

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON MONDAY
MARCH 30, 2020 AT 10:02 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 10:02 a.m., on Monday, March 30, 2020 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Tim Cantwell, MidAmerica St. Louis Airport Director; Bryan Johnson, MidAmerica St. Louis Airport Director; James Brede, Director of Buildings; Sue Schmidt, Financial Analyst; and Traci Firestone, Secretary. Monica Taylor, Financial Analyst; Attorney Bernard Ysursa; and Ray Coyne attended meeting via conference call system.

Minutes of the February 24, 2020 Regular Monthly Meeting and Executive Meeting were reviewed. Commissioner Nations moved that the Regular Monthly Meeting Minutes and Executive Meeting Minutes, dated February 24, 2020 be approved as provided. 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.

Under Treasurer and Finance, Commissioner Polites, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for March 30, 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 March 30, 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 March 2020, and asked that it be placed on file, stating that the 2020 Budget is in line with the projected percentage of 25% expenditures, with the exception of the Economic Development at 26%, due to the parking lot project.

Commissioner Polites reviewed the Trial Balance Report for February 2020 and asked that it be placed on file. The Secretary has a copy available for review in the Public Building Commission Office.

Commissioner Polites presented Resolution – 2020-01 and stated that Ray Coyne is on the speaker phone. Commissioner Polites stated they met with Jim Brede, Jim Nations, himself, Sue Schmidt, and Traci Firestone, which they looked at the possibility of financing the Bond 3 issues covering the County Buildings and the bond issued for Airport properties. Commissioner Polites

added that as of now, it appears there is a benefit from a lower interest rate to generate substantial savings, but cannot extend the duration of the bonds, which end in 2038 for the County Building Bonds and 2031 for the Airport-related bonds. Commissioner Polites stated as part of the refinancing, the lease agreements would also be amended between the County and the PBC to accommodate the new debt service amounts and possibly change the operating and maintenance portion of the leases. Commissioner Polites added he will present the resolution in just a moment, agenda items 5 and 6, asks that the Commissioners give Chairman Sauget the authority to process the refinancing on any and all of the Bond issues, when and if, it is appropriate to do so. Commissioner Polites stated this authorization expires September 19. Commissioner Polites added with the permission of the Commission, he introduced motion number 5, which makes the motion that they pass Resolution – 2020-01, authorizing and providing for the issue of not-to-exceed \$14 million Taxable Public Building Revenue Refunding Bonds of the Public Building Commission of St. Clair County, Illinois, and related lease between the PBC and the County for County Buildings. Second by Commissioner Nations. 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 introduced motion number 6, and made motion to pass Resolution – 2020-02, authorizing and providing for the issue of not-to-exceed \$12 million Taxable Public Building Revenue Refunding Bonds of the Public Building Commission of St. Clair County, Illinois, and related lease between the PBC and the County for the Airport. Second by Commissioner Nations. 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 stated in closing, if there are any questions, please contact Sue Schmidt or Mr. Ray Coyne.

Under Operations, James Brede Director of Buildings, presented for approval of FGM Architectural Contract and there was an RFQ process that was used for picking an architectural firm. Director Brede added from the 6 that showed initial interest, only 3 submitted for final interview process, and the committee recommended to approve FGM. Director Brede stated that council did have some issues with the contract, as this was changed and updated yesterday, so the changes are there that Attorney Ysursa wanted in the contract for Chairman Sauget to sign. Director Brede inquired if there were any other issues that Attorney Ysursa needed to inform the Board on. Attorney Ysursa stated he did not have any other issues. Commissioner Effinger moved to approve. Second by Commissioner Nations. 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 stated with the Chairman Sauget's permission, he needed to introduce the Escrow Agreement related to the Bonds, as the Escrow Agreement dated March 30, 2020 by the Public Building Commission of St. Clair County, Illinois, and the Bank of New York Mellon Trust Company, a national banking association, having trust powers, organize and operating under the laws of the United States of America, located in St. Louis, Missouri, in consideration of the mutual promise and agreement herefore set, and Commissioner Polites has

