MINUTES OF THE MONTHLY MEETING OF THE PUBLIC BUILDING COMMISSION OF ST. CLAIR COUNTY, ILLINOIS, HELD ON THURSDAY DECEMBER 17, 2020 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 Vice-Chairman Dan Polites at 10:00 a.m., on Thursday, December 17, 2020 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Daniel Polites and Charles Lee. Richard Effinger, Thomas Dinges, Terry Beach, and Edmond Brown answered present via telephone conference. Richard Sauget was absent.

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; James Brede, Director of Buildings; Monica Taylor, St. Clair County Financial Analyst; and Traci Firestone, Secretary. Bryan Johnson, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Attorney Bernard Ysursa; Tom Knapp, Sheriff's Department; Kelly Dudley, Assistant Secretary; and Randy Pierce, Fairview Heights Tribune; answered present via telephone conference.

Minutes of the November 19, 2020 Regular Monthly Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting Minutes, dated November 19, 2020 be approved as provided. Second by Commissioner Dinges and carried.

Vice-Chairman Polites stated the Public Building Commission of St. Clair County is holding a special meeting in regard to the Airport lease approval and approval of the December monthly expenses for the Public Building Commission and MidAmerica in which a special meeting will be held Tuesday, December 29, 2020, at 10:00 a.m. at the County Board Conference Room on the 5th floor, B-564 and let this serve as notice to the public. Vice-

Chairman Polites added the PBC has been hit quite a bit with Covid with most of the employees being out and he wanted to extend a special thanks to Traci Firestone, who has gone beyond the call of duty with working 6 and 7 days a week doing the job of about 3 to 4 people. Vice-Chairman Polites stated as a result of the Covid-19 setback, there are no financials for today's meeting, but they will be available at the special meeting on December 29. Vice-Chairman Polites added the regular expense claims report, the Airport expense claims report, the budget analysis report, and the trial balance report will be skipped at this meeting.

Attorney Bernie Ysursa presented for approval the Flexible PBC Budget and stated the written resolutions they are discussing today are confirming what was done verbally at the last meeting, and they want to make sure that they are made as a matter of record. Attorney Ysursa added everyone has already looked at and approved the Flexible PBC Budget, as it is now formalized and gave notice to the public, and it is up for formal passage today. Commissioner Dinges moved to adopt approval of the Flexible PBC Budget, which was verbally agreed to last month. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Vice-Chairman Polites stated he wanted to thank Jim Brede for all he has done continuously now and for the 34 years of the St. Clair County PBC. Vice-Chairman Polites added the PBC has taken over the old bank building next to the Secretary of State's office, as they are going at record speed, and will begin testing there in the next few days. Vice-Chairman Polites stated because of this, there is confirmation of Emergency Approval of Purchase of Real

Estate and to bypass the bidding process in lieu of speed. Attorney Ysursa stated Vice-Chairman Polites phrased it properly and a resolution needs to be passed to get Emergency Approval of Purchase of Real Estate of the old Regions bank building that was discussed at the last meeting and already approved, but it needed to be memorialized for the record. Commissioner Beach made a motion to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Vice-Chairman Polites added he drove by there this morning and Jim has done an outstanding job, as there are 2 sets of drive-thru lanes in which people will fill out the Covid application and then will circle into a tent. Vice-Chairman Polites stated the first building on West Main will be used for future projects within the court system and Jim Brede has done a great job on the bank building and in less than a month, it has been turned into a Covid operation.

Vice-Chairman Polites stated there is a resolution for adopting approval of the 2021 MidAmerica St. Louis Airport Budget for Presentation to the County Board. Attorney Ysursa stated this is the motion that was approved last time, which now it has been published for formal approval. Attorney Ysursa added the budget for the Airport is recommended to be approved, because the finalization of it must go through the County Board, and this is what needs to be formally presented to them. Commissioner Lee made a motion to adopt approval of the 2021 MidAmerica St. Louis Airport Budget for Presentation to the St. Clair County Board. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Under Operations, James Brede, Director of Buildings, stated he wanted to say thank you to the Board for supporting the PBC this year under Covid and allowing him the flexibility to get a lot of stuff done in which he could not do it without the support of the Board. Director Brede added the Board has been great to support the effort of the PBC staff to get the buildings Covid-ready.

