MINUTES OF MEETING
RHODE ISLAND AIRPORT CORPORATION
BOARD OF DIRECTORS
THURSDAY, NOVEMBER 14, 2024, AT 8:30 AM
IN THE MARY BRENNAN BOARD ROOM
RHODE ISLAND T. F. GREEN INTERNATIONAL AIRPORT
2000 POST ROAD, WARWICK, RHODE ISLAND

The meeting of the Rhode Island Airport Corporation (RIAC) Board of Directors was called to order by Chair, Jonathan Savage at 8:30 a.m., in accordance with the notice duly posted pursuant to the Open Meetings Act (R.I.G.L. §42-46-1 et seq.).

BOARD MEMBERS PRESENT: Jonathan Savage, Michael Traficante, Christopher Little, John Justo, Deborah Thomas, and Jeffrey Bogosian.

BOARD MEMBERS ABSENT: Gregory Pizzuti.

ALSO PRESENT: Iftikhar Ahmad, President and CEO, and those members listed on the attendance sheet attached hereto.

1. Approval of the Minutes:

A motion was made by **Mr. Traficante** to approve the minutes of the Board of Directors Meeting of October 17, 2024. The motion was seconded by **Mr. Justo.**

The motion was passed unanimously.

2. Public Comments:

One written comment was received and distributed to the Board of Directors prior to the meeting.

3. Report from the President and CEO:

- **Mr. Ahmad** reported on the August 2024 landing, passengers, seat capacity, and load factors.
- **Mr. Ahmad** stated RIAC celebrated Customer Service Week from October 7 – 11. Some of the individuals that received accolades from passengers were showcased on social media during the week and all individuals with accolades were recognized and celebrated on November 13 with awards and lunch.
- **Mr. Ahmad** stated on October 22, RIAC held its first Autism Flies practice boarding events in partnership with Autism Double-Checked and Breeze Airways. These events were well received by our community with over 40 registered families. There will be an update on this later in the meeting.
- **Mr. Ahmad** stated JetBlue's new nonstop flight to San Juan, Puerto Rico was celebrated with an inaugural gate event on October 28. Passengers enjoyed breakfast, music, and promotional giveaways before taking off.
- **Mr. Ahmad** stated RIAC HR and Marketing partnered together for RIAC's 3rd Annual Pumpkin

Decorating Contest to increase staff engagement and social media interaction. RIAC staff submitted their decorated pumpkins to be displayed in the pumpkin patch and were voted on via social media for six days. There will be an update on this later in the meeting.

- **Mr. Ahmad** stated the Airport's new PVD Pavilion section next to the food court is now open. This area is intended to serve a slightly nicer and a little quieter seating area for our passengers and will be used by our growing number of music volunteers.

- **Department Updates:**

(a) Operations Update

Ms. Morgan presented an overview of August 2024 passenger enplanement data, average load factors, and overtime trends.

(b) Financial Update

Ms. Williams presented an update on the August 2024 statement of revenues and expenses with comparisons to the prior year and budgets.

(c) Marketing Update

Ms. Seabury presented an update on marketing efforts and events.

(d) Infrastructure Update

Ms. Damicis presented an update on Quonset State Airport Runway 16-34 construction. **Ms. Mineker** presented an update on the automated exit lanes, Southside site work, and the South Cargo Ramp Project construction.

(e) TSA Update

Mr. Nguyen presented an update on the growth at PVD and the impact of the passenger volume on checkpoint lines. **Mr. Burche** presented an update on the causes of the congestion and potential solutions, including information on TSA's systems. There was discussion regarding next steps, and TSA's process for calculating checkpoint wait times.

4. Pension Committee Meeting Update and Action

(a) To authorize the President & CEO, or his designee, to execute a Consent to Assignment of the Investment Advisory Contract from GYL Financial Synergies, LLC to The Colony Group, LLC.

Mr. Little recused himself.

Mr. Bogosian noted that the Committee met prior to the Board of Directors meeting and reviewed the proposal, which provides added services to RIAC at no change in price and he recommends approval of this item to the full Board of Directors.

A motion was made by **Mr. Traficante** and seconded by **Mr. Justo** to approve the recommendation.