definitions that he will submit to the Secretary. Commissioner Polites made a motion to approve the Escrow Agreement. Second by Commissioner Nations. 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 get authorization for Emergency spending during the COVID-19 issue. Director Brede added that last week, when the monthly meeting was postponed, there was a concern about paying payroll and continuing paying the operational bills, so he called Chairman Sauget and he gave Director Brede authorization. Director Brede stated he would like to have the Board ratify Chairman Sauget's decision and would like to extend that to possibly next month, because he is not sure if there will be a meeting next month or not, but he would like to be able to continue payroll and paying PBC and Airport bills. Commissioner Nations moved to approve to authorize the administration to pay valid payroll and other necessary expenditures to keep the PBC operations intact for a period not-to-exceed 60 days. Chairman Sauget inquired if there is a limit on that. Director Brede stated after approving the routine items, his authorization is up to \$20,000.00 and anything over and above, would usually take the Board action. Director Brede inquired if he could just get a ratification from Chairman Sauget on anything that needs to be bought in an emergency, as most of the items are cleaning products, and those companies need an answer right away if the items are going to be bought, as they will not wait. Director Brede added he would have to move quickly on those issues. Commissioner Polites made a motion. Commissioner Nations inquired if it can be appended to the motion that was started to authorize the Chairman to approve expenditures that are in excess of \$20,000.00. Commissioner Polites stated this can be done. 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.

Under Airport Operation Business, Tim Cantwell, MidAmerica St. Louis Airport Director, stated he wanted to talk about what is happening out at the Airport, and with looking at the handout, it shows all of March is cancelled and in the near future there are other items cancelled. Director Cantwell added the Base is still needing the runway, as it is the only runway operational, so anything that is tied to the runway from the Airport staff needs to be performing as essential services on the transportation road. Director Cantwell stated Boeing is declared essential with 400 people working at the Airport today, along with North Bay Produce is a food source and they are essential, so the trucks are still coming on and off. Director Cantwell added the building projects for the Airport are still ongoing. Director Cantwell stated when driving by the Airport, you will see a lot of dirt, and the projects that are in the planning stages or in the design stages, F15QA transition flight training is going to be on the Golf Apron is continuing in design. Director Cantwell added the North American Helicopter Company has slowed down in their design and have not come up with a lease yet and still working through the lease and have not moved any dirt, but that spot be will formalized within the next 60 days. Director Cantwell stated that Holland Construction on the terminal modifications is still ongoing and are doing the first phase of utility enhancement around the building. Director Cantwell added the parking lot, which is still in the forecast for June or July, but the anticipation is that stuff will not come back to normal for quite a long time, but being prepared to have that with the parking lot that was planned to have 42 flights a week and may happen in July, which all of that stuff may push to the right. Director Cantwell stated nobody knows what it looks like, but those are all continuing.

Director Cantwell presented for approval the fulfillment of lease obligations for Boeing. Director Cantwell stated it was first a warehouse and then it turned into a manufacturing site, but the manufacturing site could not be serviced very well because of the floor equipment underneath it now and lights cannot be accessed. Director Cantwell added that Jarvis Electrical Contracting bid at a cost of \$49,880.00 and it was in the lease framework. Director Cantwell stated he would like to get approval for Jarvis Electrical Contracting with the motion at bottom of page 2 on the slide. Commissioner Nations moved for approval of the lowest responsive bidder, Jarvis Electrical Contracting, for the Interior Lighting Project Alternate 2 to Boeing St. Clair Building at an amount not-to-exceed \$49,900.00. 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 Cantwell presented for approval of Reinforced Concrete Pipe Bid and is really a site modification. Director Cantwell stated the design team and the engineering firm, CMT, built the maintenance road, which was a little bit over a mile and there are drainage problems. Director Cantwell added they have found the design may be a little off or it was not cleaned up. Director Cantwell stated last month, the Board agreed to an MOU that CMT would pay for the fix of this issue, which is regrading. Director Cantwell added the bid is in and came up quite a bit higher than expected and will not move forward until CMT comes up with the cash or check, which they have already agreed to. Director Cantwell stated DMS Contracting was the lowest responsive bidder at \$55,425.95. Director Cantwell added the initial estimate was \$23,000.00, so it was significantly higher and was a difference in grade, so the motion is on the bottom of item 2. Commissioner Nations moved to approve DMS Contracting for the Adjust Existing Reinforced Concrete Pipe & Re-Grade Project at an amount not-to-exceed \$55,425.95, and to note, that this

is subject to reimbursement by CMT. Second by Commissioner Effinger. Commissioner Lee inquired if DMS has the appropriate expertise to perform this kind of work. Director Cantwell stated they do. Chairman Sauget stated the location is at the end of the taxiway between the 2 Airports. Director Cantwell stated it is closer to the Mike Apron, but it is the maintenance road that is used on the interior, so they do not have to talk to the tower, as it is outside of the safety area. 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 Cantwell stated while the parking lot expansion was going, there was a design-build and have identified a better design on some issues that raised the cost for Change Order 1 of \$110,912.00 and is still below the engineer's estimate of \$1.5 million that was budgeted for this year and would like to increase the GMP (Gross Maximum Price) to \$1,416,573.00. Commissioner Nations moved to approve Change Order 1 – Parking Lot Expansion – Phase III for the amount not-to-exceed \$110,912.00 and increase GMP to \$1,416,573.00. Second by Commissioner Dinges. 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 Cantwell stated they are continuing to work on the F15QA program to host the transition of Boeing aircraft to the Royal Qatar. Director Cantwell added Contegra Construction Company was selected and the engineer's estimate for the site was \$6.5 million and the gross

