

Airport Working Group - Guide to Closed Meeting Handout Materials

Note: This list of documents contains attachments considered in closed meeting discussions of the Working Group. Many documents were initially presented in draft form and were subject to revisions in later meetings. A portion of these documents that were finalized had already been released on the website as open documents while many others remain in draft form only. A limited number of documents involved discussions considered as attorney/client communications and therefore remain closed documents.

Date	Item
28-Aug-18	<ul style="list-style-type: none"> o Data Room Proposal Summary o Updated Internal Timeline
11-Sep-18	<ul style="list-style-type: none"> o Recommendation to Engage Unison as Technical Advisor (open session item) o Unison proposal (open session item) o Airline Talking Points
9-Oct-18	<ul style="list-style-type: none"> o Proposals for Technical & Accounting Advisors o Alvarez & Marsal proposal o Arup proposal o PwC proposal o Ricondo proposal
23-Oct-18	<ul style="list-style-type: none"> o Recommendations for Technical and Accounting Advisors
7-Nov-18	<ul style="list-style-type: none"> o STL (Airlines) MOU General Terms Table (Proposed) o Indicative Target 90 Day Timetable for Airline & Lease Work stream Deliverables
20-Nov-18	<ul style="list-style-type: none"> o Squire/Siebert/PFM Draft Memo on Restrictions on Airport Development Using Existing Airport Debt Structure o Squire/Siebert/PFM Draft Memo on Overview of Existing Bonds
4-Dec-18	<ul style="list-style-type: none"> o Moelis - Working Group Market Process Discussion
18-Dec-18	<ul style="list-style-type: none"> o Moelis - Process Design Considerations Presentation
22-Jan-19	<ul style="list-style-type: none"> o Airport Capital Improvement Plan Draft Presentation o CapEx Summary List o CapEx Summary List worksheet o Ricondo - Preliminary Air Traffic Activity Projections o Quality of Earnings Request for Proposals o Accounting Advisors Summary - Quality of Earnings Providers Profiles
12-Feb-19	

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Date	Item
	<ul style="list-style-type: none"> o Recommendation Regarding Selection of Accounting/Tax Advisors o Squire Draft Memo - Cost of Remediating the City's Existing Tax-Exempt Airport Bonds o Exhibit to Squire Memo o Martinez Memo re: Remediating Existing Airport Bonds o Conflict of Interest Discussion - Memo from former Wicks Employee o Dr. Petty Resume
26-Feb-19	<ul style="list-style-type: none"> o Airline MOU Discussion Baseline Model Assumptions o Squire: Memo of Remediating City's Existing Tax Exempt Airport Bonds o Ricondo Agreement for Professional Services o Ricondo Contract with Grow Missouri o Draft of Conflict of Interest Policy - Bidder's Side
12-Mar-19	<ul style="list-style-type: none"> o Moelis: City Working Group RFQ Deck o Recommendation Regarding Selection of Accounting/Tax Advisors o Draft RFQ o Illustrative Financial Analysis o Draft of Conflict of Interest Policy - Bidder's Side
19-Mar-19	o N/A
26-Mar-19	<ul style="list-style-type: none"> o Mayer/Brown: Presentation on Precedent P3 Airport Use Agreements
25-Apr-19	<ul style="list-style-type: none"> o Update on Airline Discussions o Draft of Conflict of Interest Policy - Bidder's Side
1-May-19	o N/A
16-May-19	o N/A
29-May-19	o N/A
13-Jun-19	<ul style="list-style-type: none"> o Moelis: P3 Proposal Analysis (including Airline charges scenarios) o Draft RFQ
2-Jul-19	o N/A
24-Jul-19	

