

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY
AUGUST 20, 2020 AT 10:05 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 10:05 a.m., on Thursday, August 20, 2020 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; Sue Schmidt, St. Clair County Financial Analyst; Monica Taylor, St. Clair County Financial Analyst; James Brede, Director of Buildings; Tom Rehkemper, Rehkemper Family Partnership; and Traci Firestone, Secretary. Attorney Bernard Ysursa; Randy Pierce, Fairview Heights Tribune; Larry Hawkins, AVMATS; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Scott Schanuel, Holland Construction Services, Inc.; Scott Manning, IMPACT Strategies; Tom Knapp, Sheriff's Department; answered present via telephone conference.

Minutes of the July 16, 2020 Regular Monthly Meeting and Executive Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting and Executive Meeting Minutes, dated July 16, 2020 be approved as provided. Second by Commissioner Lee and carried.

Under Treasurer and Finance, Commissioner Polites, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for August 31, 2020, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Commissioner Polites reviewed the Airport Expense Claims Report, dated August 31, 2020 and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Commissioner Polites reviewed the Monthly Budget Analysis Report for August 2020 and asked that it be placed on file, stating that the 2020 Budget is in line with the projected percentage of 66.7% expenditures, except for Economic Development, which is at 99% due to major capital improvements.

Commissioner Polites reviewed the Trial Balance Report for July 2020 and can be available when requested in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, presented for Approval of Utility Easement with Ameren, as Ameren is currently upgrading their gas lines in downtown Belleville and our 2 properties at 19 Public Square, the Annex Building, and the newly acquired parking lot from the City of Belleville, that PBC has had agreements with the old owners and want to update their easements with the PBC. Director Brede stated he was able to get Ameren to move some of their lines off the PBC's property, so the easements are going to narrow in scope. Director Brede

added it will definitely benefit the County with the new easements that the PBC would give them. Director Brede stated Ameren will come in with high-pressure lines and move all gas meters to the outside of the buildings. Commissioner Nations moved to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	:	Aye
Commissioner Lee	:	Aye
Commissioner Polites	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
AYES: 6	ABSENT: 0	NAYS: None

Motion carried.

Director Brede presented for Approval of Construction Manager at Risk, as they had a committee with 2 Board members, Jim Nations and Dan Polites, Dan Trapp from MidAmerica, along with Bill Reichert, PBC's Architect, and himself were part of the committee. Director Brede stated they reviewed 4 applicants and narrowed them down to 2, which would have been Holland and IMPACT and the Board voted to approve IMPACT to be the construction manager here for the Courthouse project. Director Brede added he would also like to defer to either Jim or Dan, if they would like to speak to that process. Commissioner Nations stated the fundamental issue is that the decision on the final 2 was extremely well-balanced and the ultimate decision was a 3 to 2 vote. Commissioner Nations added they have selected a competent, capable, well-based candidate for this project. Commissioner Polites stated he would agree. Commissioner Effinger inquired if this gets renewed every year. Director Brede stated this is for Construction Manager for the addition and the window project here at the Courthouse, so they will be there until the project is done, as it is a multi-year project. Commissioner Nations moved to approve the selection of IMPACT Strategies. Director Brede added this is for Construction Manager at Risk for the Courthouse Addition and Window Project. Second by

Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 0	NAYS: None

Motion carried.

Director Brede stated he would like to ask for a budget increase for operations of \$1 million to go into the Economic Development category for MidAmerica and he would like to defer that discussion to Bryan to speak to, if he would like. Bryan Johnson, MidAmerica St. Louis Airport Director, stated he does not have anything to add. Director Brede added MidAmerica needs the extra money for a project at the Airport. Commissioner Nations moved to approve the funding of \$1 million to the Economic Development at the MidAmerica Airport.

Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 0	NAYS: None

Motion carried.

Director Johnson stated the JPALS Lease was on the original agenda, but it was pulled, as they are in the process of finalizing the terms of that agreement. Director Johnson added that JPALS stands for Joint Precision Approach and Landing System and that is a Boeing project. Director Johnson stated the lease agreement that will be brought before the Board next month will be with Boeing for this specific project. Director Johnson stated the money that Director Brede asked for goes directly into this project, as the money that is being put into Economic Development is for the JPALS project.