maximum price that Contegra has come back with after definitively looking at the items is \$5,492,604.00. Director Cantwell presented a chart with the elements broken out, which there are some shared costs for utility corridor extension and talked about going all the way around the Golf Apron and Boeing will pay 20% of that for this plant. Director Cantwell stated that Boeing has also made a decision to enhance the air operations center, Aircraft Rescue Fire Fighting, building and to put a third bay on it, and to pay 65% since they are only going to use it 2 years and then it will be rented to the Airport throughout the whole thing. Director Cantwell added there will be a permanent structure that will be put on the Rescue Fire Fighting facility and it will stay there for the life of the building and the utility corridor, one-fifth will be paid by the Boeing project. Director Cantwell stated that is a temporary facility and next month 2 one-year leases will be presented that Boeing is contemplating, which the first year will be for Qatar, and the second year will be for a country that has not been delineated yet. Director Cantwell added that hosting this brings a million gallons of gas sales for the one-year period. Commissioner Nations stated in item 4 details, Director Cantwell's notation shows that the reimbursement from Boeing would be 65%. Director Cantwell stated that is the correct percentage. Commissioner Nations moved for approval of Contegra Construction Company GMP for the Transitional Flight Training facilities at an amount not-to-exceed \$5,492,604.00 and that includes the activities of 20% reimbursement from Boeing for the utility corridor and 65% reimbursement for the ARFF permanent expansion. 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 Cantwell stated timely this month is Senator Clayborne's agreement with the County, as he has successfully lobbied through a position in the Capitol bill to match for the

terminal expansion. Director Cantwell added that Representative Hoffman is a leader for MidAmerica in the House, but Senator Clayborne has been doing the communication coordination, so he has reaffirmed that whenever the House and Senate come back in and they finalize the Capitol bill, it will be a line item to St. Clair County and not to the Airport. Commissioner Polites inquired to the dollar amount in the agreement with Senator Clayborne. Director Cantwell stated it is \$8,000.00 a month, which includes usual and ordinary costs. Commissioner Polites made a motion to approve the renewal of Senator Clayborne and his firm of Clayborne & Wagner, LLP, at a rate of \$8,000.00 a month. Second by Commissioner Nations. 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 Cantwell stated the Airport owns all of the GSE equipment, which there are 4 units and only 1 is reliable for having air start capability. Director Cantwell added for years, they have been putting them together piece-by-piece and have 2 carcasses of air starts that they have been pulling parts off to make the other 2 work. Director Cantwell stated the used air start is available, which there were 3 quotes on used ones. Director Cantwell added when they are used, they do not have to do a formal bidding process on them. Director Cantwell stated on the bottom of page 5, it shows what the maintenance guys recommend and what they do not recommend. Director Cantwell stated the amount was in the budget and they selected Victory TMAC250 used air start at the cost of \$89,500.00 and additional transport costs, which he believes is going to be about \$3,000.00. Commissioner Nations inquired on the budget line amount was shown as 1500-500 and wondering if that is a typo. Director Cantwell stated it should be 91500-500.

Commissioner Nations stated it is the line item and not a dollar amount. Commissioner Nations moved to approve as stated. Second by Commissioner Polites. 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 Cantwell introduced Bryan Johnson, as his replacement, and will take over at the end of Friday. Director Cantwell stated he is in from Denver.

Director Cantwell stated they do not need to go into executive session but wanted to let the Board know there will be some tree issues that Bryan is going to inherit. Director Cantwell added they must go through their bureaucracy and the FAA part first, but MidAmerica is having discussions with the Base about their rights or their needs, along with MidAmerica's requirements. Director Cantwell stated there is an avigation easement on property that is in the flyway, so the Base has a right to enter on MidAmerica's land to perform the work. Director Cantwell added it does not need to be done, because of being a private farmer out there, but as a friendly gesture, discussions need to be entered to make a plan. Director Cantwell stated it will be a very lengthy plan, because it is over 100 acres of trees that need to be removed.

Commissioner Polites stated it has been an honor to serve with Director Cantwell. Director Cantwell thanked everyone. Chairman Sauget inquired if Director Cantwell is in their future. Director Cantwell stated he might be in MidAmerica's future. Chairman Sauget stated Director Cantwell has done a great job.

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

Meeting adjourned at 10:30 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:

Richard S. ...

CHAIRMAN