



AIRPORT COMMISSION

Minutes

Wednesday, September 2, 2026

Lindbergh Conference Room

Members Present: Mr. Bales, Chairperson Beckmann, Mr. Cantwell, Judge Clarke, Alderman Cohn, Mr. Lents, Dr. Moore, and Ms. Ratcliffe

Via Teleconference: Comptroller Baringer, Mr. Bowman, Ms. Fowler, Mr. Jacobs, Mr. Kling, Ms. Orwick, Mr. Ryan, and Mr. Schartner

Airport Staff: Ms. Cummings, Mr. Hollins, Ms. Jones, Mr. Jungk, Mr. Kinsey, Mr. Kulinsky, Ms. Lyles-Wiggins (Zoom), Mr. Lotz, Mr. Neidel, Chief Richenberger, Ms. Ruth, and Mr. Salarano

Legal Department: Mr. Fitzsimmons, Mr. Henderson, Mr. Willis, Ms. Yoffie, and Ms. McKenna

The meeting was called to order at 2:01 pm. Chairperson Beckmann took a moment to introduce Gerard Hollins as the Interim Deputy Director of Finance and Administration.

1. MINUTES

- A. Approval was requested for the Minutes of the August 5, 2026 Regular Airport Commission Meeting. A motion for approval was made by Commissioner Cantwell and seconded by Commissioner Ratcliffe. Commissioner Lents noted that his motion to thank Director Hamm-Niebruegge for her years of service to the City of St. Louis upon her retirement, made at the end of the August Commission Meeting, seconded by several commissioners, and unanimously approved was omitted from the minutes. He also noted a few typos that needed correction. Ms. Yoffie stated that the noted corrections would be made. There being no further discussion, a voice vote was taken and the motion to accept the revised minutes carried unanimously.
- B. Approval was requested for the Minutes of the August 5, 2026 Executive Session Airport Commission Meeting. A motion for approval was made by Commissioner

Bales and seconded by Commissioner Lents. There being no further discussion, a voice vote was taken and the motion carried unanimously.

2. OPERATIONS

- A. Approval was requested for a service agreement with Solid Surface Care, Inc. for Carpet Cleaning Services. The contract not-to-exceed amount is \$1,080,000.00. The term of this agreement is for three (3) years, beginning November 1, 2026, and ending October 31, 2029. This item was presented by David Kulinsky. A motion for approval was made by Commissioner Ratcliffe and seconded by Commissioner Lents. Commissioner Lents asked what explained the decrease in contract amount. Mr. Kulinsky explained that while this contract is with the incumbent and does not reflect a change in scope, our experience with the last contract had resulted in a clearer understanding of what that scope required and allowed the bidders to better price the service. There being no further discussion, a voice vote was taken and the motion carried unanimously.
- B. Approval is requested for the First Amendment to the service agreement with Millstone Weber, LLC for Specialized Airport Maintenance Emergency Repair Services. A motion for approval was made by Commissioner Moore and seconded by Commissioner Ratcliffe. The First Amendment will increase the contract not-to-exceed amount by \$500,000, increasing the total contract amount to \$2,178,138.00. The term of this agreement began on October 1, 2023 and the First Amendment will extend it by nine (9) months. The Agreement will now end on June 30, 2027. This item was presented by David Kulinsky. Commissioner Ratcliffe asked if the reason for the extension was to prepare to bid the contract out. Mr. Kulinsky answered yes, that this contract is in the process of being put back out to SFB. The SFB is set to be released in a few months. There being no further discussion, a voice vote was taken and the motion carried unanimously.

3. PROPERTIES

- A. Approval was requested for Airport Insurance Proposals marketed by Marsh USA, the Airport's insurance broker. A motion for approval was made by Alderman Cohn and seconded by Commissioner Bales. Proposals included: Aviation General Liability, Business Auto, Inland Marine/Large Value Equipment, Public Entities and Employment Practices Liability, All Risk Property, Parametric Insurance for Tornado, Stand Alone Terrorism and Sabotage, Fine Arts Permanent and Temporary, and Drone Liability/Unmanned Aircraft System. This item was presented by Katherine Ruth. Ms. Ruth introduced Kathleen Sheffens and Kimberly Edgar with Marsh USA and proceeded to review all policy premiums. There were no questions

for Ms. Sheffens and Ms. Edgar. There being no discussion or questions, a voice vote was taken and the motion carried unanimously.

