

TRANSCRIPT OF AUGUST 14, 2018 WORKING GROUP MEETING

Paul: [00:00:00](#) All right. Thank you all for coming. This is a meeting of the Airport Advisory Working Group, August 14, 2018. The first item on the agenda is an approval of the minutes from our meeting on the seventh. That was circulated with the material.

Linda: [00:00:18](#) I make a motion to approve the minutes.

Unknown: [00:00:18](#) I second it.

Paul: [00:00:21](#) All in favor?

Group: [00:00:22](#) Aye.

Paul: [00:00:24](#) Thank you. Okay, second, update on airport due diligence. And that went to Rhonda-

Rhonda: [00:00:34](#) Okay.

Paul: [00:00:35](#) ... to update us on how we're doing so far with the due diligence.

Rhonda: [00:00:38](#) We did open last week ... Mitch from Mayer Brown opened a portal for us which was secure with Mayer Brown, which has been very helpful. So, we've been uploading documents for a week into that. There's a lot of documents already. I've got about seven members of my team that have access into it so that we can put these documents online. We had the meeting last Wednesday afternoon, after we had our larger group meeting, and we just started sort of talking about what all they need so we can have a better understanding, other than just looking at the list of what. Those meetings went very well. Then the next day they opened the document portal and we've been uploading into that.

Rhonda: [00:01:22](#) Today and tomorrow we have meetings scheduled all day with different groups at the airports, so there's an environmental meeting that was this morning with the Charbonnet Group and our environmental team to kind of talk about, again, a list of documents being provided of what they wanted to look at. It is an extensive list so we asked them to prioritize it. That meeting started at nine this morning, goes for the better part of the day. This afternoon, we're meeting on the use and lease agreement for the group to really dig in and understand our current use

and lease agreement. Also, to talk about the things that ... This was a five year use and lease agreement. We're into year three, so we talked about the rationale behind doing the five year. Also, the rationale behind what we would've gone into on looking at the next agreement and the things that we would've been looking for. That is this afternoon, and then most of tomorrow is going to be spent on the financial side looking at all the various tenant leases that we have, the revenue streams that we have, the contracts with our food and beverage, with our retail, kind of understanding the finance piece of that.

Rhonda: [00:02:37](#) We'll see how these two days ... We've got them split up. We put groups together at the airport that have the most knowledge in each of these to be able to sit down with the teams and talk to them. I think those things are moving along well. It's nice to be able to have the portal so that way they can look at documents, and then if they have questions, we're not spending hours and hours copying all their stuff and then trying to get it up there. So that's been very helpful. I think we probably will look at, tomorrow afternoon, after these two days of trying to get a little more regular schedule, maybe, of what they think might entail with the due diligence, and what kind of team we have.

Rhonda: [00:03:17](#) We have talked about making sure that ... just the airport's time and how we work through that. They've been very respectful of that and wanting to work with us on that. It's an ongoing process. I'll keep everybody posted but I think, so far, it seems to be going well the way we've set it up.

Paul: [00:03:35](#) Right. Which groups? You said it's Mayer Brown, Wicks, and-

Rhonda: [00:03:40](#) Mayer Brown, Wicks and then there are some from the Moelis Group so there's two individuals from the Moelis Group, Paco and Omar. And then from the Wicks group, it's usually Michael Fleming. Last week, we did have Mr. Wicks as well. I don't know that he'll be in other meetings but Michael Fleming is. And then from the Mayer Brown group, I think there is three individuals that are from the Mayer Brown group that are digging into all the documents and then back and forth questions, making sure they are understanding them the way that our team does.

Paul: [00:04:11](#) And following up on what we discussed, the kick-off meeting with the uploading to the data room, we're going to have to decide on protocols for making our other consultants have access to that data. For instance, we're doing finance tomorrow,

obviously, PFM, Siebert, and that's going to want access to that as well. That's something we're going to have to -

Rhonda: [00:04:34](#) The things that we've uploaded so far, a lot of statistical data so we've got ... I believe the use and lease agreement is on there. I think this morning they were trying - it was taking a while - but they were trying to upload, for instance, the master plan. We uploaded all from 2007 to current, every month of historical data in enplanements, both for cargo, landed weight and passengers, so that's all on there.

Rhonda: [00:04:56](#) The strategic plan, the two years that we've had it, the report on it, the strategic plan, because it was fresh last week, the bond ratings, we uploaded that sort of history. We've uploaded the O.S.'s, the official statement of the last three months that we've had. It's an ongoing, kind of daily thing, and again, some of these documents are large, large documents, so some of the uploads take a little longer. That was one of the things we were going to work with them today, just to make sure. Because if we have multiple people uploading, we're going to have to do a bit better coordination internally on that and not to slow the system down.

Paul: [00:05:32](#) Right. Next.

Linda: [00:05:35](#) I think you did mention making the portal available to the advising group and to the working group. The one thing that Mayer Brown brought up last week, and I think you brought the United. Antonio had already talked about it. I know that there is big contracts, upper level stuff, in kind of the same communications you and I have been doing over the last year. I think you were working on a schedule, like major contracts that expire over the next three to four years that you may want to extend versus re-bid and stuff like that. Are you working on that or ...?

Rhonda: [00:06:11](#) Yeah, we weren't looking at four years. We were trying to look closer in to the next 24 months so Gigi in properties is working on that. For instance, right now ... and the way our team works is eight months prior to a contract expiring, that's the trigger date. So for eight months, then Gigi sends a note out to the applicable departments that said, "This contract expires in eight months". We pull our first team meeting together and go from there. The team has been, what we share with the team and the sort of approach we are taking right now, is any contract that we have that is coming due, we're following that same process: look at the eight months. Gigi is trying to go out 24 months and

look at the different contracts that will be expiring. But saying to them that the preferred method is, if it's a contractor that we're happy with, if the service is being provided or they're meeting all the goals and qualifications, then let's look at whether or not we can do a one year extension.

Rhonda: [00:07:12](#) That's what we're looking at. The last several months at the commission meeting we've brought forth a number of contracts that we've extended for one month. We've been fortunate so far in that all of the contracts have agreed to extend at current rates. That's also part of the criteria if we do a one year extension, trying to get a current rate extension. If they want more than that, then we have to deem what does it make financial sense or not to do that. That's what we're working under. That is not uploaded on the site but I think I can pull that year's in the next couple of days and get that to people. Obviously, some of them, like this morning, the first one that popped up this week is we normally do a five year contract for banking at the airport. That's expiring in eight months. We had the first meeting and I said, "Let's look and see if we can do a one year extension". We currently have First Bank. I think it's First Bank. But that's normally a five year contract so we're asking for a one year extension on that.

Rhonda: [00:08:14](#) There's a lot of ones, I think the one that we, as a group, are going to have to talk about, and we mentioned this, is just looking at that concession contract and if we're going to do an extension on that. That's probably a little bit more detailed of an extension. That's the next looming big one that we need to discuss.

Marlene: [00:08:35](#) When you say concession, what are you talking about?

Rhonda: [00:08:35](#) Food and beverage, with HMS Host.

Marlene: [00:08:37](#) Yeah. Okay. Because we have a lot of concern, so ...

Linda: [00:08:44](#) I want to say thank you to you and all your employees. I mean, they're doing all the regular work and doing all this and I know it's a big challenge but I know you're thanking them. I want to thank them, too. I appreciate it.

Rhonda: [00:08:56](#) Thank you. We're trying to make sure that they understand that this isn't taking all their knowledge so that they disappear. That this is a due diligence course so we've had a lot of one-on-one meetings with the employees that they're going to be sitting next to ... working with through some of this. Because we can't

use the entire executive team everyday to do this so they're really going to be working side by side with a lot of the employees. We're meeting with them one-on-one trying to work through any concerns and fears that they may have.

Rhonda: [00:09:26](#) And the team so far has been very respectful and working good with everyone, so that's been nice.

