

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY
SEPTEMBER 20, 2019 AT 1:05 P.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 1:05 p.m., on Friday, September 20, 2019 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Tim Cantwell, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Engineering and Planning Director; Tom Knapp, Sheriff's Department; Monica Taylor, St. Clair County Financial Analyst; James Brede, Director of Buildings; and Traci Firestone, Secretary. Attorney Bernard Ysursa present via telephone.

Minutes of the August 15, 2019 Regular Monthly Meeting and Executive Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting Minutes and Executive Meeting Minutes, dated August 15, 2019 be approved as provided. Second by Commissioner Lee and carried.

Under Treasurer and Finance, Commissioner Lee, Assistant Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for September 30, 2019, and moved to approve payment of bills. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye

Commissioner Sauget : Aye
AYES: 5 ABSENT: 1 NAYS: None

Motion carried.

Commissioner Lee reviewed the Airport Expense Claims Report, dated September 30, 2019 and moved to approve payment of bills. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 5 ABSENT: 1 NAYS: None

Motion carried.

Commissioner Lee reviewed the **Monthly Budget Analysis Report for September 2019**, and asked that it be placed on file, stating that the 2019 Budget is in line with the projected percentage of 75.0% expenditures.

Commissioner Lee reviewed the **Trial Balance Report for August 2019** and it can be available when requested in the Public Building Commission Office.

Tim Cantwell, MidAmerica St. Louis Airport Director, presented a ratification for emergency action, as there is an operating pump house on the Scott Air Force Base side, which is attached to a 7,000-foot line that goes across. Commissioner Nations inquired if it is fire water. Director Cantwell added it is all fire water provision and is fire water for the tower. Director Cantwell stated there is a problem, and the pictures taken were sent to the original manufacturer in which they stated it is a bad pump. Director Cantwell added it is an augmented pump, but the whole system is responsible for life safety, so they have to move forward with the contract with Boyer to get the piece of equipment and install it at an expedited schedule, which will cost \$25,785.00. Director Cantwell asked for ratification of emergency repair of the Airport fire

water line/diesel pump awarded to Fire Protection and not-to-exceed \$25,785.00. Commissioner Nations moved to approve. Second by Commissioner Effinger. Debra Moore, Director of Administration, inquired if there is a chance Director Cantwell will need a contingency on it. Director Cantwell stated there will not, because Boyer does the inspections and PMs on it, as they go through that system. Director Cantwell added it is bad and this will have to be replaced.

Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1 NAYS: None	

Motion carried.

Director Cantwell stated MidAmerica watches over the pump house at the base of the water tower and Illinois American Water takes care of the tower all of the time for MidAmerica, as that supplies all of the fire water.

Director Cantwell stated it was a big day in aviation yesterday and reviewed a picture of the MQ-25 with it being an autonomous flying piece of equipment, as it takes off, flies around, and lands by itself. Director Cantwell added it is monitored by a telemetry trailer and is a project that Boeing won for the Navy, with Boeing and the Navy together inside the telemetry trailer with the entire program. Director Cantwell stated this is the first time an autonomous vehicle has taken off and flown around by itself with everything being monitored. Director Cantwell presented Boeing's video on their site showing their first take off. Director Cantwell stated they assisted them with their cameras all over the place, including the infield camera. Commissioner Effinger inquired to the cost of those. Director Cantwell stated the entire program is going to be close to \$1 billion for 50 of them. Director Cantwell added this is Test Article 1. Commissioner

Nations inquired if refueling is its principle purpose. Director Cantwell stated it is air refueling on carriers. Chairman Sauget inquired to how many gallons it carries. Director Cantwell added it is 4,000 gallons. Director Cantwell stated the equation for a carrier is weight on take-off out of the catapult, so if you take a bunch of bombs, you have to take less gas. Director Cantwell reviewed the view from MidAmerica's camera on the tower, along with a chase plane on top of the screen, and picture of the crowds looking at the landing. Commissioner Dinges inquired to what provides the power. Director Cantwell stated it is a jet engine and has to have somewhere around 20,000 pounds of thrust. Chairman Sauget inquired to its range. Director Cantwell stated it just depends and that it flew for 2 hours of inflight testing, but it does not have a range, as it will stay next to the carrier. Director Cantwell added it cannot refuel off of something else. Chairman Sauget inquired when the MQ-25 is up there, can it take its own fuel that is stored for other planes. Director Cantwell stated it could, as that is how tankers work with taking their own fuel, along with giving out fuel. Director Cantwell added Boeing is extremely happy with the program.