Director Johnson presented the concessionaire renewal with Roy-el on the Fly, Inc. Director Johnson stated they have been very fortunate at the Airport to have such a dedicated commitment and a great group of people to work with, especially during the Coronavirus pandemic, as they have really stepped up and helped MidAmerica out with it being lean in April. Director Johnson added Roy-el has been great to work with and have been out at the Airport since 2015. Director Johnson stated the terms of the agreement is a 1-year renewal and this is the final year of the lease agreement itself. Director Johnson added it is a 1-year term and maintains the standard typical fees and charges that you would expect to see, so there are no increases. Director Johnson stated it is 8% on all gross receipts and then \$15,000.00 in an annual guarantee, which is very standard in the Airport industry, so that is welcome to see that it still can be maintained in the agreement during the Coronavirus time. Director Johnson added the Airport staff recommends that the Public Building Commission approve the renewal concessionaire lease agreement with Roy-el on the Fly contingent upon the following with signature by the Chairman: The certificate of insurance that is fundamental to any agreement within the Airport, along with the determination of good standing within the State of Illinois. Director Johnson stated those are things that should be done fairly quickly. Commissioner Nations moved to approve the Renewal for Roy-el on the Fly Concessionaire Lease Agreement contingent upon the provisions identified in the handout, such as good standing with the State of Illinois, along with the Certificate of Insurance. Second by Commissioner Polites and he added it is hard to believe it has been 5 years, as he can remember the selection process. Roll call as follows:

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

Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Director Johnson presented for approval the Design Services for JPALS, which is specific to Boeing and it is a new technology that will be utilized in some of their future aircraft. Director Johnson added that as an Airport, there needs to be support for this project for Design Services prior to construction, therefore, he is bringing this to the Board and seeking approval for a consultant agreement with Crawford, Murphy & Tilly, Inc., and not-to-exceed cost of \$42,170.21 to design services for JPALS. Commissioner Nations moved for approval of the consultant agreement for Design Services with Crawford, Murphy & Tilly, Inc., at an amount not-to-exceed \$42,170.22 for JPALS. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations : Aye
Commissioner Lee : Aye
Commissioner Polites : Aye
Commissioner Effinger : Aye
Commissioner Dinges : Aye
Commissioner Sauget : Aye
AYES: 6 ABSENT: 0 NAYS: None

Motion carried.

Director Johnson presented for approval for Project Information Management, also called Project Management Services, for Future Aviation Development. Director Johnson stated they want to work with a company that will help support MidAmerica's efforts for Future Aviation Development at the Airport and the agreement is established by cost, as a percentage of what is thought to be the total value of the project. Director Johnson added the great thing about this company is they are innovative in using existing technology and they are in other locations, such as MCI in Kansas City, the new billion-dollar terminal there. Director Johnson stated they are very, very reasonable, and just naturally good at managing a lot of parts and pieces that you would expect to see with some more complex projects. Director Johnson added the Airport staff

recommended the Public Building Commission approve a letter of agreement with MySmartPlans for \$120,000.00 to provide project information management and oversight for Future Aviation Development. Commissioner Nations stated he would like to ask when Director Johnson has this company within the area, that they could have an opportunity to be informed by them, maybe at a meeting, so they can get a sense of who they are and how they are. Director Johnson stated he appreciated thoughts and with IT these days, they normally are not on-site, and everything they are doing as an Airport and all the consulting services that they solicit are feeding the pipeline to their systems, so if they are on-site, he will try to introduce that thought. Director Johnson added he would also propose as an alternative that he will send the Board some additional information on the organization for some of the services they provide at least on the interim. Commissioner Nations moved for approval of a letter of agreement with MySmartPlans at a cost not-to-exceed \$120,000.00 to provide project information management and oversight of the Future Aviation Development at MidAmerica Airport. Second by Commissioner Effinger. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 0 NAYS: None	

Motion carried.

Director Johnson presented for approval the annual Airfield Paint and Reflective Beads, also known as Airport Markings. Director Johnson stated as you travel around the country, they are white on runways or yellow on taxiways, but is a requirement for the Airport certification. Director Johnson added this is a certification standard, which allows MidAmerica to support air carrier operations, as well as any other commercial activity at the Airport. Director Johnson

stated their team has already been out there doing a little bit of maintaining and putting down the reflective beads, which this just tees this up for any other work that needs to be done yet this year, as well as into early next year. Director Johnson added the Airport staff recommended to the Public Building Commission approval of an agreement with Colorado Paint, which is based out of Aurora, Colorado, to supply airfield paint and Potter Industries out of Valley Forge, Pennsylvania, to supply reflective media, which they are called glass beads at MidAmerica. Commissioner Polites moved to approve the agreement with Colorado Paint out of Aurora, Colorado, to supply airfield paint and Potter Industries out of Valley Forge, Pennsylvania, to supply reflective media, which is known as glass beads, for Airport markings. Second by Commissioner Lee. Roll call as follows:

Commissioner Nations	: Aye
Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
AYES: 6 ABSENT: 0 NAYS: None	

Motion carried.

