<u>Public Building Commission Meeting Minutes</u> January 16, 2025

The Public Building Commission of St. Clair County met in the County Board Conference Room on January 16, 2025. The meeting was called to order by Chairman Richard Sauget at 9:30 a.m.

Members Present:

Richard Sauget, Chairman Richard Effinger Thomas Dinges Edmond Brown Kevin Bouse Terry Beach

Members Absent:

Charles Lee

Others Present:

Debra Moore, Director of Administration
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Monica Taylor, St. Clair County Financial Analyst
Attorney Bernard Ysursa
Randy Pierce, The Fairview Heights Tribune
Traci Firestone, Secretary
Cynthia Romero, Assistant Secretary

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of December 19, 2024. Motion carried.

Chairman Sauget moved to recess for the Annual Meeting. Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger. Motion carried.

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Regular Meeting ended at 9:32 a.m.

Regular Meeting reconvened at 9:34 a.m.

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, the PBC Board Committee Appointments will stay the same as last year with the exception of the Assistant Treasurer's position, Richard Effinger will replace Charles Lee. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the Regular Expense Claims Report for End of Year 2025. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger it was unanimously agreed to approve the Regular Expense Claims Report with Payroll Ledger Report of January 30, 2025. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of January 30, 2025. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for January 2025** and stated the Operations and Maintenance 2025 Budget is in line with the projected percentage of 8.3 % expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for December 2024** and it can be available when requested in the Public Building Commission Office.

Upon a motion by Commissioner Bouse and seconded by Commissioner Dinges, it was unanimously agreed upon to Approve the Resolution authorizing the Comptroller and Assistant Comptroller to transfer funds and make payments via electronic means. Motion carried.

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PUBLIC BUILDING COMMISSION OPERATIONS

None

FAIRGROUND OPERATIONS

None

AIRPORT OPERATIONS

Upon a motion by Commissioner Brown and second by Commissioner Effinger, it was agreed to unanimously Approve and authorize the Chairman to execute a 3-year service agreement with Kone, Inc. at a cost of \$71,020.00 per year, and two 1-year options at the Airport Director's discretion. Motion carried.

For updates on Enplanements and Terminal Modification/Renovation, please see the attached documents.

Just a reminder, February meeting will be on Monday, February 24, 2025 at the Annex.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to adjourn the meeting at 9:51 a.m. Motion carried.

Respectfully submitted,

Traci Firestone, Secretary

Iraci Firestone

APPROVED:

CHAIRMAN



Public Building Commission St. Clair County, Illinois January 16, 2025

Darren V. James | Airport Director







1. Elevator and Escalator Service Agreement – Kone, Inc.

The PBC approved award of a contract to Schindler Elevator Corp. for Elevator and Escalator Service and Maintenance for various buildings at MidAmerica St. Louis Airport at the November 2023 PBC meeting. A Notice of Award was issued to Schindler on 11/30/23 and an agreement was executed on 12/06/23 for a term from 01/01/24 through 12/31/27.

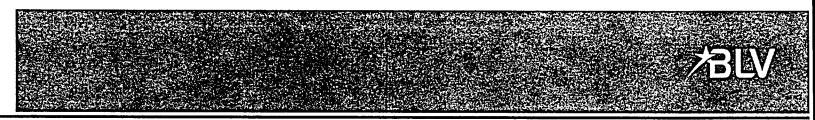
Unfortunately, due to a variety of reasons, a Notice of Pending Contract Termination was provided to Schindler on 11/08/24 indicating if certain items weren't rectified the contract would be terminated. Due to lack of sufficient action by the contractor, a termination letter was issued on 12/17/24 effective 01/17/25. The airport contacted the second highest bidder from the 10/11/23 Invitation to Bid and asked if they would agree to honor their 11/07/23 bid. Kone, Inc. agreed to honor their 11/07/23 bid of \$71,020. The scope of the work includes inspection and service of the Passenger Terminal elevators and escalators and the Boeing Facility elevator including the annual state inspection for all.

<u>Financial Impact</u>: Project is budgeted in the Airport Operating Budget with some services reimbursed by Airport Tenants.

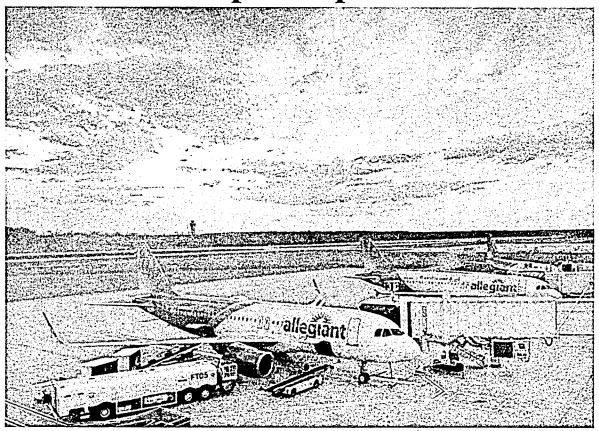
<u>Legal</u>: The agreement will be reviewed and approved by PBC legal counsel prior to execution. PBC legal reviewed the Schindler termination correspondence.

Motion: Approve and authorize the Chairman to execute a 3-year service agreement with Kone, Inc. at a cost of \$71,020.00 per year, and two 1-year options at the Airport Director's discretion.