Director Cantwell stated they have just been contacted by an instate FBO in Champaign, as they want MidAmerica to do their regulated garbage processing. Director Cantwell added he told them if they can get it down here, the charge will be \$75.00 a bag, so to become international and do regulated garbage, they will have to ship it down MidAmerica's way. Director Cantwell stated the 787 that was in final assembly and was evacuated out of Charleston, had a test pilot fly it to MidAmerica and it stayed here for a couple of days. Director Cantwell added it is a Boeing product. Dr. Moore inquired how many planes of that nature could be accommodated at MidAmerica. Director Cantwell stated it depends on what MidAmerica has at the time, but they are able to take 6 of those just on the one ramp, and it is a matter of weight to go on other ramps. Director Cantwell added they had 36 Navy jets from Corpus Christi one year

sitting on the Gulf ramp.

Director Cantwell stated FAA has a test box over the top of MidAmerica, because going over Scott Air Force Base is not allowed. Director Cantwell added it is a test box for any test article that Boeing or any other manufacturer wants to fly and will be activated up to 4500 feet. Director Cantwell stated the air space goes right above, from the ground straight up to 4500 feet and is 5 miles by 10 miles. Director Cantwell added FAA gave them a place about 25 miles away and the TX-1 wanted to come by and do some noise testing, speed testing, and calibration testing, because they cannot do it over where it is built, and now this is the test box. Director Cantwell stated the first week in October, the TX-1 is going to come over and fly and do speed runs, as the reason they need the box is you cannot go above 250/below 10,000 feet in air space unless you have a waiver. Director Cantwell added they have this approved and they are coming over the first week and Boeing will be using that test box quite often with their other articles. Director Cantwell reviewed the tower count for military and general aviation, along with the average they are going to have until next August, at 63%. Director Cantwell stated he has a formula that he uses for 63% times the Joint Use Maintenance and Operations for the Joint Use Area, then multiply that by 63%, and give them a bill every month. Director Cantwell added from the 63%, they are paying MidAmerica roughly \$40,000.00 a month.

Director Cantwell reviewed the document that was passed out showing by the end of the month there will be over a quarter of a million origination to destination passengers. Director Cantwell added the military contract refuel is 18,000 with many F-18s when they are moving around because of the hurricanes and some West Coast workup of East Coast units.

Director Cantwell presented for approval the first item that was discussed at the PBC meeting last month, as Jack Penning from Volaire Aviation is MidAmerica's Air Service Development Consultant and he made a proposal to do the executive search for Director

Cantwell's position. Commissioner Nations moved to approve the Voltaire Airport Director Search Services Agreement at a cost not-to-exceed \$15,000.00. Director Cantwell stated completion is expected by the end of the year, since there are a number of things Mr. Penning has to do, but it will be done by April. Commissioner Nations stated the target report completion is the end of this year with final execution before April of 2020. Second by Commissioner Dinges. Chairman Sauget inquired if this is done, will there be time for interviews and things of that nature. Director Cantwell stated Mr. Penning has a track right now and Director Cantwell is going to meet with him next week at the Allegiant conference in Las Vegas and will come back with those milestones. Director Cantwell added all of the elements are in the agreement, such as job description, the search, the review of the applicants, so Mr. Penning will promote that as soon as Director Cantwell sends him a note that same afternoon. Commissioner Nations stated this would be further reinforced with a second item, which is going to be the complete assessment of assignment responsibilities. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 5 ABSENT: 1 NAYS: None	

Motion carried.

Director Cantwell stated there has been so much transition since he took over 9 months after 9/11, and there has been put and take just because they have been trying to fill in a gap in which he cannot tell for sure where all of the eggs are put into baskets. Director Cantwell added they know they have some tremendous talent that has crossed over some other areas and now it is good to get a clean slate as to the manpower requirements. Director Cantwell stated CMT, the FAA-approved engineering firm, have the resources that do that review, manpower specialists,