Director Brede presented for approval of the Addendum for Parking Garage A Renovation, which is a contract with IMPACT Strategies. Director Brede stated under the contract there were some unknowns and some costs that would be incurred depending on replacement of asphalt and surfaces. Director Brede added this project is almost finished and there needs to be a change order to increase the total cost of the project by $15,811.00. Commissioner Lee moved to approve the addendum for Parking Garage A Renovation using IMPACT Strategies in a cost not-to-exceed $15,811.00. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Brede presented for approval the Lease with the Illinois Department of

Commerce and Economic Opportunity. Director Brede stated he is using a lease that the PBC uses and is preapproved by counsel. Director Brede added the Lease with the Illinois Department of Commerce is to allow them to use a room at 19 Public Square building and they will have this space for free. Director Brede stated their job is to help businesses here under Covid for the next year, but they will be charged for a parking spot at $25.00 a month. Commissioner Beach stated this is a feather in our cap and wanted to thank the PBC staff for being flexible on this when Rick Stubblefield at the Grants Department spoke to the person with this DCEO office. Commissioner Beach added he has interacted with this State agency for 40-plus years and they may be relocating from Collinsville. Commissioner Beach stated her jurisdiction covers about 10 counties and Belleville is centrally located. Commissioner Beach moved to approve this lease. Second by Commissioner Lee/Commissioner Brown. Vice-Chairman Polites stated he wanted to commend Chairman Kern for making this office space possible. Vice-Chairman Polites stated he shares Commissioner Beach's sentiments and can speak on behalf of the PBC that this is a nice community effort. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Brede presented for approval a Lease with the St. Clair County Health Department for the new Covid testing site at 330 West Main and are using the standard lease. Director Brede stated it will be tied into the grant money the Health Department has for providing that service. Director Brede added they will be charged $2500.00 a month for next year's lease, along with the addendum of the lease, and they will be billed monthly for all their security needs under the PBC, Public Safety Department, and will be provided security service for that facility. Vice-Chairman Polites stated a security officer has just been hired for that building and he starts on Monday. Commissioner Dinges made a motion for approval of the Lease for the St. Clair County Health Department to reimburse the PBC at a lease payment of $2500.00 a month plus security expenses. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Bryan Johnson, MidAmerica St. Louis Airport Director, presented for approval for Airport Operations a new video system, which the Airport has a Physical Access Control System (PACS). Director Johnson stated the video system is the one component of the entire Airport Security System, so it is the desire of the Airport to purchase these new video systems that will be the first of several purchases, we will be making through 2021 to replace the existing security system. Director Johnson added as a certified Airport, there are many regulations that must be followed, both from the FAA and the TSA. Director Johnson stated the system was last updated in 2013 and there are several regulations that MidAmerica needs to comply with and it is a requirement to meet those regulatory requirements. Director Johnson added the financial impact has been accounted for in the 2021 Airport operating budget. Commissioner Effinger moved to approve Genetec's video surveillance system installation provided by Utilitra for a not-to-exceed cost of $30,000.00. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye

Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Vice-Chairman Polites stated Director Johnson has pulled the Pre-Development Agreement off the agenda and that will be discussed at the December 29th meeting. Director Johnson stated because of how business is being conducted today, it is his request to be given the authority to sign the various agreements in lieu of the Chairman due to the coronavirus pandemic and he wanted to make sure everyone is clear on that and if everyone is willing to support. Vice-Chairman Polites stated he would agree with that as the interim Chairman and if there is a motion to let Director Bryan Johnson sign the necessary paperwork due to Covid-19 and expedite the process. Commissioner Lee moved for approval. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented the next item and stated there is a company called Safety and Security Instruction (SSI). Director Johnson added one of the challenges MidAmerica has and it is indirectly related to the security system that he spoke to earlier, is they do quite a bit of training, as an Airport. Director Johnson stated the training is intended to comply with various FAA requirements for Airport certification, as well as TSA requirements and training requirements to support MidAmerica's existing security system. Director Johnson added, as an example, anyone wishing to access the runway, there is a certain training requirement mandated by the Federal Government that all employees, as well as tenants, must be successful at it. Director Johnson stated what he has discovered since he got here is the training system or tools are outdated, and they are pretty lean at the Airport, which they have one person that is solely dedicated to providing this training and this takes a lot of time. Director Johnson added this new product is intended to automate and streamline the process and bring in new technology that will help in the success of the training for the applicants that are required to complete it and it is all web-based. Director Johnson stated they will no longer have the point-to-point contact in the classroom and this can be pushed out to the web to each individual through a user name and password. Director Johnson added this helps to reduce the risk of the coronavirus with not having them in class. Director Johnson stated the purchase of this was accounted for in the fiscal year 2020 Airport operating budget. Commissioner Effinger moved to approve the service agreement with Safety and Security Instruction (SSI), which will be used to fulfill both the FAA and TSA training requirements for the Airport staff. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the Lease Agreement – Amendment #2 for M1 Support Services, LP, which they are out of Texas and this company has been on the airfield for a couple of years. Director Johnson stated they provide support to Scott Air Force Base for some of the aircraft as it relates to maintenance and modifications. Director Johnson added it is nice having them here and they take up a small area inside the terminal building. Director Johnson stated they are wishing to extend their lease for approximately 3 months and the revenue for this 3-month period nets at $609.60, which it is all very important to the Airport. Commissioner Dinges moved to approve. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the Lease Agreement – Amendment #1 – Transitional Flight Training. Director Johnson stated Boeing has done a lot of work at the Airport with Boeing-St. Clair, and in May of 2020, MidAmerica initiated a lease agreement with them, so they could continue to support their various aircraft operations and that was the development of the TFT agreement. Director Johnson added one thing that was unique to this agreement was how the construction was funded, and back in 2019, his predecessor, Tim Cantwell, moved to help support this project through the Guaranteed Maximum Price, the GMP process. Director Johnson added it was initially established for the budget for about $6.5 million total project cost, but it turned out to be closer to $5.5 million. Director Johnson stated the amendment is a modification to nothing more than the actual dollars that they receive, so they have seen quite a bit of additional work, other construction required, since the original lease was approved by the PBC in May. Director Johnson added they are wanting to account for that through this adjustment in their rent payment, so the rent payments currently are $496,000.00 and some change, to cover the costs that have been spent on this project and to move the rental rate to $614,000.00 and some change, through June 1, 2021. Director Johnson stated rather than extend those costs over a long period of time that it would be more advantageous to capture that sooner and lessen that burden over time. Director Johnson added these are revenues coming back to the Airport for those expenditures. Commissioner Effinger moved to approve Amendment #1 – Transitional Flight Training with Boeing with signature by the Airport Director. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented a consulting agreement with Walker, which the parking lot is the backbone of the Airport and the travelers that fly through the terminal. Director Johnson stated it is an essential part of the service to the traveler, and to the Airport itself, as it relates to revenue generation. Director Johnson added it has been in play for a couple of years, which just this last year completed the expansion of the parking lot and moved it upwards to just a little less than 2,000 parking stalls. Director Johnson stated this will help guide in the decision-making when looking at refining some of the new technology that they want to bring forward into the parking lot. Director Johnson added last month he talked about separating the parking lot into 2 different areas, one would be premium, and one would be economy, with this there is a little more choice and a little more value for the traveler. Director Johnson stated it is a high-level look and will be a guide as MidAmerica considers improvements to the parking over time. Director Johnson added the budget was accounted for in 2020 and coming out of the Airport operating budget. Commissioner Brown moved to approve Walker Consultants not-to-exceed $24,000.00. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented a consulting agreement for pavement and it is the backbone of any airport. Director Johnson stated the Airport is young with being just a little over 20-plus years old and the pavement starts to wear and tear over years of a lot of aircraft landing and taking off from the Airport. Director Johnson added there is about 10,000 feet of runway and another 10,000 feet of taxiway with various aprons. Director Johnson stated there is a Pavement Management Program in place that was established in the early 2000s that is a precursor to Federal funds, and it is a requirement of the FAA that the Airport maintains the pavement, for safety and functionality being the key reasons. Director Johnson added they would like to move forward with a Pavement Management Program, repair project, if you will, and ask for approval to execute a consulting agreement with Crawford, Murphy, and Tilly at a not-to-exceed amount of $20,500.00 to provide design services for plans to repair some of the runway later this year. Commissioner Brown inquired that this is just a consultant and not for building planning services. Director Johnson stated there are 2 pieces to any concrete or pavement project, there is the design piece and then there is the construction piece, and this is just the design. Director Johnson added they anticipate spending an additional $100,000.00 in repairs of the pavement in 2021 and he will be bringing that back to the Board in a separate construction agreement. Commissioner Brown moved to approve. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye

Commissioner Dinges	: Aye
Commissioner Sauget	: Absent
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

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

Meeting adjourned at 10:35 a.m.

Respectfully submitted,

Kelly Dudley

Kelly Dudley
Assistant Secretary

APPROVED:

Daniel Boltes

VICE- CHAIRMAN