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	<ul style="list-style-type: none"> o Airline Proposal Analysis o Draft Potential Airport Lease Net Proceeds - "Waterfall" Illustration
6-Aug-19	<ul style="list-style-type: none"> o Draft RFQ o Draft Potential Airport Lease Net Proceeds - "Waterfall" Illustration
15-Aug-19	<ul style="list-style-type: none"> o Airline Counter Proposal Analysis o Draft Potential Airport Lease Net Proceeds - "Waterfall" Illustration
27-Aug-19	<ul style="list-style-type: none"> o Updated P3 proposal Airlines term sheet o Draft RFQ Clean and Black line copies
3-Sep-19	<ul style="list-style-type: none"> o Airline Term Sheet Change Log o Airline Counter Proposal Analysis o Non-Aero Revenue Sharing Analysis (re: Airlines)
12-Sep-19	<ul style="list-style-type: none"> o Illustrative Timeline o Preliminary Program to Support Airport Employees in the Event of a P3 Lease
24-Sep-19	<ul style="list-style-type: none"> o Markup of Preliminary Framework with Airline Dated 9/19/19
30-Sep-19	<ul style="list-style-type: none"> o Markup of Preliminary Framework with Airline Dated 9/27/19 o RFQ o Revised RFQ Conflict of Interest Policy o Draft RFQ FAQ's o Draft RFQ Communications Plan o Preliminary Airline Framework NDA Letter dated 9/26/19 o Draft exhibit of illustrative timeline
2-Oct-19	<ul style="list-style-type: none"> o STL Preliminary Framework o RFQ o Moelis: Preliminary Valuation Analysis o Resolution of the Working Group Concerning RFQ (Objective 2) o Draft Letter to Board of Aldermen re: RFQ o Draft Letter to Airport Commissioners re: RFQ

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	o Draft Press Release re: RFQ
11-Oct-19	<ul style="list-style-type: none"> o RFQ Scoring Criteria Draft o RFP Process Timeline o Mayer Brown: STL Airport Lease - Key Documents and RFP Process
17-Oct-19	<ul style="list-style-type: none"> o Mayer Brown: STL Airport Lease Agreement presentation (part I) o Wicks: STL New use Agreement presentation o Draft Q&A's RFQ Participants o Moelis: Draft of Investor themes 10/16/19
24-Oct-19	<ul style="list-style-type: none"> o Mayer Brown: STL Airport Lease Agreement presentation (part II) o Introduction to Operating Standards o Draft of DBE/MBE Suggested Changes (Deferred for review to another mtg.)
31-Oct-19	<ul style="list-style-type: none"> o Mayer Brown: STL Airport Lease Agreement presentation (part II) o Introduction to Operating Standards (part II) o Moelis: Presentation on Transaction Structuring Levers & Considerations o RFQ Process Timeline o Draft RFQ Scoring Evaluation Criteria
7-Nov-19	<ul style="list-style-type: none"> o Draft RFQ Scoring Evaluation Criteria o Indicative Process Timeline o Moelis: RFQ Response Summary {Note - RFQ Responses made available through Merrill data room} o Draft NDA for RGQ Respondents
12-Nov-19	o (Items continue from prior meeting)
14-Nov-19	<ul style="list-style-type: none"> o Moelis: RFQ Respondent Meetings (primer) o Clayborne: Diversity and Inclusion Program o Moelis: RFQ Respondent Consolidated Scoring Summary
21-Nov-19	<ul style="list-style-type: none"> o Draft RFP o Draft NDA for RFQ Respondents o RFQ Respondent Team Bios for Interviews of 11/21 and 11/22

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22-Nov-19	<ul style="list-style-type: none"> o Qualified Respondent Meeting Schedule o RFQ Interview presentations: <ul style="list-style-type: none"> Schiphol Lambert Gateway Partners (Blackstone/ADP) OMERS / Fraport
25-Nov-19	<ul style="list-style-type: none"> o RFQ Interview presentations: <ul style="list-style-type: none"> IFM Investor and Manchester Airport Group (IMAG) o Clayborne: Diversity and Inclusion Program o RFP Draft o RFQ Respondent Team Bios for Interviews of 11/25 <ul style="list-style-type: none"> STL Aviation Group (Oaktree) AMP Capital
26-Nov-19	<ul style="list-style-type: none"> o RFQ Respondent Team Bios for Interviews of 11/26 o RFQ Interview presentations: <ul style="list-style-type: none"> Gateway Airport Partners (OTTPP) PSP / AviAlliance Vantage Aena Momentum Aviation Partners (Partners / ASUR)
27-Nov-19	N/A
5-Dec-19	<ul style="list-style-type: none"> o Moelis: Respondent Recommendations-Integrating RFQ and Interview Perspectives o Draft RFP (clean and redline) o Ricondo: Traffic Forecast and Airport Capacity Assessment (Note: PRESENTED AS A PRELIMINARY DRAFT ONLY SUBJECT TO REVISION)
10-Dec-19	<ul style="list-style-type: none"> o Draft RFP (clean and redline) o Ricondo: St. Louis Intl. Airport - Development Concepts and Projected Financial Performance (Note: PRESENTED AS A PRELIMINARY DRAFT ONLY SUBJECT TO REVISION)
17-Dec-19	<ul style="list-style-type: none"> o Draft Summary of Lease Agreement and Related Legal Issues o Draft of Confidential Information Presentation (CIP)