Gerard: [00:09:31](#) Once we have the data room built, can we use this to offset some of the excess work you have been given due to the sunshine request?

Rhonda: [00:09:43](#) I guess if they overlap, yes. At this point ... again, the portal is not our portal. That's secure through Mayer Brown. So I don't know how that would work ...

Paul: [00:09:55](#) I would think once we set up the protocols about who has access to which silos, which silo is public information, which silo is proprietary information, that kind of thing, similar to the website. Now, if you have the assumption everybody is, "Hey, I'd like to see the minutes!". Well, they're posted here and that saves you the burden of having to go dig through some binder to find it. You just point them in the right direction and that takes care of it. I think that will be determined when we start talking about the silos of information.

Gerard: [00:10:26](#) Okay.

Paul: [00:10:26](#) Alright. Anything else on due diligence? Thank you.

Paul: [00:10:32](#) Alright, next up is a discussion of our kick off meeting material. I know we had our housekeeping ... our kick off meeting just last week and Jimmy had asked to have this meeting today, specifically to go over the material that was presented, get your thoughts on it, where you would like to have some reaction or suggestions regarding what was presented. And I've got a couple but what I would like to do is ask the members here what their reactions were to the material presented. So, I'll just open it up. Whoever wants to start ...

Gerard: [00:11:26](#) Okay, I'll start. I thought it was also well presented. One initial request is that going forward, I think we should get the presentation at least 48 hours beforehand so we have time to review it and have our questions prepared going into it. I guess my big question is relating to communication and as far as discussion regarding the use of the proceeds. I have concern about us trying to ascertain the best use of the proceeds. That

was really my only major concern over the presentation was discussion of trying to put together some type of analysis of how the money should be used when [inaudible 00:12:18] mechanism in place through E&A or the Board of Alderman and the capital committee to do that.

Rhonda: [00:12:25](#) I think tacking onto to the communication piece, I thought the rest of presentation was good, too. I thought it was very factual. I think the communication piece still has a little bit of concern from my end. Two reasons, again, just talking about the individuals and the wards that they're talking to, I understand that we are a city-owned airport but we do represent the region as the airport so I think that has already generated some questions back to me as to ... because it is posted and I did share it with the airport commission as they requested to have any updates, so I just shared the link. Some of the questions is, "Who are they going to be talking to? Are they going to be talking to county residents? Are they going to be talking to St. Charles residents?" I think we have to be somewhat cognizant of that communication and how these meetings are going to be formed. Who's going to handle meetings? Who's going to present at the meetings? What's the message being presented? Is this team a part of those?

Rhonda: [00:13:31](#) I think there's some concern on my end about the communication plan and if the entire communication plan is going to be coming from Fly 314 I think that's going to bare some concerns from the public.

Marlene: [00:13:47](#) I'm with you. Of course, a plan cannot only come from them because we know this region better than anybody else. And you will have to talk to the region. The region are the users of the airport and so we want their thoughts. We also want to be very careful that we don't get ahead of ourselves, which is what I expressed to them in that kick off meeting. They're already talking about the end; I don't want to talk about the end. We just began. We don't know anything and that's why we're doing this exploration and it is going to benefit us in many ways other than if we're going to privatize the airport. I don't want to get to far ahead in that communication process with the public with information that has not been vetted properly for a decision to be made. I don't want to put assumptions to the public. We would have to be involved with the communication, how it's presented, what is going to be said. And go very lightly on talking about use of funds. There may be no use of funds because we don't know where we're going to be at the end of the process. I don't want to get people in the wrong place.

Jim: [00:15:17](#) I agree with your comments and the Alderman's comments but to be more basic about this community outreach and communication section ... While they presented a whole lot of material, I'm not sure that I heard exactly what is the objective of the outreach? What are we trying to achieve and what are we trying to accomplish? And secondly, why are we doing voter testing? There is no vote at this point and even if one comes about later, why should we be responsible for doing opinion research? I don't think that's our role. That's not part of what this is about. And further, what are we looking to learn from these focus groups? It's exactly what you're saying, Alderwoman, Rhonda, you said already, but what are the questions and should we be somehow even there when some of this focus group testing or questioning is being done? What are the collateral materials that are going to be handed out that we have to ensure, and it's just what you said: that they're neutral, that they don't draw conclusion or not be designed to persuade the outcome.

Jim: [00:16:49](#) Until there's a proposal on the table, we don't know if it's a good idea, as you said, or not. I think those are clarifications. When they do their canvassing survey, same thing. It must be for informative purposes only. They have to give both the positive and the negatives of doing this. It has to be clear that we just don't know if it's the right thing or not. It can't draw or lead to an obvious conclusion. And I know that I met some people there that were part of Fly 314, that they're doing community outreach. But who is actually going to be doing the canvassing? Who's going to be doing the focal group presentations and how does that all fit together?

Jim: [00:17:46](#) And lastly, when you look at the schedule, it's pretty tight. If the draft materials are going to be available on the 23<sup>rd</sup> or the week of the 20th, and they're going to start doing focus groups on the 27th, that gives us no time. And I don't think that's fair. I think that we need time to see what the materials are going to be and have some feedback. And hopefully, I respectfully ask that that might be something we can get done.

Marlene: [00:18:22](#) I don't have a problem in helping with that part of it. I spent 20 some years of my life in community organizing so knowing and understanding how to engage the community is a critical part of this. We need to make sure that we do a lot of listening more than telling. There's really not a lot to tell. Really not. And we already know that there's too much ahead of us in this process, that if we don't do some type of community engagement, we'll never hear the end of it. So, it's out there. Let's do it. Let's make

sure we're involved. Let's make sure we've got the information that's going out there and let's make sure some of us and/or whoever we feel responsible are present. So that if the wrong information is shared, we correct it on the spot.

Rhonda: [00:19:20](#) Well, I think when you look at the outline and you talk about canvassing and knocking on 100,000 doors, that sounds like a campaign. I mean, the verbiage itself gets perceived as a campaign and a campaign is to win voters over. That should not be the message that's out there. The message is informational. I think even some of the wording about canvassing and knocking on doors and handing out a survey to get their support, that shouldn't be what is being stated.

Marlene: [00:19:56](#) Let me share with you, because I've just done two of those in my ward. I did a campaign knocking on doors, not a political campaign. But I did a survey to see how people felt about the community, what they thought they needed, talked about the things they enjoyed in their neighborhood. We had less than 60 questions on one and I think maybe 40-something on the other one. But it was strictly their opinion. So if they can do something like that, then I'm okay with it. And I can bring you some examples of those that we've used in the past. It's always just to, and most of you know I have a neighborhood plan as well, we use that process in our neighborhood plan to develop it. We took all that information from the residents on what they wanted in their community. If they wanted a new grocery store on this corner, whatever it is they thought they needed, we used that in that process. So we can make sure that it's not something we don't want.

Linda: [00:20:59](#) I agree with what everybody said and I think we need more detail. What I was hoping Alderwoman is that you would lead that work stream and help work with our advisors on outlining the scope of materials, the survey questions and thinking about how to gather the information. I think one of the work streams under the contract is how do we have transformational change in the city and I think getting our fingers on the pulse of the city residents about what does that mean. I think ... we have the capital committee, I completely agree, but I think that the people who actually make the decisions ... and that's not the people in this room. The E&A, Board of Aldermen, the court of public opinion, I think we need to get an understanding of what people are thinking about and help the leadership understand that.



Marlene: [00:21:57](#) One of the things I've found in processes like this, even though we're talking about the airport, we'll also get some other very valuable information that can help us with what we're trying to do here and having good quality of life in the city. I guess all I can say is that we need to be a part of it, we need to be present in doing the process and at any point in time we see something that is wrong, we stop it.

Linda: [00:22:26](#) I'd like to volunteer to attend some of the focus groups, you know, whoever is on your team. I think we'd probably all -

Marlene: [00:22:32](#) At some point.