The motion was passed unanimously.

5. <u>Action Items:</u>

(a) <u>To authorize the President and CEO, or his designee, to execute a construction contract with Northern Tree Service, LLC in the amount of $1,156,421.36 to complete the System-Wide Airport Obstruction Removal Program - Phase 1</u>

Mr. Savage recused himself.

Ms. Mineker presented the action item for a construction contract for the System-Wide Airport Obstruction Removal Program – Phase 1.

A motion was made by **Ms. Thomas** and seconded by **Mr. Little** to approve the recommendation.

The motion was passed unanimously.

(b) <u>To authorize the President and CEO, or his designee, to execute Amendment 1 to the professional services contract with WSP USA, Inc. in the amount of $1,040,450 for final design and bid phase services for Gate 7 & 8 reconfiguration at Rhode Island T. F. Green International Airport.</u>

Ms. Mineker presented the action item for the final design and bid phase services for Gate 7 & 8 reconfiguration at PVD. There was discussion regarding the preliminary estimate of the construction cost and the incorporation of this layout in long-term plans.

A motion was made by **Mr. Bogosian** and seconded by **Ms. Thomas** to approve the recommendation.

The motion was passed unanimously.

(c) <u>To authorize the President and CEO, or his designee, to execute a construction contract with Einstein Construction Group in the amount of $20,543,314 to remove existing carpet and install new hard surface flooring in the terminal building at Rhode Island T. F. Green International Airport.</u>

Ms. Damicis presented the action item for the removal of existing carpet and installation of new hard surface flooring in the terminal building at PVD. There was discussion regarding the capability of the contractors to handle a project of this complexity, the bidding process and benchmarking, and the associated infrastructure expenses.

A motion was made by **Mr. Bogosian** and seconded by **Mr. Traficante** to approve the recommendation.

The motion was passed unanimously.

(d) <u>To authorize the President and CEO, or his designee, to execute a professional</u>

<u>services contract with ZDS Architecture and Interior Design, Inc. in the amount of $241,033.50 for construction administration services associated with the hard surface flooring project at Rhode Island T. F. Green International Airport.</u>

Ms. Damicis presented the action item for construction administration services for the hard surface flooring project at PVD.

A motion was made by **Ms. Thomas** and seconded by **Mr. Little** to approve the recommendation.

The motion was passed unanimously.

(e) **<u>To authorize the President and CEO, or his designee, to execute a professional services contract with CHA Consulting, Inc. in the amount of $2,826,221 for owner's representative services associated with the Terminal Improvement at Rhode Island T. F. Green International Airport.</u>**

Ms. Mineker presented the action item for owner's representative services for the Terminal Improvements at PVD. There was discussion regarding deadline responsibility.

A motion was made by **Mr. Traficante** and seconded by **Mr. Bogosian** to approve the recommendation.

The motion was passed unanimously.

(f) **<u>To authorize the President and CEO, or his designee, to execute a construction contract with J.R. Vinagro Corporation in the amount of $2,037,100 to complete the Stormwater Improvements project at Rhode Island T. F. Green International Airport.</u>**

Mr. Savage recused himself.

Ms. Damicis presented the action item for a construction contract for the Stormwater Improvements project.

A motion was made by **Ms. Thomas** and seconded by **Mr. Bogosian** to approve the recommendation.

The motion was passed unanimously.

(g) **<u>To authorize the President and CEO, or his designee, to execute a construction contract with VRH Construction Corp. in the amount of $2,754,000 to construct new Gate 20 passenger boarding bridge infrastructure at Rhode Island T. F. Green International Airport.</u>**

Ms. Damicis presented the action item for construction of the new Gate 20 passenger boarding bridge Infrastructure.

A motion was made by **Mr. Bogosian** and seconded by **Mr. Little** to approve the recommendation.

The motion was passed unanimously.

(h) <u>To authorize the President and CEO, or his designee, to execute to a First Amendment to the Concessions Agreement with Grove Bay Concessions PVD, LLC extending the term from June 30, 2036 to April 30, 2038 and providing financing according to the Amended Term Sheet for the continued provision of Food & Beverage Concessions operations at Rhode Island T. F. Green International Airport.</u>

Mr. Persson presented the action item for the First Amendment to the Concessions Agreement with Grove Bay Concessions PVD, LLC.

