

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY
MAY 21, 2020 AT 10:07 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 10:07 a.m., on Thursday, May 21, 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. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Randy Pierce, Fairview Heights Tribune; Monica Taylor, St. Clair County Financial Analyst; Ed Cockrell, County Board Member; and Attorney Bernard Ysursa answered present via telephone conference.

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; James Brede, Director of Buildings; Traci Firestone, Secretary; and Kelly Dudley, Assistant Secretary.

Minutes of the March 30, 2020 Regular Monthly Meeting were reviewed. Commissioner Lee requested to approve as presented. 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, Bryan Johnson, MidAmerica St. Louis Airport Director, stated for him, personally, it is incredibly exciting, as this is his first board meeting and

it just happens to be in the middle of a pandemic. Director Johnson thanked everyone for their time, especially under the circumstances, and it is greatly appreciated. Director Johnson stated the staff and himself are essential at the Airport and they continue to work very, very hard, and hats off to his staff for all of the work that they are doing supporting their efforts, not only with the projects on the agenda, but with the air service component and all of the communication, etc.

Director Johnson presented for approval of the Telephone System Replacement Proposal. Director Johnson stated it was teed up by the Airport staff and programmed it into the budget last year. Director Johnson added they went through a standard process to identify a vendor to provide the replacement for the existing phone system. Director Johnson stated the phone system is original and came out of the box in the late 90s and is well beyond its useful life and needs to be replaced. Director Johnson reviewed the supporting document that has the details, as far as the bid tab, and the Airport staff went through a very extensive selection process and spent a lot of time on this. Director Johnson stated Tech Electronics was selected to perform the work, so he is requesting approval of this proposal as stated in the agenda. Commissioner Nations moved to approve. Second by Commissioner Polites. Commissioner Nations inquired if Director Johnson can give an assessment of what the technological differences are old system to new system. Director Johnson stated he is not a telephone guy, but that so much of their communication now revolves around ISP and networking component, which is the frontier they are working from now. Director Johnson added to keep in mind that many of the vendors they work with, as well, expect that kind of technology. Director Johnson stated they support all of the phone systems at the Airport, at least within the terminal building. Director Johnson added as an example, Allegiant/TSA are looking for utilizing that technology, so that is part of the drive behind this change. James Brede, Director of Buildings, inquired if Director Johnson is keeping the old system or did Tech Electronics take it. Commissioner Nations inquired if Director Brede

wanted the old system. Director Brede stated there could be a chance it could be repurposed at the Detention Center. Dan Trapp, MidAmerica St. Louis Engineering/Planning Director, stated it is being traded in as part of the proposal. Commissioner Nations inquired to the value they put on it. Mr. Trapp stated it is \$10,000.00. Commissioner Nations inquired if Director Brede would like to buy it for \$10,000.00. Director Brede stated he would have to look into it to see if it is functional. Director Brede stated their phone system is original and it is 50 years old. 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 HVAC Service Agreement with the terminal building. Director Johnson stated this comes with many HVAC components, coolers, chillers, etc., and this is just standard operations of maintenance and business that the Airport is engaged with this agreement. Director Johnson added it is a 3-year term with Integrated Facility Services. Director Johnson stated the staff was diligent in doing their homework and talking with the 2 different vendors and decided that Integrated Facility Services would be in the best interest moving forward as an Airport. Director Johnson added they would like approval to move forward with this. Commissioner Nations inquired if they are a local firm. Mr. Trapp stated Integrated Facility Services is in St. Louis, he believes in Fenton. Commissioner Nations moved for approval as requested. 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 Johnson presented for approval the Utility Extension/Fees for Future Hangar Development. Director Johnson stated this was driven partly by the Transitional Flight Training project and it was recognized that maybe there would be some opportunity for the Airport to expand the opportunity for future hangar development. Director Johnson added you can see some of the breakdown for the gas and electric on the handout. Director Johnson stated the diagram on the back shows that the pathway of the utility corridor shows the extension. Director Johnson stated this will provide service to future hangar development, which includes another agenda item, which will be an actual tenant that will be utilizing these utility improvements. Director Johnson added there is obviously a cost, but also, there is some revenue back to the Airport as the various parcels come online, so that is something that becomes of value to the Airport. Director Johnson stated at the end of the day, they will create what he calls a mini district down there, so as every tenant comes online, they are going to be paying part of the cost for the improvements that they are making, as part of this plan. Commissioner Nations inquired with Ameren's proposal, if they are covering both gas and electric. Director Johnson stated this is correct. Commissioner Nations inquired to what is being done about water. Mr. Trapp stated the water is being extended as part of another project. Commissioner Nations moved to approve. Director Brede inquired if this is PBC funding or County funding. Commissioner Nations inquired to the funding source. Mr. Trapp stated he would have to get back on that one. Commissioner Nations inquired if there is an assumption or if this is funded somewhere in the budgeting cycle. Director Brede stated there is nothing on the PBC side. Mr. Trapp stated it should be funded under the same item that the Transitional Flight Training project