Linda: [00:22:33](#) But to go to your question about ... because I think city residents is a major part. The flying public we talk about all the time. So I don't think this communications outreach talks about what we're doing, in regard to flying public. I think we need to talk to you about surveys you've already taken with the flying public and maybe ... how does the communication advisory team help the working group gather that information in the most appropriate way that doesn't interfere with what you do day in and day out or builds on what you already have? I think the flying public outreach is the next tranche. But we need to tell people, "We're going to talk to you as well". I think, while this was kind of a six-month plan, what does month seven look like?

Marlene: [00:23:21](#) Fortunately, it's only a 60 day plan once they kick it off. And to me that's not enough time.

Michael: [00:23:30](#) I think they were clear they were going to start with the City and then expand it but their initial focus was going to be on the city residents and then after that, they would expand it to the regional residents. I interpreted this to be their initial step.

Marlene: [00:23:54](#) Oh, then there is another phase?

Michael: [00:23:54](#) I think so.

Marlene: [00:23:54](#) Okay, because I didn't hear it.

Gerard: [00:23:56](#) I don't think that was communicated.

Michael: [00:23:59](#) That's what I heard.

Linda: [00:23:59](#) Well, it's what we asked for in our contract. And what we asked for in our contract was a 60 day plan. So, we have all these

benchmarks within the consultant agreement about things that they have to do over the life of the contract and that community outreach is not just to city residents, to the flying public, but we asked them to at the first working group meeting, give us an understanding of what they were doing in the first 60 days. That one is just 60 days. The other one is kind of what are we doing the next six months and what decisions do you make so they can put us ahead. If you look at the contract, that's all we asked for.

Marlene: [00:24:39](#) You're absolutely right. I remember that.

Linda: [00:24:41](#) Yeah, we talked about that before. I think it's not that they haven't ... they forgot. They've been trying to get us started, jump started, and going, and then keep looking down the path. But when is the right time to do that.

Paul: [00:24:58](#) I had the same reaction, pretty much, that was expressed here. What I was thinking is -

PART 1 OF 3 ENDS [00:25:04]

Paul: [00:25:00](#) What I definitely do not want this to be in going forward is a use of proceeds, and you're promising trinkets to people in order to build support, whereas really you don't know where that process is going to lead in the city. I will echo Gerard's comments, the city has processes in place to make that determination. What the communication should actually be explaining also is why we are pursuing and why we're looking at this. As Wick's group explained to me earlier, you know, there might be some opportunities in there and revenue per passenger, expenditures per passenger that the market could see that could provide value for the airport. Those types of things could be expressed.

Paul: [00:25:45](#) I think those are the kind of things that you say this is what we're going to find out through this process, and whether there's big value here. Hopefully, as I mentioned, in the end there's a big value and we don't need lobbyists, it's so good. I mean that's what you were hoping for, but if there's a gray area we need as a city to have control of the communication process, and not be set for us. That's what I want to make sure that we do, so we don't want to devolve this into making promises on use of proceeds and such, because we don't have that information. So that was my thought on the communications piece.

Jim: [00:26:22](#) I'm assuming then that the feedback would be slow down?

Paul: [00:26:29](#) Yeah, I would think-

Linda: [00:26:30](#) And more detail.

Paul: [00:26:31](#) We could get more detail about the actual content. I know what's circulated had a lot to do with process, but it didn't discuss content, so do that. And of course, we're going to be talking about this when we get to the work streams, and Alderwoman Davis part of that.

Speaker 6: [00:26:47](#) Maybe I read this wrong. I thought the focus groups were ... Part of the purpose was to find out what to put into materials, like what the concerns of the public might be, and what their ... fears they might have. Then they finalize the materials for the public sessions going forward. Maybe I'm wrong, but I thought that was the focus.

Paul: [00:27:14](#) Well that could be, but depending on how you ask the question you can get a different answer.

Michael: [00:27:16](#) I'm just saying that that might be a good thing to do early, because if that's the purpose it should be done early with the focus groups in order to find out what's on the public's mind in order to address it in those materials.

Paul: [00:27:28](#) That may be ... But we could also ask to have what the material is going to be there.

Michael: [00:27:33](#) I agree, no doubt about that.

Jim: [00:27:36](#) I'm just going by what the hand out. It just says next week ... First of all, the Metro Regional Benchmark Poll is to be developed or completed by this week, and then develop, adapt, or provide collateral materials for residential research and polling was to be completed next week, and they were going to start the focus groups on the 27th. So, that's pretty compacted. That's why I was hoping we could just slow it down, wait a second guys. Before you start, can we just not have them start on the 27th?

Paul: [00:28:10](#) I can communicate that.

Marlene: [00:28:11](#) One of the things that I followed the last week is, unfortunately a lot of the media misled our public. By saying that Fly314 kicked off to a fast start towards the end or something, I don't

know, but they had all these different things out, all these different tags out there. So what I had to do all week is to field calls and emails because people were angry. They said, "So you're moving forward without the public, you're not telling us anything. You're ready to make a decision." No, what they should have said was we finally have a signed contract, end of story, now we can begin. That's all we're at, the beginning.

Linda: [00:29:04](#) Alderwoman, you make an excellent point, the thing that was out there had a picture of an article that was written by somebody not in St. Louis, not in Missouri, it was the Bond Buyer, and we all know that whoever writes the article, somebody else writes the headlines, because they want it to be inflammatory, or attention grabbing. They want to sell more Bond Buyer subscriptions in the future, and they want to sell them off of we got the inside, now latch onto what's going on in St. Louis. Well the article said exactly what you said, we have an advisory consulting agreement and we had a kick off meeting, and that's all.

Linda: [00:29:46](#) Every step along the way as we explore is a step towards knowing whether we are going to actually have a board of Alderman and E&A to vote yes or vote no. It's not that it's a step toward privatization, it's a step towards clarification. It's a step towards exploration, that's all it is, but everybody wants to presuppose what we're going to know 18 months from now. If I knew what was going to happen 18 months from now I'd be buying and selling stock accordingly. There's no crystal ball here, it's going to be a day in, day out process, and we can't presuppose the outcome, but the stories are gonna be there, so I think we need to find out what people's fears are, to find out what people's misinformation is, and correct misinformation.

Marlene: [00:30:36](#) Mm-hmm (affirmative). I agree.

Paul: [00:30:42](#) Okay. Is this done with the communications piece? There was another item within the kickoff material that I did want to discuss a little bit. It's sort of right off the top, it talks about the debt. This was the very kickoff meeting, and one of our guiding principles is that the debt shall be paid off in full and the presentation said, "Well, maybe not," and that one threw me off. I'm thinking well wait a minute, and I printed it out and it's actually number two on the guiding principles, paying off airport related debt in full. And so I think we need to be very clear that hey, this is what we said and this is what meant-

Jim: [00:31:27](#) You talking about in the application?

Paul: [00:31:29](#) No, this is actually-

Jim: [00:31:34](#) In the contract.

Jim: [00:31:35](#) Oh, in the contract? Okay.

Paul: [00:31:35](#) Actually in the contract itself is the guiding principles.

Marlene: [00:31:40](#) I didn't even flinch at that, and I'm gonna tell you two reasons why. Because when you're in negotiations with things like that people can lose their deal if they believe that they can get away with things like that. So you let them go down that road okay? You've given some of the parameters that you may consider, if your decision is a certain decision.

Paul: [00:32:06](#) I just want to make sure that our people are aware of what the requirements are.

Marlene: [00:32:10](#) Oh, we know. We know.

Paul: [00:32:12](#) Because it was our consultant that was saying, oh well maybe.

Marlene: [00:32:15](#) No, we know.

Paul: [00:32:17](#) As long as ... I mean I can convey that information.

Rhonda: [00:32:21](#) Well I'm the one who brought it up because it caught me off guard too.

Paul: [00:32:23](#) Right, so I just want to make sure that there's no issue here.