A motion was made by **Mr. Bogosian** and seconded by **Mr. Traficante** to approve the recommendation.

The motion was passed unanimously.

(i) <u>To authorize the President and CEO, or his designee, to enter into Amendment #1 of the Operating Permit Agreement with Lyft, Inc., for a period of three years starting on November 1, 2024, and ending on October 31, 2027, and increasing the per trip fee to $3.50, in substantially the form presented.</u>

Mr. Persson presented the action item for the First Amendment to the Operating Permit Agreement with Lyft, Inc.

A motion was made by **Mr. Traficante** and seconded by **Ms. Thomas** to approve the recommendation.

The motion was passed unanimously.

(j) <u>To approve the 2025 Committee and Board Meeting Schedules</u>

A motion was made by **Mr. Bogosian** and seconded by **Ms. Thomas** to approve the recommendation.

The motion was passed unanimously.

6. <u>Executive Session:</u>

At approximately 9:58 a.m., a motion was made by **Mr. Little** and seconded **Mr. Bogosian** to go into Executive Session for the purpose of discussing the following items:

The Board will seek to go into Executive Session for the following stated purposes:

(a) Motion to approve the minutes of the Executive Session held on October 17, 2024 § 42-46-5(a)(1) and (2); and

(b) Discussion and potential vote related to 2024 collective bargaining pursuant to § 42-46-5(a)(2); and

(c) Discussion of potential litigation brought by the Rhode Island Airport Corporation, and the internal and external investigation and pursuit of claims for tortious interference with contractual relations against internal and external parties including, but not limited to, former employees, and any other claims arising from the investigation of the facts and circumstances around other internal and external parties' tortious interference pursuant to § 42-46-5(a)(2); and

(d) Motion to return to open session.

By roll call vote the motion was passed unanimously.

At approximately 10:39 a.m., a motion was made by **Mr. Bogosian** and seconded by **Mr. Justo** to return to Open Session.

The motion was passed unanimously.

7. <u>Post Executive Session Actions and Announcements:</u>

(a) Motion to seal the minutes of the Executive Session held on November 14, 2024; and

A motion was made by **Mr. Traficante** and seconded by **Ms. Thomas** to seal the minutes of the Executive Session in accordance with R.I.G.L. § 42-46-7.

The motion was passed unanimously.

(b) Report on actions taken in Executive Session.

During the Executive Session, a motion was made by **Ms. Thomas** and seconded by **Mr. Justo** to approve the sealed minutes of the Executive Session held on October 17, 2024.

8. <u>Future Meetings:</u>

The next meeting is scheduled for Thursday, December 12, 2024, at 8:30 a.m., in the Mary Brennan Board Room, Rhode Island T. F. Green International Airport, Warwick, Rhode Island.

9. <u>Adjournment:</u>

Mr. Traficante moved to adjourn at approximately 10:40 a.m. **Mr. Bogosian** seconded the motion.

The motion was passed unanimously.

Respectfully submitted,

____
Jon Savage, Chair
Rhode Island Airport Corporation

PUBLIC ATTENDANCE SHEET
RHODE ISLAND AIRPORT CORPORATION
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, NOVEMBER 14, 2024

NAME	AFFILIATION
Alicia Seabury	RIAC
Sapha Mabrouk	RIAC
Brittany Morgan	RIAC
Dawn Mineker	RIAC
Nicole Williams	RIAC
Nikolas Persson	RIAC
Jessica Damicis	RIAC
John Goodman	RIAC
David Spalding, Jr.	RIAC
David Cloutier	RIAC
Duc Nguyen	RIAC
Joseph Rodio, Jr.	Rodio & Ursillo
Joseph D. Whelan	Whelan, Corrente & Flanders LLP
Dan Burche	TSA
Richard Langseth	Constituent

The minutes of the Executive Session of the Board Meeting on November 14, 2024, have been sealed in accordance with R.I.G.L. § 42-46-7(c).