is funded under, but he does not have that in front of him. Director Brede inquired if that is part of the \$5.5. Mr. Trapp stated this is correct. Chairman Sauget inquired if 20% of this is going to be covered by the Flight Training. Director Johnson stated this to be true. Chairman Sauget stated if you look in that proposal, it shows 20% of the utility extensions will be paid for by Boeing and 65% of the Aircraft Rescue Firefighting. Commissioner Nations stated the development opportunities will be used to reimburse some of the out-of-pocket costs. Director Johnson stated this is correct. 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 Terminal Modifications – Phase II Pre-Construction Phase Services Approval and this is a very high-level look at multiple phases involved in the terminal modification. Director Johnson stated they are at a point in time where they need to move forward with some adjustments to the project, which is within the budgeted monies that account for this project. Director Johnson added, for example, item 1, Phase 1 construction, is essentially a scope change and not a dollar amount change, but there are some adjustments that they want to make based on some of the materials and some of the contract work that is going on. Director Johnson stated item number 2 relates to the pre-construction services, so in other words, as they go through each phase on the very large projects, such as the terminal modification, there is a requirement that administratively the contractor will have to implore other resources to administer that next phase. Director Johnson added the amount for number 2 is \$50,000.00 and this was preapproved through the PBC last year. Director Johnson stated number 3 is a grant

application and is something they have been aggressively pursuing. Director Johnson added hats off to Chairman Kern and the political help that MidAmerica has received along the way from Senator Duckworth, Senator Durbin, and Representative Bost, as they have been key in helping to get supplemental funds to augment the application that will be submitted to the FAA. Director Johnson stated this will be for Phase II, which is a significant chunk of the project. Director Johnson added there is a lot of information here and he talked with Mr. Trapp this morning, and he would like to come back at a later date, not related to this project, but he wanted to give a little bit more of an in-depth briefing of the project, so it can be put into more perspective since there are a lot of moving parts. Commissioner Nations stated it is important to acknowledge and be aware of the work that was done by the councils in D.C., Daley, and the work that the elected officials for Illinois have done in ensuring that the funding is at a very rapid turnaround for the expansion of the Airport. Commissioner Nations moved to approve the Terminal Modifications approved Phase I Construction without any change in cost, approve the notice to proceed to complete Phase II Preconstruction Services and approve the FAA Grant Application for Phase II.

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 Johnson presented Change Order 2, Terminal Parking Lot Expansion, Phase III, so to keep it in perspective, this parking lot is essentially done. Director Johnson stated the Airport staff programmed and teed all of this up during last year's planning period, put it into the budget, and there are some pictures in the packet. Director Johnson added they were able to take