Gerard: [00:32:27](#) Oh, no. I think it's not as far as from one making the deal transformational. We're moving that debt from the balance from the city is important, right? I mean six hundred forty million out of a billion, that's a big chunk of our debt, two, it's a protection on the downside of we do this deal and it goes south, and we have to take possession back of the airport, it's best that the city have an asset at some lever that we can lever back up if need be. I think we have to pay off the debt if we decide to move forward with this.

Paul: [00:33:02](#) Right.

Marlene: [00:33:03](#) Do they get to make any assumptions that they want.

Paul: [00:33:07](#) You're talking any proposer coming in?

Marlene: [00:33:11](#) If you get to that point, yes.

Paul: [00:33:18](#) Okay. Those were my two takeaways from the presentation, otherwise I thought in terms of the due diligence and everything else, I thought it went well. Any other comments on the presentation itself, or any other concerns?

Gerard: [00:33:35](#) I wouldn't say it's a concern, and obviously defer to Alderwoman Dvais, but I think we have to be very specific on how we communicate to the board of Alderman. There's going to be certain things that more formal that have to go through the transportation committee which Alderwoman Davis leads. I think there might be an opportunity for more Alderman to come in and kind of ask questions. There's 29 members of the board of Alderman present, 28 Alderman, and there are different ways to communicate and reach them, and I think we have to be cognizant of that and respectful of how they want to be communicated to. It's not going to be one path, there's going to be multiple paths.

Marlene: [00:34:16](#) I agree with that, and one of the things that I thought about too over the last week is that I'll put my structure in place with the committee, the transportation committee. So I think that I should have a meeting very soon to explain where we are, what these plans look like at this moment, have a formal transportation committee meeting, so that it is taped, it's available to the public, they can hear first hand. I'll probably invite some of the members of the exploration team to give the basic outline of the process that we have planned for the next 60 days.

Marlene: [00:34:56](#) The communication part of this is really important because the public has already said all decisions are being made without anybody's knowledge, so we'll talk about that in length. So I would like to do that if this working group agrees, at least within the next 10 days, because I know we got a few other things ironed out, and maybe in the next 10 days or so we can go ahead and have that transportation committee meeting. And I'll keep them structured so that I have information going out at least every 30 days, if there's something that transpires that I think needs to be out there right away, I'll do it right away, but I want to keep this line of communication open and available to the public.

Marlene: [00:35:53](#) Whatever else we do, whatever we put in the portal all that, that's fine, too.

Paul: [00:36:01](#) If you have dates in mind or something would you like to drop me a note and I can send those out to our consultants, and say, "Hey, Alderwoman Davis..." or do you want to hand that yourself?

Marlene: [00:36:09](#) Oh no, I'll send it to you. I need to look at my calendar today.

Paul: [00:36:13](#) And just sort of say would you make yourself available for transportation meeting at the Board of Alderman at this date, or potential dates?

Marlene: [00:36:20](#) Yes. I'll give them a couple days to choose because I know they're busy today.

Paul: [00:36:23](#) Okay.

Rhonda: [00:36:25](#) And maybe what we should do with that is make sure the airport commission knows as well. I know they're public meetings, but make an effort to make sure that that gets sent to them as well once a meeting is scheduled so that way if they would like to attend then any members of the commission could attend that as well.

Marlene: [00:36:40](#) I like that.

Linda: [00:36:42](#) I know the meetings are normally in the morning, but if the 28th, some of them might already be here because of our meeting in August.

Marlene: [00:36:51](#) Oh, office 28, they're going to be here anyway.

Linda: [00:36:53](#) Just a thought.

Marlene: [00:36:55](#) Thanks for reminding me, that might be the date. 'Cause they would be here anyway. Which is it?

Paul: [00:37:07](#) That could be. Now our meetings at 10.

Linda: [00:37:11](#) Right.

Marlene: [00:37:13](#) I'm trying to do a couple of things, let me make sure.

Paul: [00:37:16](#) Can you do afternoon meetings?

Linda: [00:37:17](#) I don't know.

Marlene: [00:37:18](#) I can do afternoon meetings, yeah.

Paul: [00:37:20](#) Okay.

Marlene: [00:37:21](#) I normally 10:30, but we can do afternoon. Let's see, let me make sure. I know something's going on at the end of the month that takes me away from my day. Okay, I'm good for the 28th. So we can do an afternoon transportation committee meeting.

Paul: [00:37:51](#) How ambitious should we be? So we got our meeting at 10:00.

Rhonda: [00:37:55](#) Mm-hmm (affirmative). 10 to noon, right?

Paul: [00:37:56](#) Is that-

Linda: [00:37:58](#) I wouldn't go earlier than one o'clock.

Paul: [00:38:00](#) I was thinking does that give us enough time to-

Gerard: [00:38:03](#) Do you get the wire meeting and then-

Paul: [00:38:05](#) And then get over to the next meeting, and get set up in there.

Linda: [00:38:07](#) And then we have them be able to leave town by the end of the day if they're here. That might work.

Jim: [00:38:12](#) Do you want to have it there? Where do you want to have the 28 ... We scheduled it here, our meeting was going to be here, but do you want to have it at the airport like we did the last time?

Paul: [00:38:23](#) I would think we have our meeting here and then go to 208.

Speaker 3: [00:38:25](#) Okay, that's good.

Marlene: [00:38:25](#) Let's go to 208. Make sure we have enough room just in case a lot of public shows up. You were talking about 1:30?

Paul: [00:38:37](#) 1:30?

Marlene: [00:38:38](#) 1:30 for sure.

Rhonda: [00:38:40](#) That gives people time to have lunch before the meetings up until noon.

Marlene: [00:38:42](#) 1:30, okay. That's good.

Paul: [00:38:45](#) I'll send that out.



Rhonda: [00:38:50](#) And then you can decide, Paul, if you want me to send that to the airport commission, or if you want to send it as the chair.

Paul: [00:38:56](#) As, uh-

Rhonda: [00:38:57](#) To invite the commissioners to that meeting. Again, I know it's a public meeting, but I just think an invite would be nice.

Paul: [00:39:03](#) Yeah, you can do that. That's fine.

Rhonda: [00:39:05](#) Okay, I'll send it.

Linda: [00:39:06](#) And also let them know everything's being videotaped, and they can access it if they wanted to. It makes a great resource for people that can't get off work during the day.

Marlene: [00:39:17](#) I like having those because people have access to it, and they don't have to rely on what anybody prints, or anybody else says. They can look at the people and hear it for themselves.

Paul: [00:39:31](#) Okay, very good. Anything else on just the kickoff meeting material? All right. Item three... or item four is our homework assignment. We're trying to identify who's gonna be on each of the work streams, and if you need to reference that it was on page five of the presentation. First of those being airport diligence, which I think Ronda has pretty much started already.

Unkown: [00:40:13](#) I would make noise but a lot would be different.

Paul: [00:40:13](#) Absolutely.

Linda: [00:40:21](#) I think there's ... And we support you any way we you can, but I think it's-

Rhonda: [00:40:28](#) I think the only other group that we would probably need to be pulled in is through the comptrollers office when we get into the bonds and all those types of things. That's where we'll coordinate with you Jim. That's a small piece. I mean 99% of this stuff is all airport driven, and that's what we have our access to, so we'll work with Jim when we get into the bond stuff.

Paul: [00:40:49](#) Yeah, so make sure that particular silo of information's available to everyone who needs access to it. All right, committee outreach and communications. Alderwoman Davis, I believe you sort of volunteered yourself for that. I would also like to sit in on just-

Marlene: [00:41:11](#) Absolutely.

Paul: [00:41:17](#) Okay. Anyone else?

Linda: [00:41:18](#) Like I said, when we have focus groups I would really like to attend one or more of those. I think we can all learn from what we hear.

Rhonda: [00:41:28](#) Oh me too. I don't necessarily need to be in any of the meetings you have, but when it comes to the focus groups I wouldn't mind attending some of those.

