MINUTES OF THE MONTHLY MEETING OF THE PUBLIC BUILDING COMMISSION OF ST. CLAIR COUNTY, ILLINOIS, HELD ON THURSDAY MAY 21, 2015 AT 10:00 A.M. AT THE ST. CLAIR COUNTY BUILDING, BELLEVILLE, ILLINOIS

The Regular Monthly Meeting of the Public Building Commission of St. Clair County, Illinois was called to order by Chairman Richard Sauget at 10:00 a.m., on Thursday, May 21, 2015 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Richard Sauget, Daniel Polites, Charles Lee, Richard Effinger, James Nations, and Thomas Dinges. Commissioner Jackson was absent.

Also present for the meeting, or for a portion thereof, were the following: Tim Cantwell, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Major Tom Knapp, Sheriff's Department; Fred Boch, County Board Member; Joseph Bustos, Belleville-News Democrat; Randy Pierce, Mascoutah Herald; Sue Schmidt, Financial Analyst; William H. Bremen, Sr.; James Brede, Director of Buildings; Attorney Bernard Ysursa; and Vickie Boydte, Secretary.

Minutes of the April 16, 2015 Regular Monthly Meeting and Executive Session were reviewed. Commissioner Polites moved that the Regular Monthly Meeting and Executive Session Minutes, dated April 16, 2015 be approved as provided. Second by Commissioner Lee and carried.

Commissioner Polites reviewed the Regular Expense Claims Report, dated May 29, 2015 and moved to approve payment of bills. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Absent
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the Airport Expense Claims Report, dated May 29, 2015 and moved to approve payment of bills. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Absent
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Polites reviewed the **Monthly Budget Analysis Report for May 2015,** and asked that it be placed on file, stating that the 2015 Budget is in line with the projected percentage of 41.7% expenditures with the exception of the PBC Bond & Interest at 48% due to the semi-annual bond payment.

Commissioner Polites reviewed the **Trial Balance Report for April 2015,** and asked that it be placed on file. The Secretary has a copy available for review in the Public Building Commission Office.

For Operations, James Brede, Director of Buildings, introduced the BRiC Contract regarding the St. Clair County Courthouse Fountain Rehabilitation. Director Brede stated that the pool concrete is in poor condition, with cracks causing the water to leak under the pools and degrade the surrounding sidewalks. Director Brede clarified that the pipes are not the issue, as they were pressure tested and passed. Director Brede explained that, while the specific method for rehabilitation has not been determined, numerous resurfacing options exist, including a new product that uses powder which is melted onto the surface and would maintain the color for 15 years. Director Brede expressed a preference to avoid liners since they would have to be replaced every few years, and that the options to be considered would potentially save money over the long term since it would eliminate the need to repaint every year. Director Brede clarified that the final design would come back to the Public Building Commission for approval. Commissioner Nations moved approval of the BRiC Contract for design input for the St. Clair County Courthouse Fountains at a cost not-to-exceed $20,500.00. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations		: Aye
Commissioner Jackson		: Absent
Commissioner Lee		: Aye
Commissioner Polites		: Aye
Commissioner Effinger		: Aye
Commissioner Dinges		: Aye
Commissioner Sauget		: Aye
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Brede also requested approval of the 2014 Five Year Plan to assist in the process of refinancing MidAmerica Airport bonds. Sue Schmidt, Financial Analyst, explained that Moody and S & P give additional points for bond ratings if there is a five year plan which is updated every year. Director Brede and Ms. Schmidt explained that it would essentially become a rolling five year plan. Ms. Schmidt also indicated that a continuing disclosures policy will be introduced at an upcoming meeting, as it is a means to obtain an additional point as well. Commissioner Nations requested clarification on continuing disclosures. Ms. Schmidt explained that, since the bonds are for the public to buy, the bondholders have the option to go out to view status. Ms. Schmidt stated that Chapman & Cutler, are assisting in getting policies in place and that the PBC policy should be in place in the event the PBC would go out for bonds again. Ms. Schmidt stated that the rating in the current MidAmerica Airport bond refinancing process stayed the same at a double A rating. Director Cantwell stated that MAA submits a five year plan to the FAA every year. Director Brede offered that the Five Year Plan update should be reviewed and updated every year as part of the annual budget process. Commissioner Nations stated that he understood that there is potential funding for Juvenile Detention Center projects and cautioned to consider any possible improvements in regard to that funding. Ms. Schmidt also advised that Moody and S & P have been informed that the Jail addition, listed on the 2014 Five Year Plan, is off the table at this time. Commissioner Nations moved to adopt the 2014 Five Year Capital Improvement Plan and to have the Five Year Plan incorporated as part of the annual budget approval process. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Absent
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