- B. Approval was requested for a Space Permit with the STL Interfaith Chaplaincy (AL-485). The term of this Space Permit is for three (3) years beginning November 1, 2026 and ending October 31, 2029. Either party may terminate this Space Permit without cause by giving thirty (30) days notice. This item was presented by Robert Salarano. A motion for approval was made by Alderman Cohn and seconded by Commissioner Moore. Commissioner Clarke asked how frequently the Chapel is used. Mr. Salarano explained that there are a scheduled events throughout the year, such as religious holidays and that the chapel offers prayer rugs and other religious counseling to passengers upon request, but that the Airport does not track total usage and that he doubts the chaplaincy does either. Mr. Salarano further noted that he understand that the chaplaincy is satisfied with the chapel facilities and its program in them. There being no further discussion or questions, a voice vote was taken and the motion carried unanimously.
- C. Approval was requested for a Space Permit with Kwame/Green JV in the Airport Office Building (AOB) (AL-491). The term of this Space Permit is for three (3) years beginning October 1, 2026 and ending September 30, 2029. Either party may terminate this Space Permit without cause by giving thirty (30) days' notice. This item was presented by Robert Salarano. A motion for approval was made by Alderman Cohn and seconded by Commissioner Lents. There being no further discussion or questions, a voice vote was taken and the motion carried unanimously.

4. OTHER BUSINESS

A. Director's Update

Chairperson Beckmann announced that the search for a full-time Director is ongoing, with legislation in process to make sure the compensation package and terms of the offer will attract qualified candidates. He also announced that the Airport held a bond ratings call with Fitch, Moody, and Kroll for the Airport which went relatively well, though the airport won't know for sure until the ratings are released. Chairperson Beckmann also announced that there will be a live fire drill September 9-11 at the Airport to fulfill a regulatory requirement.

Commissioner Ratcliffe asked if the drone liability insurance had anything to do with testing of takeoffs and landings of unmanned aircrafts, like what is happening at airports in California. Mr. Kulinsky answered that this insurance is intended only to cover the Airport's drone operations. There are no current plans for a drone facility

or vertiport. Chairperson Beckmann said that components of Unmanned Aircraft Systems (UAS) may be built here by Boeing, but they are not tested here at this time.

Comptroller Baringer explained more about the Bond Rating Presentation and how a favorable rating will determine our interest rates going forward. The Comptroller thanked the City's presenters, which included Chairperson Beckman, Theresa Yoffie, and Gerard Hollins who joined the call on his first day. She also thanked Siebert, PFM, Unison, Stifel, and JP Morgan, the Airport's outside consultants, who worked on pulling together all of the necessary information for the rating. The Comptroller explained about the importance of a favorable rating to our interest rates and noted that the City should know more in the next two weeks regarding the Airport's rating..

Commissioner Bales noted that the live fire exercise is extremely important, but reminded the Commission and that 2026 marks the 25th Anniversary of 9/11 and suggested that the Airport publish a press release about the live fire drill given the proximity of the exercise to 9/11.

Alderman Cohn welcomed both Mr. Hollins and Chairperson Beckmann to the Commission.

5. NEXT MEETING

Wednesday, October 7, 2026

6. ADJOURNMENT

A motion for adjournment was made by Commissioner Bales and seconded by Commissioner Bales. There being no discussion a voice vote was taken and the motion passed unanimously.

The meeting was adjourned at 2:32 PM.

The foregoing was approved by the Airport Commission at its October 7, 2026 Meeting.

Gerald Beckmann
Gerald Beckmann (Oct 22, 2026 12:57:36 CDT)

Gerald Beckmann
Chairperson

10/22/2026

Date

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September 2, 2026 Commission Minutes NCH MBM DRAFT

Final Audit Report

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