Paul: [00:41:35](#) What may be useful as we go through these ... We're going to have to be careful because in that these are somewhat work groups, so they're not the meetings where we have to open to the public, minute taking type things where it's a staff. If a meeting constitutes a public meeting then that would require posting. So I don't know how necessarily we're going to address that.

Michael: [00:42:07](#) If you have three of four holding members at any session that's a public meeting.

Gerard: [00:42:11](#) And is it just the voting numbers, or is it the entire [crosstalk 00:42:15]?

Linda: [00:42:16](#) Or four out of the seven probably too, right?

Michael: [00:42:18](#) Well, [inaudible 00:42:19] conduct business. Four of them, of voting members.

Paul: [00:42:24](#) Okay, so what may be helpful is whether it's diligence or any one of these is just shoot me hey, we're going to have some meetings on this, and I will make that available to whomever wants the working group to participate, but if it rises to the level of a public meeting then we're gonna obviously have to post that one.

Marlene: [00:42:46](#) Absolutely.

Paul: [00:42:47](#) Otherwise it's just more mundane staff work type stuff. So let's be careful about that.

Michael: [00:42:56](#) Focus groups are probably more effective if they're smaller, that's just my general thought.

Paul: [00:43:04](#) Yeah, and all of our time constraints can be limited anyway, so that might work itself out.

Marlene: [00:43:13](#) Yeah, I doubt if we have more than three of us at most of those.

Paul: [00:43:14](#) Yeah, that's probably where you'd end up being on there. Okay, new use agreements, lease FAA.

Linda: [00:43:25](#) I would like to lead that group if that's possible. I've been looking at the airline use agreement, and I'll never know as much about it as Rhonda does, but I was hoping that we can work on it together. And obviously with my real estate background, a lot of P3's, just something I'm really interested in.

Paul: [00:43:44](#) Anyone else? Want to participate in that? Okay. How about market?

Gerard: [00:43:55](#) That's the area I was interested in.

Paul: [00:43:58](#) Yeah, me too. So lets both jump in there, Gerard. Okay. Then debt and finance, obviously Jim.

Rhonda: [00:44:16](#) When you talk about the debt and finance, is that isolated just to the airport? I mean, I'm assuming for this exercise that's isolated to airport debt and financing, or is that a broader sense? I'm just curious.

Marlene: [00:44:27](#) I believe you've got to do that parallel, because if you're looking at the city as a whole you have to put all your debt, and balance how we could improve, or assist, or eliminate.

Rhonda: [00:44:41](#) Okay.

Linda: [00:44:41](#) I mean this city's existing credit rating could be affected positively or negatively by this, so I think it's looking at both the airport as well as the city as a whole, which is why I think you're the ideal person for this.

Paul: [00:44:58](#) Okay.

Rhonda: [00:45:03](#) Looks like Garvin's got the last one.

Michael: [00:45:04](#) I was waiting for that one.

Paul: [00:45:14](#) All right. And again, when you get a working session established just email me that information. I can circulate that to the group, say, hey here's our scheduled meetings, if you want to

participate in those, let's do that. All right, and I'll pass that information along to Mark Ellinger. Okay, thank you. Item five, status of escrow accounts for advisors as specified per contract.

- Michael: [00:45:46](#) We're working on the escrow agreements right now. We still need to get PFM and Siebert to sign up. It's in progress.
- Linda: [00:45:57](#) So we're using a title company for that, or were you thinking a bank?
- Michael: [00:45:59](#) A UMV.
- Rhonda: [00:46:04](#) So on that, do we have any requirement to validate the hour. I mean I don't know how the billing's gonna work, but like today for instance, we've got members of Charbonnet at the airport. Are we, the airport, responsible for devalidating any of those hours for billing purposes?
- Michael: [00:46:22](#) No.
- Rhonda: [00:46:22](#) Okay, thank you.
- Linda: [00:46:25](#) I think that's one of the pieces of misinformation that's out there. People are very interested in how much people are being paid for each sub contract. The city has one contract that essentially gets all those advisory team members available to us regardless of how much time, regardless of how long it takes, and we pay a fixed amount, and so people thinking there's ... I know there's going to be a lot of stories. The sub contracts were actually just released to the Post Dispatch, under a Sunshine Law request, but I think the story's going to be how many people are being paid, and they're not going to go back to the contractor and say the city has a schedule, and it doesn't make a difference what the sub contracts are.
- Linda: [00:47:11](#) I mean, we're all interested, and we want to know we have the right advisors.
- Marlene: [00:47:15](#) Because they're not going to get anymore money.
- Linda: [00:47:19](#) They're not going to get any more or any less.
- Rhonda: [00:47:20](#) Yeah, and that was a question that came up with my staff yesterday when we started scheduling. Were they accountable for any sort of reporting of the hours that people were doing? The other piece that came up is, and I don't know if this is a good ... Because this is really more about the accounts

themselves. I'll save that down for other items, never mind, I'll wait 'til the end.

- Paul: [00:47:41](#) Yeah, and I've also gotten calls from the various sub contractors asking about assignments and things like that. Basically, my message has been well right now its mostly in data gathering stage. Of course when the information becomes available they should have access to it, which goes back to the data room and such, but until we get actual work products ... I expect it's going to start ramping up as we get more and more data, and we start producing documents that are going to need to be reviewed. So their work will probably rise as time passes, but in the first bit of time I imagine it's mostly going to be sharing information that we collect in our various work streams.
- Gerard: [00:48:23](#) As far as escrow accounts, do we have to coordinate through the creditor as all other city accounts or are they independent of other city accounts?
- Michael: [00:48:30](#) Independent.
- Gerard: [00:48:30](#) Okay.
- Linda: [00:48:32](#) Yeah, this is about city money. This is Grow's money.
- Paul: [00:48:35](#) Okay. Again, continued from the last meeting we had, contract staff update, there, again, the contract provides for hiring to two staff to do a contract with SLDC. Is there any particular movement on that?
- Gerard: [00:49:01](#) I had spoken with the presidents office several times about this. We are preparing a location for the person to sit, so we'll have a location for them to sit. There hasn't been much thought about what that person would do day to day. I think the presidents office is looking for direction from us on kind of the need of the working group. I know that they don't really have a person in mind, so we'll have to talk about, as far as recruiting, how we will do that.
- Paul: [00:49:33](#) Yeah. I'm thinking we'd probably need a good idea about what it is, and I don't know if all of you have an idea now.
- Michael: [00:49:41](#) We wrote it into the contract that that provision is triggered when we ask.
- Paul: [00:49:45](#) Ask, right. Whenever we ask.

Gerard: [00:49:47](#) But they wanted to be prepared. The Board of Alderman space is tight, so to make sure we have a place for them to physically sit.

Michael: [00:49:57](#) What's your status is one of the questions is-

Rhonda: [00:49:58](#) What should they do?

Michael: [00:49:58](#) What that person's going to be doing.

Gerard: [00:49:58](#) Right, right.

PART 2 OF 3 ENDS [00:50:04]

Rhonda: [00:50:00](#) What should they do?

Jim: [00:50:01](#) We don't know what that person's gonna be doing, so we gotta figure out when we need them and what we need them to do. Then, I guess you can figure out who the best person is.

Gerard: [00:50:09](#) Right, right.

Rhonda: [00:50:10](#) Was there a thought when the contract was written as to why we wrote it in there what we would need them to do?

Linda: [00:50:15](#) There was.

Rhonda: [00:50:15](#) Okay.

Linda1: [00:50:16](#) The number one person that we talked about in the selection committee was a person that would help with the communications. I mean, to me, thinking about ... As you get feedback and the communication plan gets drafted and engaged, you got a full time job. We all have other full time jobs and I would love to have somebody whose job it is to monitor the website, monitor the questions, monitor the information and misinformation that's out there, give us information about that, we can give our feedback and they can coordinate it and consolidate it, and really kind of be almost the staff person for communications and outreach.