advantage of the COVID situation to get some of the work done. Director Johnson stated there are improvements for the passenger terminal parking lot, which is the bulk of this project, and then there were improvements done for the rental car folks. Director Johnson added as you work through the briefing paper and you look down through the numbers, you can see that there is a little bit of an overrun, and that is normally captured through concession facility charges. Director Johnson stated the concession facility charges are driven by car rental usage, so for the cost of the pavement and the amount of \$235,454.00, that will be corralled through the concession facility charges that will be forthcoming over the next 2 or 3 years, depending on how they are forecasted. Director Johnson added those are usually restricted funds and used for this type of improvement. Commissioner Polites made a motion to approve Change Order 2 for the Terminal Parking Lot Expansion Phase III in the amount not-to-exceed \$319,000.00. 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 Johnson presented the amended guaranteed maximum price for the Transitional Flight Training Project. Director Johnson stated they started out with a budget number of \$6.5 million last year when the project got underway. Director Johnson added as the project and the scope is being worked through, there is one minor tweak to the project. Mr. Trapp stated the original approval in March, there were 2 conflicting numbers in the background paper. Mr. Trapp added there was a need at the last minute to update the GMP to account for some changes needed to the ARFF expansion. Mr. Trapp stated that was due to an updated FAA Advisory

Circular, where the doors had to be made slightly bigger, so this request is to amend that GMP to what it really should have been, which was \$5,514,338.00. Director Johnson stated the actual change is \$21,734.00 and basically it is a design change. Commissioner Nations moved for approval of the amendment to the GMP at an amount not-to-exceed \$21,734.00. 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 on item 7, the Consulting Agreement with Certain, LLC, he requested that it be removed from the agenda.

Director Johnson presented M1 Lease Extension, as M1 has been with MidAmerica for several years and they have an office in the terminal building. Director Johnson stated this is an amendment to their agreement, as their agreement expired in April of this year. Director Johnson added it was an annual agreement that was established between the Airport and PBC and M1. Director Johnson stated rather than renew for another year, this amendment addresses the adjustment to the term, which basically takes them through the end of December 2020. Commissioner Nations inquired if there are any pricing changes. Director Johnson stated the rental rate remains the same, the only change is the actual term. Commissioner Nations moved to approve the First Amendment to the M1 Support Services, LP, Lease Agreement with signature by the PBC Chairman, pricing to be unchanged. 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 Johnson presented for approval the Transition Flight Training Lease Agreement. Director Johnson stated it is exciting for him to be a part of the process with the lease agreement with Boeing, as this is a big deal for the PBC, for the Airport, and for Boeing. Director Johnson added it accounts for all of the expenditures within the project and details out the periods that they intend to be operating at the airfield. Director Johnson stated many thanks goes to the PBC and to Boeing. Commissioner Nations moved to approve. Second by Commissioner Polites. Chairman Sauget inquired to Attorney Ysursa if he reviewed all of the terms of the lease with Mr. Weiss. Attorney Ysursa stated he reviewed with Dave Weiss. 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 the COVID-19 Forbearance Letter with Allegiant Airlines, which he started talking with them in April about their current situation and plans. Director Johnson added the CARES Act kicked in and they are currently utilizing some of the funds from the DOT to support their efforts as an air carrier. Director Johnson stated because of that obligation, they will be flying 14 flights per week into MidAmerica and that began in the first of May, which will carry forward through the end of September. Director Johnson added those are the minimum flights that they will be providing to them. Director Johnson stated the forbearance letter developed at a request from them and talking about their current situation. Director

Johnson added that forbearance, in this case, for deferral is just that, and this is not abatement or an incentive, this is not anything that relieves their obligation from the services provided, and just defers it until the beginning of the Federal fiscal year. Director Johnson stated it is essentially a deferment period of a year to pay for those invoiced services. Commissioner Nations inquired as to the general amount of money that is being forboread. Director Johnson stated the forbearing amount is up to about \$120,000.00 total for March through September. Commissioner Nations stated that we fully expect to recover that during the extended period that Director Johnson is speaking to here. Director Johnson stated this is correct. Commissioner Nations moved to approve. 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 a lease agreement with North American Helicopter and they are currently housed down at the Downtown Airport. Director Johnson stated it is interesting when you look at aviation today and the difficulty that that industry is having, but they have an advantage over most companies is that a lot of their contracts are DOD-related. Director Johnson added one of the reasons they want to locate to MidAmerica is because of the knowledge and understanding, and obviously, with Scott Air Force Base there is a natural chemistry there, so they can provide some of those additional services to them. Director Johnson stated this is a work in progress, so the lease is not finalized yet, but most of the terms are as laid out in front of everyone. Director Johnson added the expectation over the next week or two is to complete that process, but he wanted to seek approval now so they can expedite