Director Johnson introduced Mr. Larry Hawkins, who is on the phone, and he is the legal counsel for AVMATS, which AVMATS has been a long-time tenant at the Airport. Director Johnson stated they are looking to expand their campus and their facilities at the Airport with additional hangars, as well as a shop area. Director Johnson added Larry will share how he thinks the hangars will work and be operated and then allow for the commissioners to have the opportunity to ask any questions about the project, as this project is being currently teed up. Mr. Larry Hawkins stated he is general counsel for AVMATS, and he has been in that position since 2000 and worked through the building of both maintenance hangars and the change hangar and have been very enthusiastic about the project presence at MidAmerica Airport. Mr. Hawkins

added what they are proposing to increase the ability to take care of their customers and increase their capabilities at the Airport to handle new customers. Mr. Hawkins stated they are looking to expand their facilities at the Airport, as they have been there for 16 years and are very happy there. Mr. Hawkins added they are looking to build 3 hangars, which will give them 12,600 square feet of hangar space and 4,000 feet of shop space and storage space, including a couple of offices for a total of 16,600 square feet. Mr. Hawkins stated this expansion will allow them to expand their capabilities to take on tenants at the Airport and to service current and future customers. Chairman Sauget inquired if there was an illustration to show. Director Johnson stated he did not bring one and apologized to the commissioners for not having an illustration. Director Johnson inquired to see if Mr. Hawkins could describe the location and proximity to the campus. Mr. Hawkins stated the AVMATS paint hangar sits across from the Illinois State Police hangar on Monroe Flinn Boulevard and what they plan to do is basically the paint hangar will not be attached, but they will be right next to each other with an 80x50 shop storage area, and connected to that building would be 3 box hangars, which the first one is approximately 80x60 and then 2-60x60 next to that with a ramp going out towards Airport Boulevard. Mr. Hawkins added these would be typical box hangars that you see at any airport and constructed to be very similar in style as the AVMATS paint hangar and maintenance hangar, as they will be the same color scheme to maintain their campus integrity. Commissioner Lee inquired if the facilities will interfere with any future Airport expansions. Director Johnson stated definitely not. Mr. Hawkins added the area in which they are expanding is an area of space that would not impact any other Airport function and is in an area that this is not as developable for other parties other than probably AVMATS. Commissioner Nations inquired with Director Johnson's knowledge of this expansion concept, are there any concerns or any needs to modify their proposal. Director Johnson stated from what he has seen thus far, the concept represents what they would desire as

Airport and fundamentally it is a solid project and creates more value for them based on its location, along with creating more value for AVMATS. Director Johnson added it is a win-win, which it took a while to get to this location, but it was worth the effort. Director Johnson stated it will be beneficial, as an Airport, as well as AVMATS. Commissioner Nations inquired if there is any hold-up on what they are proposing, or will the Board be asked to act on this at the next meeting or what is the plan. Director Johnson added he wanted to bring the concept to the Board first and there will be more to follow, such as a lease will need to be developed, which is the trigger for this type of development. Director Johnson stated the hope is this can be worked through over the next 30 days and bring that to the Board in September. Director Johnson added in addition to that, there are obligations that MidAmerica has as an Airport that relates to Federal law, such as NEPA, which is the environmental part of the laws, along with initiating some airspace clearances. Director Johnson stated there is a good checklist to work through and hopeful to get the lease to the Board in September and then they can launch into building out the concept. Commissioner Lee inquired if the facilities will allow AVMATS to provide a greater service to more customers. Director Johnson stated they have existing customers already. Mr. Hawkins added they are looking to service their current customers, but they also have future contracts that they are working on right now that they are hopeful to get. Mr. Hawkins stated this will allow AVMATS the ability to not only get those contracts, but for example, the 2 hangar bays will be available for other purposes for both AVMATS and another company to come in and lease a hangar bay from them to store their airplane there in the future. Mr. Hawkins added their purpose at MidAmerica is to increase the throughput at the Airport to get more customers in there. Commissioner Nations inquired if there is any kind of description of the customers, not by name, but by function. Mr. Hawkins stated it would be corporate aircraft companies, companies that have airplanes that are looking for a place to keep their airplane and

then base their airplane out of an airport, that is one of the angles they are working. Mr. Hawkins added the other is some governmental and potential military aspects. Commissioner Nations inquired if Mr. Hawkins had any questions for the Board. Mr. Hawkins stated he did not at this time, and they are very excited, as this is a good expansion and an interesting time in history, but their business and customer base forward is solid, and they are ready to go. Mr. Hawkins added he should have his review and Justin's review of the lease finished and back to Director Johnson either today or tomorrow, so they should be ready to go next month for sure. Chairman Sauget stated it sounds like their clients are generally more aviation-type traffic for the Airport. Mr. Hawkins stated this to be true.

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 10:35 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:

Samuel Bohle
CHAIRMAN

*W/ Permission of
Chairman Sauget*