especially in air commerce and the proposal was sent out to review. Director Cantwell is asking for approval at a cost not-to-exceed \$45,625.00 and this will give a review of every job to a title, to a body, to an hourly labor requirement in the industry standards, along with giving 2 or 3 options for organizational change, and then all suggested fill-ins for ranges of salary, and a couple of other items. Commissioner Nations stated he believes this is vital for a couple of reasons, as they have kind of glued everything together now and it will be critical to have a clear understanding of what staffing requirements actually exist, how they can potentially be aggregated sometimes together, and sometimes not. Commissioner Nations added if he also recalls that this proposal is intended to be complete by the end of this year. Director Cantwell stated they are ready for that, as he has had 2 preliminary discussions with the principals and has given them what he has on file and what he has guessed at, which has filled in the blanks on a couple of different models. Director Cantwell added right now they are doing the peer-to-peer research, because they do not need MidAmerica for this part, and will just look at the activity levels, MRO area, commerce, what is being hosted and available, along with some kind of value statement for Joint Use issues. Director Cantwell stated he already knows the hired headquarter issues with the FAA going back to Washington D.C. Commissioner Nations moved to approve the CMT manpower proposal at a cost not-to-exceed \$45,265.00 and funding to come from the current Airport budget and to be completed by the end of 2019. Second by Commissioner Lee. Chairman Sauget stated to correct at \$45,625.00 instead of \$45,265.00. Dr. Moore added she does not believe a transition can be made without this. Commissioner Nations stated he agrees and it is going to be a roadmap for a long time coming. Director Cantwell stated it was a baseline that was given previously when the Airport was being handed off to someone else, and it was proofed out with manpower there, and then there was a consolidation at the Airport. Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 5 ABSENT: 1 NAYS: None

Motion carried.

Director Cantwell stated there are quite a few Airport-owned buildings and parking lots that have not been touched in 20 years. Director Cantwell added the engineers went out with an engineer estimate of \$23,575.37 for maintenance, so all of that together was discerned for maintenance by ops and engineering to say they need that. Director Cantwell stated one bid came back from the six that went out and they were qualified and much lower than the estimate. Commissioner Nations moved to approve the use of Sealcoat of the miscellaneous parking lot coatings/maintenance at a cost not-to-exceed \$19,400.00. Second by Commissioner Dinges.

Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Absent
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 5 ABSENT: 1 NAYS: None

Motion carried.

Director Cantwell stated MidAmerica is out of renewals on their current snow and ice removal services. Director Cantwell added it is on the landside, which gives 24-hour response for their 24-hour customers, such as Boeing and North Bay Produce. Director Cantwell stated it went out on an RFQ process, which Munie Greencare Professionals presented the best overall ability to perform. Director Cantwell added they want to approve them for services with there not being a high end and a low end, as it is an on-call service, but the priority and tasks are correct, which it will come out of MidAmerica's normal maintenance budget. Commissioner

Nations stated he does not see a cost. Director Cantwell stated it is a plug and play, so it could be a half inch of snow and they get called out and MidAmerica only needs salt, but if it is 4 inches of snow, then the big boomer needs to clean out the parking lot, the paid parking lot, and everywhere else around Boeing. Commissioner Nations inquired if there is some sort of fee structure. Director Cantwell stated there is a fee structure. Commissioner Nations inquired if it is unchanged from the previous agreement. Director Cantwell added that one piece of equipment is larger, but everything is similar and the maintenance superintendent makes the call with the airside and the landside. Director Cantwell stated it is better to have this than have MidAmerica's manpower do the landside, since the airside also needs to be done. Commissioner Nations inquired if it is appropriate to say that the incremental costs are consistent with the previous contract. Director Cantwell stated you could say that. Commissioner Nations moved to approve the snow and ice removal services to Munie Greencare Professionals for an initial term of 3 years and two 1-year extensions at the Airport's discretion and the set proposal pricing is in line with previous contracts. Second by Commissioner Dinges. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Present
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 4 ABSENT: 1 PRESENT: 1 NAYS: None	

Commissioner Effinger stated Munie was his brother-in-law, so he asked if he should pass on this. Commissioner Nations stated he could just state he was "present". Motion carried.

Director Cantwell stated there have been some discussions in the past of the Boeing St. Clair Building and next year will be their 10th year on the Airport. Director Cantwell added they are extremely pleased with the residency and the activity, so they have asked for a 2-year extension on their initial term, so they would not have to enact the 5-year extension lease.