getting a shovel in the ground. Director Johnson stated that Mr. Trapp has been working very hard and had to reach out to the FAA to expedite some of this. Director Johnson added the core of it is in front of everyone and with the attorney on the phone, they are using the existing lease agreement as established by David Weiss. Commissioner Nations inquired if a lease amount has been established yet. Director Johnson stated there is a per square foot rate that is based annually, and that rate will change. Director Johnson added they are making some business changes and they are going to be developing annual adjustments rather than adjustments every 5 years, so annually this lease will get adjusted by 2% or 3%, but those details are still being worked out. Director Johnson stated that will be resent in every 5 years, so one thing to keep in mind about the lease agreements, whether it is through a CPI or a fixed rate, it will never keep up with market. Director Johnson added that you build that in to do it annually and tenants prefer it, because they can plan for it and it is not as dramatic as resending it every 5 years. Director Johnson stated it will be resent every 5 years, but it will be gradual along the way. Director Johnson added it benefits the Airport long term and all of the rent is compounded. Commissioner Polities made a motion to approve the ground lease agreement per the square footage price between the Public Building Commission and North American Helicopter with the signature by the PBC Chairman. Second by Commissioner Nations but would ask consideration that it includes the element of final development because it is a work in process. Commissioner Polites stated permission is granted. Commissioner Nations wanted to add the words "final development" into the motion to acknowledge that it is not concrete at the moment, but it will be very shortly. 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 inquired if any of this that was approved going to hit the PBC budget, since he needs to know an amount to deal with it that day. Mr. Trapp stated the only item was the parking lot expansion Phase III change order that was budgeted under the PBC special projects. Director Brede stated the Transitional Flight Training that was approved last month was not budgeted, so the PBC budget will have to be increased to cover both of those. Director Brede added any time it is going to affect PBC, please let him know, so the PBC can try to budget for it. Director Brede stated he does not want to bring it back every month. Director Johnson stated it is good for him to hear, as well as Mr. Trapp, and will work on communicating that to Director Brede. Commissioner Dinges inquired to the Transitional Flight Training and there is a bad date from the first period, as it shows from 9/1/2020 to 5/31/2020 and he believes it should be 2021. Director Johnson stated Commissioner Dinges is correct.

Chairman Sauget inquired if there is anything in executive session that Bryan might be involved in. Attorney Ysursa stated he is not asking for executive session and is not aware of anything.

Director Johnson exited the meeting at 10:40 a.m.

Under Treasurer and Finance, Commissioner Polites, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for April 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 April 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 April 2020,** and asked that it be placed on file, stating that the 2020 Budget is in line with the projected percentage of 33.3% expenditures except for the Annex, which is at 37% due to major capital improvements, and Economic Development, which is at 74% due to the major capital improvements.

Commissioner Polites reviewed the **Trial Balance Report for March 2020** and asked that it be placed on file and available, when requested, in the Public Building Commission Office.

Commissioner Polites reviewed the Regular Expense Claims Report with Payroll Ledger Report for May 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 May 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 May 2020**, and asked that it be placed on file, stating that the 2020 Budget is in line with the projected percentage of 41.7% expenditures except for the Annex, which is at 51% due to major capital improvements, and Economic Development, which is at 96% due to the major capital improvements, along with the PBC Bond and Interest County Buildings, which is at 48% due to the June 1st Bond Payment.

Commissioner Polites reviewed the **Trial Balance Report for April 2020** and asked that it be placed on file and available, when requested, in the Public Building Commission Office.