For Airport Operations Business, Tim Cantwell, MidAmerica St. Louis Airport Director, introduced the Resolution for Land Release. Director Cantwell clarified that the location of the land to be released is just south of Exit 21. Director Cantwell outlined the steps to release the land as follows: Director Cantwell provides a letter to PBC, initiating a resolution from the PBC for the release of land, which then proceeds to the County Board to approve their own resolution, and finally correspondence to IDOA and FAA from the County as the owners of the land. Director Cantwell indicated that the land to be released is the site which is in contention for the relocation of the National Geospatial Intelligence Agency. Director Cantwell stated that the original thirty-two sites (32) have been narrowed down to four (4), and that the Corps of Engineers will be releasing the environmental impact statement in August, with final site selection in March. Commissioner Polites moved approval of the resolution, pending counsel approval, to permit the Airport Director to move forward in the process. Second by Commissioner Nations. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Absent
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Cantwell presented the Federal Emergency Management Agency (FEMA) contingency for a national emergency. Director Cantwell indicated that the Illinois Emergency Management Agency (IEMA) has established Downtown Parks Airport as their staging area. Director Cantwell stated that the FAA has given FEMA designation that the arrangement will not be against MAA covenants or grant assurances. Director Cantwell explained that the Memorandum of Agreement is what is currently requested for approval. Director Cantwell indicated that the areas to be offered are half of the general aviation apron and half of the mike apron, and that MAA would still be operational with this usage. Director Cantwell expounded that there are fourteen to eighteen (14-18) potential sites around the United States being considered, with a "forever" commitment. Commissioner Lee expressed concerns regarding past disasters when FEMA was known to leave trailers behind, as was the case in Louisiana, sticking the site with residual clean-up expenses in addition to not paying utilities while on-site. Commissioner Lee stated that he feels it is a no-win situation, with more of an impact on MAA and less of a benefit to the community. Commissioner Nations suggested that those concerns could be addressed in the contract if MAA is selected as a site. Director Cantwell agreed that stipulations, include time frame for clean-up, could be included in the contract and FEMA can either agree or disagree with it. Director Cantwell explained that any capital improvements done by FEMA would remain MAA's. Commissioner Nations sees regional benefit of having FEMA on-site in the event of a natural disaster, but that the needs of the Airport must be represented equally. Director Cantwell requested that the Commission approve the Memorandum of Agreement, not a license, in order to advance in the process. Chairman Sauget explained that a potential advantage to the arrangement is that, as a staging area, MAA would become a priority to have power returned in the event of an outage. County Board Member Boch questioned if this arrangement would deter the recruitment of commercial airlines. Director Cantwell replied that it would not discourage or interfere with recruitment. Commissioner Nations moved approval of the Memorandum of Agreement for utilization by FEMA and FAA for the use of certain designated areas of MAA under the conditions of national emergencies and natural disasters and, additionally, requested that Director Cantwell address concerns regarding exit mitigation and other issues. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Absent
Commissioner Lee	: Nay
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1	NAYS: 1

Motion carried.

Director Cantwell introduced the Request for Qualifications for Concessionaire Services, and stated that a committee has been formed, which includes Commissioners Polites and Dinges, as well as Siri Vikan, Airport Engineer, to address the expansion of services. Director Cantwell clarified that expanded services are needed in summer, with a July/August timeframe. Director

Cantwell detailed that expanded services necessitate a better quality concessionaire, since volumes are at 25,000 passengers year-to-date, with a forecast of 50,000 passengers for the entire year. Director Cantwell stated that the projected minimum annual revenue for the Airport is $4,000.00 and, since physical modifications to the space are already in place, this expansion will be at no cost to the Airport. Director Cantwell stated that a number of businesses have indicated interest, including use of hot carts as one possibility. Director Cantwell mentioned the possibility to provide concessionaire services both inside and outside of security to allow for utilization by employees. Director Cantwell stated that there is an opportunity to offer alcohol as a host site and, to pursue that, a City of Mascoutah liquor license would be necessary. A general discussion was held. Commissioner Nations moved approval of the Request for Qualifications process for Concessionaire Services at MidAmerica Airport. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Absent
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Cantwell presented the Consultant Agreement for Airport Signage Design. Director Cantwell elaborated that this is needed to change nomenclature on the cross taxiways from alpha-numeric to sub-numeral on signs, which will require the signs to be bigger and redesigned, per FAA standards. Director Cantwell explained that this will be paid from federal grant money in the MAA's entitlement funds for having passenger service. Director Cantwell stated that Crawford, Murphy, & Tilly (CMT) is the design and engineering firm for the signage. Commissioner Nations moved approval of the airfield signage improvement process and further directed Director Cantwell to look at Route 4 highway entrance signage to see if any housekeeping could occur to make it more appealing. Second by Commissioner Polites. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Jackson	: Absent
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Nations updated that the telecom evaluation process is underway, which involves data processing and the flow of all information, not solely telephone, through the County. Commissioner Nations indicated that that the consultant team is well-targeted now, and he is confident that Ross & Baruzzini will provide an actionable proposal.

There being no further business to come before the Public Building Commission, Commissioner Nations moved for adjournment. Second by Commissioner Effinger and carried.

Meeting adjourned at 10:50 a.m.

Respectfully submitted,

Vickie Boydte

Vickie Boydte
Secretary

APPROVED:

CHAIRMAN