

## **Minutes of Airport Advisory Working Group Meeting September 25, 2018**

Meeting Time: 01:00 p.m.

Location: 1520 Market St. 3<sup>rd</sup> Floor Conference Room

Members Present:

Paul Payne, Ald. Marlene Davis, Jim Garavaglia, Rhonda Hamm-Niebruegge, Gerard Hollins

Also Present: Glenn Muscosky, John Schmidt, LeJuan Strickland, Stephanie Lewis, Michael Wagner, Ramon Ortega, David Stinfil, Joletta Golik, Ron Sides, Mike Jones, Jacob Kirn, Katie Knapp, Travis Brown, David Sweeney, Ryan Coleman. Alaa Hachem, Joe Deane, Andrew McKenna, Omar Karar, Rebecca Perry-Glickstein, Paco Cantero, Stephanie Bell, Gina Martin, Marc Ellinger, Melissa Lopez-Rogers, Gary Hall, Tatjana Misulic, Jean Wilson, Mary Fancoeur, Michael Fleming, Quinn Hatoff, Sewon Kim, Meghan Farrell joined via Webex.

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Chairman Paul Payne opened the meeting at 1:03 p.m. with the question of approving the minutes from the September 11, 2018 meeting. The minutes were approved and passed.

Mr. Payne reported that the Workstreams' updates will be led by members of the working group team assigned to the particular workstream.

Ms. Hamm-Niebruegge led the update on airport due diligence with assistance from Glenn Muscosky and Michael Wagner of Clayborne, Sabo, and Wagner. Ms. Hamm-Niebruegge reported that everything is going well with the uploading of documents.

The Merill contract was signed and documents are being transferred. The contract was also signed with Unison as a financial consultant as a part of the Advisory team. They will be looking at passenger forecasts, use and lease agreements, and rates and charges. Proposals have been received for the Airport Technical Advisory and Accounting Tax Advisor. Recommendations may be presented at the next Working Group Meeting.

Work has begun on the environmental aspect with several site visits and inspection occurring.

Mr. Wagner reported on real estate matters. A spreadsheet has been created to contain all necessary information needed for any FAA applications. This includes information on 1,511 airport owned parcels. Information is being gathered by Clayborne, Sabo and Wagner from Tapestry and Laredo. It will also include information regarding any debt and lease hold interests. Time frame will be discussed at a later date once it is confirmed.

Alderwoman Davis gave an update on community outreach and communications. Fly 314 gave a presentation on the organization and explanation of the process during the Transportation Committee of the Board of Aldermen held the morning of September 25, 2018. During the meeting it was expressed that the airport is running efficiently though this is an opportunity to review options. The decision will be made by the City of St. Louis if it is good for the City and the airport isn't for sale and can't be legally sold.

The canvass outreach has started in every area of the City. The response has been positive. Mr. Strickland updated the group on the outreach. There have been 2,485 surveys completed with approval from 2,000 respondents willing to share statements about the project. The goal is to have every door reached by mid-October and second round will begin shortly thereafter. Most people are getting information via word of mouth versus social media or local news. There will be an initial outreach to Saint Louis County residents via telephone. St. Clair and St. Charles counties should be included in the polling. Ald. Davis stated that large town hall meeting will be scheduled.

Mr. Payne announced that a meeting with the AAAC was being scheduled as a part of the New Use Agreement workstream.

Mr. Payne stated there are two major financial models being sought. One is through Unison, which is the current operation going forward and the second consultant will be doing projections based on P3 opportunities.

Communications previously approved went out to 40 potential bidders, comprised of airport operators and two investment entities whose focus is in infrastructure projects and institutional investors primarily made up of in pension funds and life insurance companies.

Mr. Garvaglia distributed a copy of the EMMA notice that was posted.

Mr. Payne led a discussion on possibly improving the website and making sure accurate information regarding the process and government publications are posted versus editorial type information.

Position descriptions for the SLDC positions have been circulated. Mr. Payne suggested that the communications position may need to be considered as soon as possible. If the position descriptions are agreed upon, Mr. Payne will initiate the hiring process according to the SLDC's hiring policies.

A request was made to review the timetable. Ms. Hamm-Niebruegge mentioned issues raised by the airport commission were 1) input outside of the city seemed to be after the first quarter release of the RFQ 2) the airlines thought it was too aggressive based on their experiences. Ald. Davis mentioned the overall timeline may take up to 2 years. Mr. Payne suggested revisiting the timeline topic at the next meeting.

The meeting was concluded with a presentation by Mr. Schmidt regarding his experience with the Chicago and Puerto Rico airport privatization deals.

There was no closed session meeting. Open session adjourned at 2:31 p.m.