Under Operations, Director Brede, Director of Buildings, stated he wanted to give an update on the COVID operation. Director Brede added since working under COVID, there are increases to the budget and revenue decreases, as far as the last two-and-a-half months, the parking garage has not been open to the public, so no money is being collected. Director Brede stated the parking attendant has been furloughed at the parking garage, and the PBC maintenance staff has been working 110%, working overtime assisting all buildings and trying to get preventive maintenance done and trying to make changes to the buildings. Director Brede added there will be increases in cost for plexiglass and hired time and material from IMPACT to help supply a carpenter to the PBC to go around to all of the County buildings and make sure that they are up to the standard of COVID and the governor's orders. Director Brede stated during

this time, there is more outside air on the air handlers and will put more load on the building and can see the utilities increasing over the summer. Director Brede added there are more filter changes, so there will be some operational changes that will lead to a little bit of a cost. Director Brede stated there have been more orders of sanitizer and disinfectant, which has been hard to get. Director Brede added he can see the PBC towards the end of this year, will probably be spending close to \$100,000.00 in monthly costs going forward just to keep the buildings clean. Director Brede stated there are extra costs in the Foley contract in paying them overtime to clean the buildings more often, so those are things happening on the operational side. Director Brede added he believes there is enough in the contingency funds to cover some of this for this year, but it is something that he wanted to keep everyone informed that the PBC will be running at a higher cost of operation. Commissioner Nations stated to the process of doing this, there were earlier discussions with Debra on the contract relationship between the PBC and the County. Director Brede added he hopes they can continue that discussion, because there is a need to figure out a way to fund the activities, and to ensure we are prepared with the creation of a sufficient fund to do the kind of work that we already know we need to do on the Courthouse and some of the other facilities. Commissioner Nations stated when Director Brede is in the position to spend the kind of time that that discussion will take, it would be very help in the planning role. Commissioner Nations added he wanted to compliment Director Brede and all the other folks that have worked on it with the refinancing of bonds, as it means a significant amount of money that was being given to the bondholder and now are keeping in our own use in the building arrangement. Debra Moore, Director of Administration, stated she would like to add that Director Brede is here every day and they see the work, and she wanted to publicly commend Jim and his staff for the work they have done so expeditiously and so effectively in preparing this building for opening and maintaining a sanitary space for those who were coming in daily.

Director Moore added they have done a yeoman's job to keep this building in line and to put it in form, so that it is ready to go when the governor says to open again. Director Moore stated you really do not know what they have done, and they have been here day and night, so it has been a wonderful experience for everyone to see how hard he has been working to get things done. Director Moore added they do need to come back, as there are issues with revenue losses that could not have been expected on so many fronts. Director Moore stated they do need to sit down and have a conversation and look realistically at what the trajectories are and where our potential for revenue recovery lie at some level. Director Brede stated he could not do it without a great staff, with Traci and everybody working overtime, weekends, and they work very hard. Director Brede added he could not do that without them, and with that being said, everyone is working very hard, working with the Sheriff's Department and do have some big expenditures coming up. Director Brede stated he bought some sanitizing machines that should be received in a few weeks that were \$16,000.00 and the Sheriff's Department is getting a grant that is going to help pay for some of these expenses. Director Brede added PBC is tracking these expenses, so hopefully, we can get reimbursed by the State or Federal in the future, so everything is accountable, and everything is being tracked. A general discussion was held regarding the sanitizing machines. Director Brede said there will be higher expenditures with overtime. Chairman Sauget stated the Sheriff got some press time the other day about how well St. Clair County has done with no outbreaks within the Jail. Director Brede stated everybody is working diligently to keep this up.

Director Brede presented for approval the Vector Change Order, as Vector is doing the repair work of the Courthouse parking garages. Director Brede stated they were working for around 3 days when they were asked to leave the building due to the governor's orders. Director Brede added they do travel, and they had places here that they had to rent for their people,

