

Public Building Commission Meeting Minutes

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

Traci Firestone, Secretary

APPROVED:

Richard Sanyal

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.

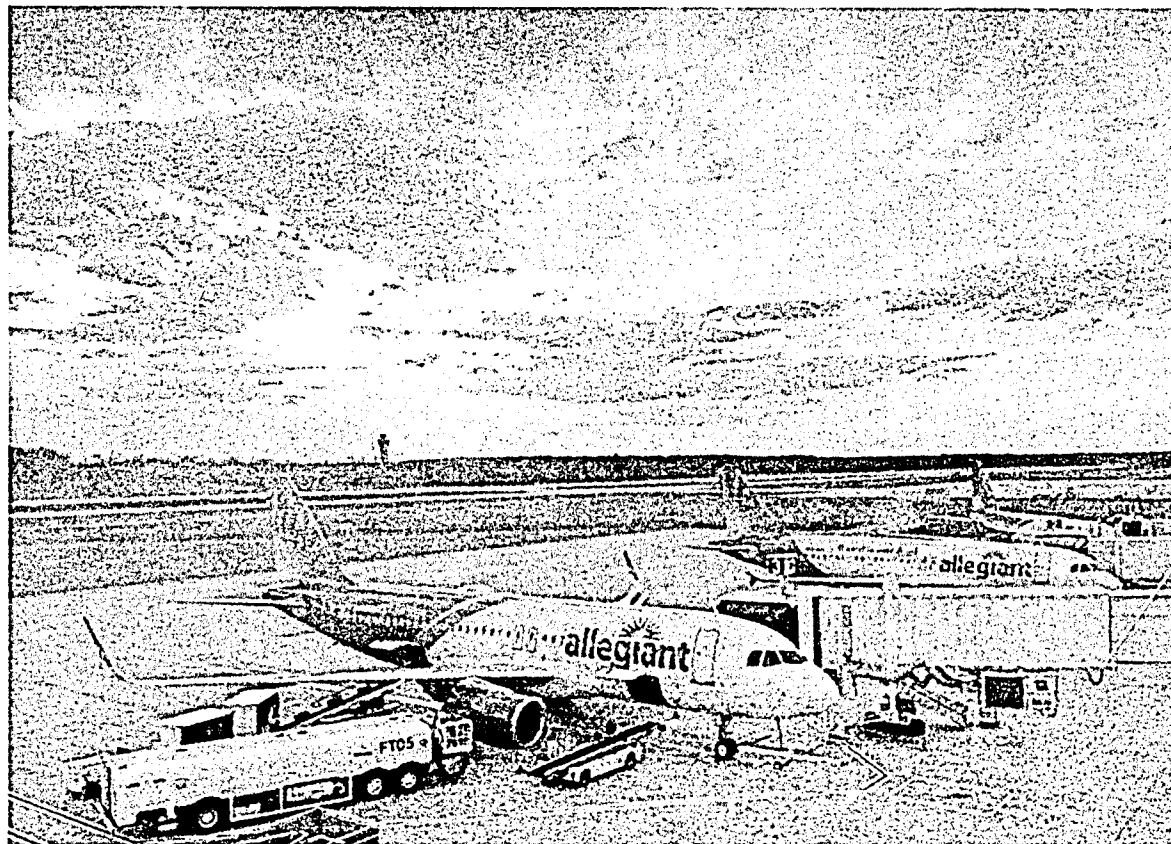
Unfortunately, due to a variety of reasons, a Notice of Pending Contract Termination was provided to Schindler on 11/08/24 indicating if certain items weren't rectified the contract would be terminated. Due to lack of sufficient action by the contractor, a termination letter was issued on 12/17/24 effective 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.

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

Legal: 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.

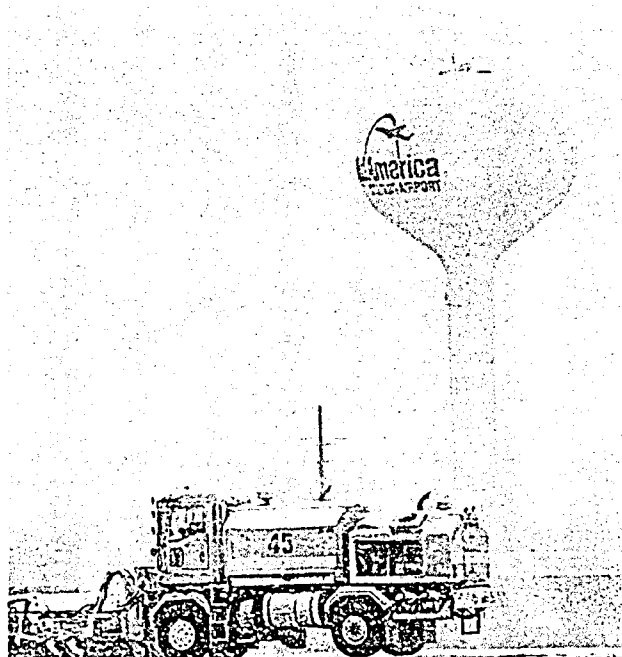
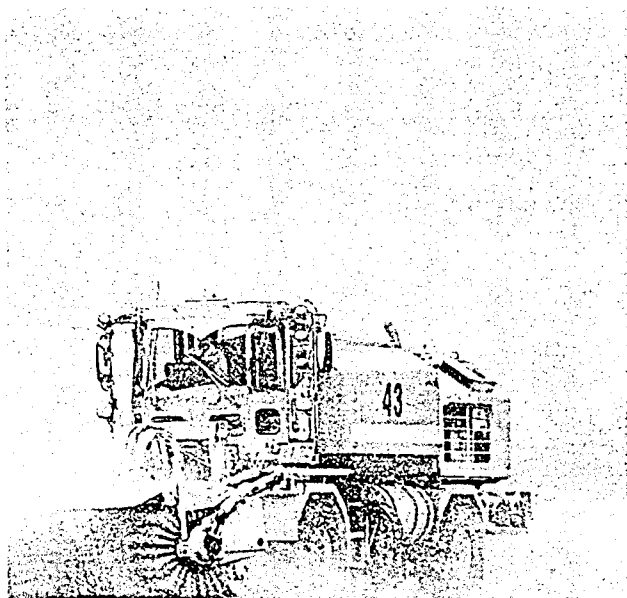
Airport Update



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

Locid	City	Airport Name	S/L	Hub	2023 Rank	State Rank DOT (November 2023 - October 2024)	Enp DOT (November 2023 - October 2024)	Allegiant Total Passengers (November 2023 - October 2024)
ORD	Chicago	Chicago O'Hare International	P	L	5	1	31,177,706	916
MDW	Chicago	Chicago Midway International	P	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	P	N	176	4	317,028	132,442
BMI	Bloomington- Normal Airport	Central II Regional/Bloomington- Normal	P	N	198	5	160,525	68,578
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	203	6	149,669	298,114
RFD	Rockford	Chicago/Rockford International	P	N	216	7	129,793	254,773
CMI	Savoy	University of Illinois/Willard	P	N	251	8	83,434	585
SPI	Springfield	Abraham Lincoln Capital	P	N	270	9	51,239	32,540
MWA	Marion	Veterans Airport of Southern Illinois	P	N	403	10	13,958	1,278
DEC	Decatur	Decatur	P	N	394	11	12,124	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	473	12	4,099	0

Snow Operations





Thank You.

The logo for BLV, featuring a stylized star or asterisk symbol to the left of the letters "BLV". The entire logo is set against a dark, textured background that spans the width of the page.