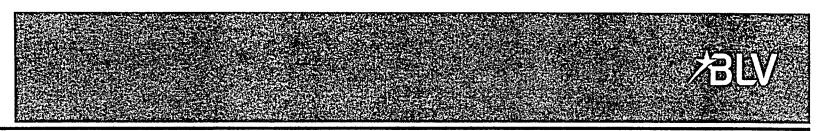




Airport Update







Top Illinois Airports (per enplanements - November 2023 - October 2024)

Locid	City	Airport Name	Sıl	Hub	2023 Rank	State Rank DOT (November 2023 - October 2024)	Enp DOT (November 2023 - October 2024)	Alleglant Total Passengers (November 2023 - October 2024)
ORD	Chicago	Chicago O'Hare International	Р	L	5	1	31,177,706	916
MDW	Chicago	Chicago Midway International	Р	L	30	2	10,107,855	131,241
PIA	Peoria	General Downing - Peoria International	P	N	166	3	334,203	310,595
MLI	Moline	Quad Cities International	ρ	N	176	4	317,028	132,442
ВМІ	Bloomington- Nermal Airport	Central II Regional/Bloomington- Normal	Р	N	198	5	160,525	68,578
BLV	Belleville	Scott AFB/Midamerica St Louis	Р	N	203	6	149,669	298,114
RFD	Rockford	Chicago/Rockford International	Р	И	216	7	129,793	254,773
CMI	Savoy	University of Illinois/Villard	Р	N	251	8	83,434	585
SPI	Springfield	Abraham Lincoln Capital	Р	N	270	9	51,239	32,540
MWA	Marion	Veterans Airport of Southern Illinois	Р	N	403	10	13,958	1,278
DEC	Decatur	Decatur	Р	N	394	11	12,124	0
UIN	Quincy	Quincy Regional-Baldwin Field	cs	None	473	12	4,099	0





Enplanements

MidAmerica St. Louis Airport MidAmerica Monthly Passenger Enplanements																	
	2025			2024			2023				2022			2021			
Month	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp
Jan	66	√< 8,875	€ 134.5 N	58	7,908	136.3	78%	56	8,327	148.7	86%	63	7,456	118.3	57	6,405	112.4
Feb	79	11,689	148.0	55	8,174	148.6	85%	53	8,329	157.2	90%	61	8,425	138.1	65	7,519	115.7
Mar	145	21,845	150.7	92	13,585	147.7	86%	91	13,945	153.2	90%	103	16,315	151.1	118	13,033	110.4
Apr	92	12,526	136.2	85	11,117	130.8	77%	95	12,974	136.6	81%	102	14,392	141.1	81	8,947	110.5
May	138	20,897	151:4	98	15,164	154.7	88%	93	13,754	147.9	87%	107	16,226	151.6	94	12,448	132.4
Jun	183	28,695	156.8	142	21,589	152.0	85%	125	20,225	161.8	90%	143	22,390	156.6	182	24,663	135.5
Jul	181	28,663	158.4	144	22,201	154.2	86%	131	21,501	164.1	90%	155	24,300	156.8	191	27,505	144.0
Aug	144	19,596	136.1	101	13,373	132.4	75%	84	11,766	140.1	77%	99	13,442	135.8	125	13,907	111.3
Sep	66	9,449	143.2	66	9,015	136.6		55	8,178	148.7	88%	57	8,220	144.2	82	9,641	117.6
Oct	73	10,044	137.6	73	9,660	132.3		70	9,943	142.0	86%	72	9,964	138.4	102	12,336	120.9
Nov	73	10,142	138.9	73	9,483	129.9		61	8,713	142.8	85%	62	8,931	144.0	87	10,740	123.4
Dec	84	12,633	150.4	84	11,973	142.5		62	9,573	154.4	90%	82	12,649	154.3	85	12,533	147.4
TOTAL	1324	195,053	147.3	1071	153,242	143.1	83%	976	147,228	150.8	87%	1111	162,710	146.5	1269	159,677	125.8
FAA Total CY Enplaned Passenger Data TBD							147,421 162,819								161,562		

Legend

Departures based on Allegiant schedule.

Departures calculated based on previous year's departures per month

Passenger enplanements projected utilizing average of three previous year's average enplanements per departure per month applied to scheduled departures.

Notes

1. Impacts from COVID-19 were initially realized in March 2020.

2. Future enplanements projected utilizing previous year's number of scheduled departures and average of three previous year's enplanements per departure.

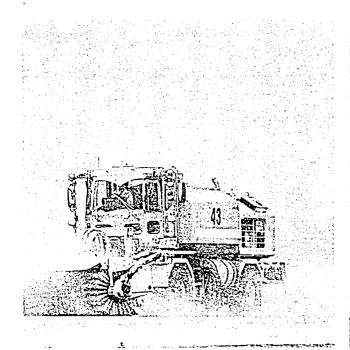
3. Draft FAA TAF updated (provided on 08/14/24) for FY 2025 is 156,520 and FY 2026 is 158,311. This equates to a CY 2024 forecast of 154,840 and CY 2025 forecast of 156,968.

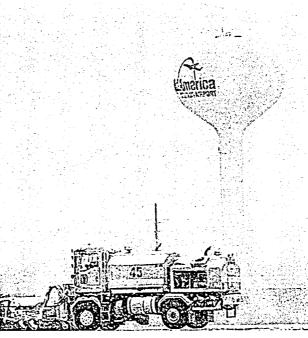
4. Load factor for departures only calculated from T-100 Segment data.





Snow Operations









Thank You.