Director Cantwell stated there may be some interim decision making that they want to contemplate in the 2-year extension, with the reason there are discussions now is they are legal as to discern the language that is in the current lease, as meaning it has to be renegotiated a year before. Director Cantwell added while MidAmerica sees there is intention to use the next term, a year out, and giving notice in their corporate/legal office, they see that as a new lease and they need to fix the new lease. Director Cantwell stated Boeing wants to have this extension for 2 years, so in those 2 years, starting September 2020, they want some capital improvements in HVAC and lighting. Director Cantwell added MidAmerica is going to recoup those costs in the 2-year extension lease payment, and then Boeing wants to negotiate the next 5-year term along with the next 5-year term, so they can have some corporate comparisons for some macro decisions that they are making internally. Director Cantwell stated what has been done is add a 2-year initial term, the base rent plus the capital improvements, \$371,000.00 a year plus a little bit of change. Director Cantwell added the first 5-year renewal is \$355,020.00 and the reason it is lower is because those capital improvements are being recouped over the 2-year period in the first one and then the second 5-year renewal is a 4% increase in the base rent. Director Cantwell stated the 2-year extension, plus the two 5-year renewals, is equal to \$4.3 million. Director Cantwell added the request is move to approve Boeing St. Clair Lease Amendment and the original signature to the Boeing Lease was the Public Building Commission. Commissioner Nations stated to move for approval of the Boeing St. Clair Lease Amendment, which is modified to extend the initial term by 2 years and keep in place two 5-year extensions, as the 2-year extension recoups capital improvement costs requested by the tenant. Director Cantwell stated this adds 2 years to the initial term, the base rent plus capital improvements is \$371,340.00 per year, the first 5-year renewal base is \$355,200.00 per year, the second 5-year renewal base is \$362,400.00 per year, and the 2-year extension plus the two 5-year renewals is a total of

\$4,330,680.00. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 5	ABSENT: 1
NAYS: None	

Motion carried.

Director Cantwell stated he wanted to reiterate there are 455 airports in the nation with commercial service, so it is a big deal to have a test platform to take off out of an airport for the first time. Director Cantwell added a day in history is 9/19/19. Commissioner Nations inquired as to what is the geography of the test area on a community basis or by highway markers. Director Cantwell stated over the top of Lambert and centered on Lambert is an airspace that is called a Class A airspace, and is positively controlled from the ground and up 18,000 feet, and no one legally should penetrate that without contact and some other aircraft requirements. Director Cantwell added outside of that there is a B and a C, and to the North and East towards Troy, open airspace and is not constricted. Director Cantwell stated the FAA has given roughly a 25 by 25-mile area, mean sea level. Director Cantwell added on their first test, when they took off the day before to the Southeast, they came back and landed the same way because it was the lowest density population and if there were something wrong, they would just destroy a million ears of corn. Director Cantwell stated the patterns that go into Scott-MidAmerica or Lambert are pretty rigid, but they are unaffected because they are away from the Class A airspace. Director Cantwell added MidAmerica's airspace is very conducive to this kind of activity with low risk. Director Cantwell stated this is the first piece of equipment that has autonomously taken off and has come back. Director Cantwell added this is a big step in Boeing's life and there is a lot of affection between Boeing and MidAmerica now. Director Cantwell stated he is anticipating

seeing additional growth and will not be taking away from anyone, but will be an enhancement.

James Brede, Director of Buildings, stated the Labor Board of the State of Illinois sent a letter stating they are decertifying the current union in place with the Public Building Commission's employees. Director Brede added there was no interest, and officially as of yesterday, the PBC's employees are non-union. Commissioner Dinges inquired as to how many were in the union. Director Brede stated there were 20 at one time and are down 18 employees now. Commissioner Nations stated he thinks it will be beneficial to both ends of the agreement. Chairman Sauget inquired if it was \$40.00 a month. Director Brede stated this to be true.

Chairman Sauget stated he handed out an article, which tells the history of the aviation industry in the St. Louis region. Commissioner Effinger stated it was interesting. A general discussion was held in regards to NGA and security.

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

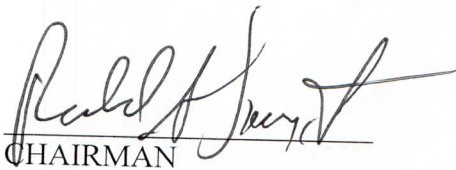
Meeting adjourned at 1:44 p.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:


CHAIRMAN