Marlene: [00:50:57](#) Yeah, it's gonna take a while.

Linda: [00:50:57](#) Which kind of makes sense for it to be in the Board of Alderman, it seemed to me, because that's kind of all the city rules. But it's also the stakeholders and stuff like that. I think it would be great if we had one person who really did that, who

just engaged and maybe helped with postings, helped with minutes. Just basically keeping us all coordinated while we're doing the rest of our jobs. I don't know if you guys think that's a good idea, but that was one of the things we really talked about was that.

Linda: [00:51:31](#) And then the second person really is kind of more like that, but more on the substantive. You say, "I've looked at the lease and I had these questions and comments," and they're maybe gathering our information or almost staffing us as we do our work under the market, and finance, and new use agreement, and compliance, and stuff like that. But we get probably a more high level, maybe knows about P-3's, maybe even P-3's at airports and stuff like that, but can help us ... you say, "Can you do some research on X and if it's not right for the advisory team it might be that person can do it.

Gerard: [00:52:13](#) So more of an analytical person?

Linda: [00:52:15](#) More of an analytical person.

Marlene: [00:52:16](#) That sounds like a job description for a Research Analyst.

Gerard: [00:52:20](#) Oh yeah for the board.

Marlene: [00:52:23](#) We got something you can look at, I think you might see everything you just mentioned in that and that's the type of person you're looking for.

Rhonda: [00:52:30](#) I think the concept makes sense, I mean especially on the communication side. I do think there needs to be someone independent. You know I think the only thing I would ask is that as we look at people to fill these, we really do again find those individuals that are there to do the job, that aren't there to sell one way or not sell.

Linda: [00:52:49](#) Right, that was actually the whole point is we wanted some more bandwidth on our side to be able to you know make sure we knew what was going on and we were better prepared to take that information in, advise our bosses, get feedback you know, the city didn't have a whole lot of bandwidth. It was one of the reasons why the proposals then came in with ten or twelve work streams, and I said we needed to consolidate it though.

Linda: [00:53:16](#) We just don't have the same kind of private sector bandwidth. You know to accommodate 12 different work streams.

Paul: [00:53:24](#) Yeah I agree. I think on the communications piece particularly that's probably a good description of what we'd be looking for. On the second one I'd make sure that that's not a person whose charge is to promote something, but just to analyze stuff. Help with analysis or something like that.

Linda: [00:53:42](#) That's why we wanted it to be our person as opposed to an advisory team person.

Paul: [00:53:44](#) So how do you think we want to propose.

Rhonda: [00:53:52](#) Do they set caps on those kind of salaries? Cause that obviously is gonna determine what kind of person quality wise you can get.

Paul: [00:53:59](#) There's no caps in the contract.

Paul: [00:54:00](#) And its through a contract with the SLDC, right?

Linda: [00:54:04](#) Everything's a grant.

Paul: [00:54:06](#) It would be whatever their hiring practice I guess would be.

Jim: [00:54:08](#) That's so we didn't have to do the civil service process.

Paul: [00:54:11](#) Okay

Linda: [00:54:12](#) We've used SLDC for other short term employment, so its not, they're not like he said civil services, for a period of months as opposed to a full time job forever for the city. That was our thinking behind that as well as the methodology.

Gerard: [00:54:31](#) We also talked about I guess, a guesstimate and honestly I wasn't involved in the negotiation, but one person sitting with the board, and one person potentially sitting with the mayor. Is that still the plan or?

Paul: [00:54:44](#) Well actually the contract says,

Gerard: [00:54:46](#) The contract just says board of ...

Paul: [00:54:47](#) Just one shall reside in the Board of Aldermen that's all the guidance in the contract.

Gerard: [00:54:52](#) Its silent on the second person, where they would sit.

Paul: [00:54:55](#) Yeah, so.



Linda: [00:54:55](#) That was a behind the scenes conversation.

Paul: [00:55:01](#) But I think the job descriptions we just described are pretty much what we're looking for.

Gerard: [00:55:06](#) The only reason I bring it up is we may want to consider them sitting together.

Paul: [00:55:10](#) You're talking about physical space where I don't know if that would be a hang up there, Mike.

Gerard: [00:55:15](#) They could get some synergy [crosstalk 00:55:16].

Michael: [00:55:18](#) It just depends what we want them to do I think.

Paul: [00:55:19](#) Okay

Linda: [00:55:24](#) So if you could share that job description I could kind of tinker with it, for the analytics person.

Gerard: [00:55:27](#) You got it.

Linda: [00:55:29](#) And I can even do that for the communications if you want, I don't know if anybody else wants to volunteer on job descriptions I could start on that if you want.

Linda: [00:55:36](#) I've also gotten the forms and MOU's and SLDC has done for other grants similar to this. I started to draft it up, I'm sorry Mike I took over some legal stuff I apologize.

Michael: [00:55:50](#) I'll get over it.

Linda: [00:55:50](#) I slipped back into my uh comfort zone on the legal side on occasion.

Gerard: [00:55:55](#) I would throw out that if we want to look into an analytical person, we may want to look at the job description for Jonathan [Ferry 00:56:03].

Paul: [00:56:02](#) I was thinking that same thing. SLDC might have existing job descriptions for both of these actually.

Gerard: [00:56:07](#) Right so,

Marlene: [00:56:09](#) I agree.

Gerard: [00:56:09](#) And I can pull that, I'll get that to you too.

Linda: [00:56:14](#) That would be very appreciated.

Gerard: [00:56:14](#) No worries.

Linda: [00:56:17](#) So I've got like I said, a draft MOU grant agreement form that they've used for, I think they funded somebody at the fashion incubator and a couple other places where somebody or several people put together enough money to staff on a temporary basis.

Paul: [00:56:37](#) Alright that's number six.

Paul: [00:56:43](#) Next item on the agenda, additional guidance and meeting protocols, conflict of interest disclosures, communications. I think I had something in mind when I was dealing with this one, but I know.

Linda: [00:56:52](#) I met with the city counselor's office.

Paul: [00:56:55](#) Conflict of interest disclosures and such.

Linda: [00:56:57](#) And we talked about their putting together a memo to advise us as working group members and employees at the city. Except for you, you know what our rules are and then talk about what your rules are. To me that's just like the minimum. We may as a group decide that we want to have higher standards than what's the minimum required by law. We need to know what we're required to do and I also asked them to help us understand what the consultants that are engaged by other people would have to do. Just so that we know, if we're aware of something that's being run afoul we can't just sit there and act like we don't know what the law is. I think we need to know what other people are required to do.

Linda: [00:57:46](#) The other things that kind of came up was the question of when do we have a meeting and when do we don't? Since we're kind of a quasi-board they want to take a set of bylaws and kind of put together a draft, you know not a whole lot of detail but either just what's a forum, what's a meeting, what's a meeting, acknowledge our obligation with regards to sunshine, just to kind of set it up of bylaws, what they were talking about.

Paul: [00:58:16](#) So the city counselors office is doing this?

Michael: [00:58:18](#) I guess I will.

Marlene: [00:58:19](#) Do you feel comfortable?

Linda: [00:58:20](#) No I met with Julian and Barbara and Becky so.

Marlene: [00:58:24](#) But do you feel comfortable doing that? Another set of bylaws or are these just working guidelines?

Linda: [00:58:32](#) Their like working guidelines, like protocols.

Marlene: [00:58:36](#) And the reason I say that is because I've been in different situations negotiating things and something like that could be used against you when you're not going down a path somebody wants you to go down. So, I prefer just have it called working guidelines.

Linda: [00:58:54](#) Okay

Marlene: [00:58:54](#) Not bylaws.

Linda: [00:58:55](#) And their not going to be as detailed as a set of bylaws would be. Its not like, you know, on the fourth Tuesday of every month. It's not gonna be that constrictive kind of thing, it's gonna be more about I think making sure we acknowledge what we have to do with regards to conflicts of interests, what we have to do in regards to sunshine. What's a quorum?

Marlene: [00:59:17](#) So its more process and procedure of how we move forward in execution, actions. I'm good with that. I just don't need it to say bylaws.

Paul: [00:59:29](#) And in turn

Linda: [00:59:29](#) I think we're starting with bylaws just to see if there's things that we should put in. But its procedures.

Paul: [00:59:33](#) And in terms of conflict of interests, eventually we're gonna as we normally do when we review proposals and such, we're all have to conflict of interests, financial disclosures.

Linda: [00:59:45](#) The thinking was that there were these kind of same as any other non for profit. They will set up what the requirements are and you'll sign a piece of paper that says I read the requirements and I will comply. You know you might need to update that every six months or something like that. I think that was there thinking. They wanted to know what we had been talking about and what we're thinking about and spent a little bit of time thinking about that's that would be help, you know they could help with that guidance.

Linda: [01:00:18](#) I know that people were interested with what we would have to say so, I just wanna make sure we don't accidentally run afoul of something we just haven't been made aware of. Being you know what does our personnel policy say to us, what does the state law say to us, what does the city code say to us. Executive orders, I don't know what all applies but.

Rhonda: [01:00:41](#) I guess would that have any extension. I don't think it would but just to be sure, for all the people that I have working with the different advisors on a day to day basis or like today. Would they have to be brought into the conflict of interest at all.

Linda: [01:00:54](#) I think whatever guides them as city employees.

Marlene: [01:00:58](#) Right should [inaudible 01:01:00]

Linda: [01:00:59](#) Would already a city employee guidelines.

Rhonda: [01:01:01](#) Okay under the normal conflict or the normal annual that they sign.

Linda: [01:01:07](#) Personnel policy, you know?

Rhonda: [01:01:10](#) Okay, okay.

Gerard: [01:01:10](#) One thing we may want to consider =and this is kind of down the road is that if we decide to move forward and get to a process or issuing RFPs like do we need to have quiet periods things of that sort?

Michael: [01:01:23](#) Usually with RP's you limit who they can communicate with.

Gerard: [01:01:26](#) Right, but I'm think our board will that their not communicating with potential bidders unwittingly. Not saying they could do it purposefully.

Marlene: [01:01:38](#) Oh believe me they will.

Linda: [01:01:41](#) Well our advisors would be talking to bidders.

Marlene: [01:01:44](#) They almost have to.

Gerard: [01:01:46](#) At our direction.

Linda: [01:01:46](#) Through the process, but wanna admit that

Gerard: [01:01:46](#) That we control it

Linda: [01:01:51](#) When we draft up that RFP we'll set up the quiet time guidelines in the RFP so you're right we need to think about what those will say.

Gerard: [01:01:59](#) How long it will be?

Linda: [01:02:01](#) How do they submit questions?

Gerard: [01:02:03](#) Right.

Linda: [01:02:03](#) Everybody gets the answers, those kinds of processes that we need for our RFP's and absolutely

Gerard: [01:02:09](#) Once we hit that quiet period, all communication is supposed to stop.

Linda: [01:02:14](#) I think that we really want is them not to be talking to us. So,

Gerard: [01:02:20](#) Or the city in general not just this board

Linda: [01:02:22](#) Or the city employees because what I've found when we issued the first RFP is they would talk to a city employee and have them come talk to me.

Gerard: [01:02:31](#) Right, exactly.

Linda: [01:02:32](#) I got an inquiry from XYZ they want to meet with the mayor and they'd send it off to me and I'm like. So I think.

Paul: [01:02:42](#) Speaking of that, I circulated the communication that we received from Mark Ellinger on authorizing Moelis to respond and direct any technical proposers to submit their requests to them. Is everyone okay with that so I can say yeah?

Linda: [01:03:00](#) Absolutely.

Marlene: [01:03:01](#) Yeah

Paul: [01:03:01](#) It sort of ties to what we're just now talking about.

Rhonda: [01:03:04](#) I think that will help curtail some of the calls especially to the airport.

Paul: [01:03:09](#) Okay.

Gerard: [01:03:09](#) I'm okay with it.

Paul: [01:03:12](#) Okay. Any issues? Okay. Good I'll pass it on.

Linda: [01:03:14](#) And in the interim if somebody contacts you instead of contacting Moelis I think we should forward to Moelis and copy you Paul so you know about that.

Paul: [01:03:24](#) Okay

Linda: [01:03:26](#) We may wanna take other actions later on if somebody violates the you know,

Paul: [01:03:31](#) Right

Linda: [01:03:32](#) That was my suggestion on an interim basis.

Paul: [01:03:39](#) Okay thanks.

Paul: [01:03:42](#) Alright, setting up the calendar for regular meeting dates. I know at the kickoff we'd talked about, originally we were talking monthly and then updating but now we're more on bi-weekly basis. This time seemed to be good, but I know Alderwoman Davis you've got the board cut kicking back and up and they usually take up your mornings.

Marlene: [01:04:04](#) Yeah

Paul: [01:04:04](#) So I was thinking maybe, should we set afternoon meetings going forward?

Marlene: [01:04:10](#) Um.

Rhonda: [01:04:10](#) Or could you do every other week, cause usually your board meetings aren't every week right?

Marlene: [01:04:13](#) They're not every week, no.

Paul: [01:04:14](#) Okay

Marlene: [01:04:14](#) And the unfortunate part of that is I've no control over when the chair wants to set a meeting. We used to have a schedule, but not anymore.

Paul: [01:04:25](#) Usually when I'm going through this if its, I know Jim [inaudible 01:04:29] is the financing so I'll set up the meeting but I always set it in the afternoon cause I have no idea when I'm being called down to the board.

Marlene: [01:04:34](#) Right, right, you just don't know.

Gerard: [01:04:35](#) Right, so those Tuesday through Thursday mornings are probably out. That's generally when all the committee meetings occur.

Marlene: [01:04:43](#) Generally.

Paul: [01:04:44](#) So ...

Linda: [01:04:44](#) What about 12 to 2? Or 1 to 3 on Tuesdays.

Gerard: [01:04:49](#) I think 12 would be tight because I know sometimes they usually the meeting starts at ten.

Marlene: [01:04:52](#) For safety can last three or four hours.

Gerard: [01:04:56](#) Right.

Paul: [01:04:57](#) Well I mean if something comes up in a particular meeting, we could either reschedule or what we could do is just sort of identify, here's our fall back date and if there's a problem with any particular one and we know that in advance we could either reschedule for later that week or .

Linda: [01:05:13](#) Later that day.

Marlene: [01:05:14](#) Tuesdays is a pretty safe day.

Rhonda: [01:05:15](#) Which day is?

Paul: [01:05:16](#) Okay, Tuesday?

Marlene: [01:05:16](#) Tuesdays.

Rhonda: [01:05:17](#) For me too that's the best of my days.

Paul: [01:05:19](#) Okay do you wanna do afternoons?

Marlene: [01:05:21](#) Tuesdays are pretty safe.

Paul: [01:05:21](#) Lets say a 1 to 3 or something like that? Just sort of block that out.

Marlene: [01:05:24](#) Tuesdays is pretty safe.

Rhonda: [01:05:25](#) Is that every other week Paul or once a month?

Paul: [01:05:27](#) It would be every other week?

Linda: [01:05:29](#) I would like to do it every other week for at least like the next three months.

Paul: [01:05:32](#) As long as we get a feel for that's being productive. And if its more the work stream type thing we can adjust it later.

Linda: [01:05:41](#) You know if we get to a Tuesday and there's nothing that we really need to, you know that's urgent.

Paul: [01:05:47](#) We could cancel. We could always cancel.

Rhonda: [01:05:49](#) And so ...

Paul: [01:05:51](#) Um ... Go ahead.

Rhonda: [01:05:52](#) So I was saying cause the 25th is when we have our next.

Paul: [01:05:55](#) That's the 28th.

Rhonda: [01:05:56](#) That's not until the. Oh I mean.

Paul: [01:05:58](#) This does not pertain to the... the 28th is our next meeting with the advisors.

Rhonda: [01:06:02](#) So it would not ...

Jim: [01:06:02](#) Two weeks after that?

Paul: [01:06:04](#) So the first one would be, why don't you block out the next two weeks after.

Rhonda: [01:06:05](#) That's September the 11th.

Paul: [01:06:15](#) Oh, well I'm in a state, I'm in a state to be talking about airports to be talking about airports isn't it. I don't know. But yeah, I would use that as sort of your default every other Tuesday 1:00 to 3:00. Then if something changes we'll address it.

Jim: [01:06:32](#) And you wanna do that here right?

Paul: [01:06:34](#) Yeah, if its available Jim.

Jim: [01:06:36](#) I'm sure it will be. We'll just block it out.

Paul: [01:06:38](#) Okay.



Rhonda: [01:06:38](#) Okay.

Linda: [01:06:39](#) So you're gonna send out in invitations for the rest, through Thanksgiving or something like that.

Marlene: [01:06:48](#) In this schedule

Paul: [01:06:48](#) Yeah we can do that.

Rhonda: [01:06:48](#) Sure.

Paul: [01:06:48](#) Just block it, yeah.

Linda: [01:06:48](#) Or through the end of the year? Would that ?

Rhonda: [01:06:51](#) You can always cancel.

Paul: [01:06:52](#) Yeah.

Linda: [01:06:52](#) Yeah, if we have to.

Rhonda: [01:06:53](#) Its probably easier to get on the calendar and then cancel then it is.

Paul: [01:06:56](#) Sure we can do that.

Rhonda: [01:06:57](#) Cause you never know when Paul may go take another hike across the you know.

Paul: [01:07:00](#) Yeah.

Rhonda: [01:07:01](#) Some trail right.

Paul: [01:07:02](#) Right, exactly.

Marlene: [01:07:03](#) So we said Tuesday afternoons?

Gerard: [01:07:05](#) 1 to 3.

Paul: [01:07:06](#) 1 to 3.

Speaker 2: [01:07:06](#) 1 to 3. Gotcha.

Paul: [01:07:12](#) Tuesday.

Paul: [01:07:23](#) Alright. Is there anything else that we need to discuss prior to. I mean I do have one small item, for a closed session in terms of just getting the minutes out of the way.

Rhonda: [01:07:35](#) I probably have one I should give an update on the master plan. We had talked about this, you know it's, last week at the larger group. Just about the concern from the advisory team that it might be confusing to people if the airport's running a master plan undertaking that process which does include some public opportunity meetings as well. So we've been working through that internally with our own staff, trying to understand exactly the things that we need done. Which are runway driven items that currently exist in the master plan.

Rhonda: [01:08:10](#) We had a conference call yesterday with the central region FAA and making sure that because some of the taxi way and runway plans are driven by changes in their policy. So we have X amount of time to implement them. What we really have to change is something we called our airport layout plan. The ALP. So what we chatted with them yesterday was what if we looked at the possibility of putting out an RFP for an updated ALP? Which would drive, it does drive forecasts from a runway propection standpoint. You have to have forecasts, so if we did an updated ALP plan, one, would their funding still apply for that because there's 4 million 4.2 million dollars allocated from the FAA for this so we're concerned that we didn't want to do something that they would not fund.

Rhonda: [01:09:07](#) So they're gonna, we had a long conversation, they're taking some look at our requests at things that we need to get done. One of the other pieces that was gonna be important to us that we still think is important is the terminal 2 roadway congestion. That could be part of the airport layout plan even though typically the airport layout plan is driven by the runway taxiway system. It can include roadways into your airport as well. So we would like to include the, along with the runway and taxiway we told them we'd like to include the study of the front.

Rhonda: [01:09:43](#) We're doing a current study now, it should be done this month. It was not a long aggressive study, it was something to help us in the short term fix the congestion problems at Terminal 2. This is a more insightful look in a longer CMAC study as we want to call it. So they're gonna get back with us in the next few days about one would they fund a revised ALP without doing a master plan and could the things that we want be incorporated and does all the things that they wanted get incorporated into

this as well. We should have some guidance on that probably next week.

Rhonda: [01:10:20](#) Next week is our annual week long runway inspection. It's an annual inspection we have to go through to meet our 139 requirements. The administrator won't be in but a lot of his team, his engineers, they'll be in. So that's all next week so we should have some, I think hopefully something at the table next week that we can do that. Then if we release a revised ALP, it wouldn't, it doesn't, I don't think that would conflict with what advisors are looking at relative to broader issues. Development of land or terminals or anything of that nature. It would be solely driven with runway infrastructure and the roadway infrastructure and forecast, terminal forecast.

Marlene: [01:11:03](#) Thank you, and this gives me concern because we have to understand if we [inaudible 01:11:09] decisions must be made that are in our best interests ongoing. So how do we not have to worry about those things in the future?

Linda: [01:11:23](#) What I guess is what is Rhonda is trying to find a way that is you know, our number one priority keeps the airport running, keeps it running safely but there were two, a couple things on doing a master planning that kind of was a concern to everybody. That there'd be this outreach in communications about what do you want with your airport with regard to.

Rhonda: [01:11:45](#) Land development and terminal

Linda: [01:11:47](#) Land development and all this under the master plan and then we'd be doing it on a parallel path doing the exact same thing with our exploration of a possible lease. Secondly, and this is what was actually more concerning to me is people would bid on and be part of the master plan that maybe have already been signed up to work with the bidding team and wouldn't be available, we wouldn't have all the experts we need working on the master plan or vice versa so if, the conflict of interest between the people that know about our airport and could be really good resources to the master plan may have already signed up with XYZ bidder and be unable to or vice versa. I think if this narrower scope gets us everything we need for airport operations, keeps us safe, keeps us in compliance with the FAA especially if the FAA would fund the ALP portion of it, then I would revisit the issue in six months and see if it has any impact on the airport operations. But airport operations at the top.

Rhonda: [01:12:53](#) And if they do come back and agree that they would fund it, cause I think that's the only way we could do it is if they would agree to fund it using this same pool of money. But fund, of course and ALP is a big part of the master plan too but we would have to have the funding for that because we couldn't forgo that kind of moneys. So then the second piece we'd have to think about and they shared with us yesterday is they probably wouldn't have if this went away and there was no privatization or at some point along the way we stop the process, it would be awhile before we probably had the money available again through the central region to do an actual master plan.

Marlene: [01:13:31](#) We can't lose this opportunity.

Rhonda: [01:13:34](#) So they're giving some of the answers to some of that and seeing how the money could be used and could they fund the ALP and would it meet what they need and would it meet what we need as well. Then the question of what would it mean down the road if there was no privatization that took place, where would we be from a funding standpoint for our next master plan. So we're working on all of those answers, I'm hoping somewhere in the next week we can maybe have that and then I'll share that with everyone.

Paul: [01:14:04](#) Great.

Paul: [01:14:08](#) Okay thank you for that. Anything else for open session?

Rhonda: [01:14:16](#) The only other question I have is the opportunity I still have an outstanding ask from the airlines that I have to get back with them on, on a meeting with just this group. So I need to let them know one way or the other if that's going to occur.

Rhonda: [01:14:34](#) Okay, okay.

Paul: [01:14:35](#) okay, alright. Is there a motion to go into closed session.

Gerard: [01:14:50](#) I make the motion.

Linda: [01:14:51](#) Second

Paul: [01:14:52](#) Okay, all in favor and that's the roll call.

Jim: [01:14:56](#) Aye.

Unknown: [01:14:56](#) Aye

Gerard: [01:14:57](#) Aye  
Unknown: [01:14:57](#) Aye  
Unknown: [01:14:57](#) Aye  
Paul: [01:14:57](#) Okay.

PART 3 OF 3 ENDS [01:15:00]