because it is a 4-month project. Director Brede stated they are asking for a change order to cover the cost of them to demobilize and remobilize. Director Brede added they have started back to work on Monday in the parking garage, and again, it will still probably be a 4-month project, so these were some costs that nobody expected to incur on either side. Commissioner Nations inquired to the change order amount. Director Brede stated it is for \$20,000.00. Commissioner Nations inquired if this is rational number in Director Brede's opinion. Director Brede stated it is and Bill Reichert went over line item by line item with them and how they came to that number, and he said that was a very reasonable cost, as it could have been more. 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 stated item 2 is asking the Board to increase the Public Building Commission Budget for 2020 due to the approval of the Transitional Flight at the Airport, as the \$5.5 million was not appropriated for this year. Director Brede added it was an unexpected project and Mr. Trapp stated there is another \$200,000.00 in the parking lot. Director Brede stated he would like to ask for a \$6 million increase to contingencies to cover some of these unknown issues at the Airport. Director Brede added he does believe this money is to be repaid in the next year or two, so PBC should be getting this money back from his understanding. Director Moore stated this is her understanding, too. Director Brede stated this is basically more of a loan for them to get the project done and the tenant will repay that back. Commissioner Nations inquired to the language and if the Airport is requesting a loan from the PBC account to

fund the \$5.5 million in building development and \$200,000.00 in the parking lot. Director Brede stated this to be true. Commissioner Nations stated a contingency amount of \$300,000.00. Director Brede stated this would be prudent at this time. Commissioner Nations moved to approve for a transfer of funds in the amount of \$6 million from the Public Building Commission account into the Airport account for the funding of \$5.5 million. Director Brede stated it would be contingency under administration and then the bills would be paid directly from there. Commissioner Nations inquired if it would be contingency for or from. Director Brede stated it would be contingency under administration. Commissioner Nations stated it would be the administrative account of the PBC for the amount of \$5.5 million for building development. Director Brede stated they just raised the price to \$5,514,000.00 was his increase to the contract, plus another \$200,000.00 for the parking lot. Commissioner Effinger stated it is \$235,000.00/\$236,000.00, it looks like on the paperwork. Commissioner Nations stated \$6 million for the process of building development, parking development, and contingencies. Director Brede stated this to be correct. Second by Commissioner Polites. Attorney Ysursa stated he is hearing that the PBC is taking money from their accounts and loaning it to the County. Commissioner Nations stated it is to the Airport. Attorney Ysursa stated the Airport is the County and we operate the County on their behalf, but they own it. Attorney Ysursa added he is hearing the word "loan" and I think we need to have some documents, intergovernmental agreements, to put this in proper order. Attorney Ysursa stated he does not think money can be transferred from the PBC to an account for the operation of the Airport, which is a County-funded type of thing, and this will need to be documented. Attorney Ysursa added he would want to check with our auditor about that. Commissioner Nations inquired with Attorney Ysursa's agreement, could this motion be made and request that he prepares the appropriate document. Attorney Ysursa stated he is not concerned on doing it, but he thinks it seems a little

loose to start doing it orally on a resolution when we are talking about transferring funds from accounts that are pledged to other things, and basically the money is being loaned to somebody. Attorney Ysursa added that is more than just moving a budget amount to say that is a contingency. Director Brede stated he believes they already have an agreement with the County with a due-to/due-from account where some things can be funded, and they repay us as their income comes in. Attorney Ysursa stated we have had an agreement in the past and had loans with them and have had those things documented. Attorney Ysursa added the County needs to sign a note and say that they are going to repay this money. Commissioner Nations inquired if Attorney Ysursa can develop the document for the PBC. Attorney Ysursa stated he will work on it and will coordinate it with whatever needs to be done. Attorney Ysursa added this needs to be more formal. Commissioner Nations stated it is appreciated and they are just trying to react as quickly as they are being encouraged to. Attorney Ysursa stated he does not have any problem with the substance of what is going on, but he believes some hoops need to be gone through. Commissioner Nations stated for Attorney Ysursa to keep everything legal.

Ed Cockrell, County Board Member, inquired if the forbearance letter with Allegiant, if Attorney Ysursa looked at it and approved it. Attorney Ysursa stated he looked at it and there was no problem. Mr. Cockrell stated he does not have a problem with what the Public Building Commission is doing, but he just wanted to ask that question. Mr. Cockrell left the meeting, via teleconference, at 10:57 a.m.

Director Brede stated Attorney Ysursa and Sue can get together and work that out. Director Moore stated they will try and get a realistic number, if what has been given is not, and some understanding of how this process should move forward. 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 the COVID-19 Operation Authorization, so 2 months ago, the Board gave him approval to approve payroll and expenses in the absence of a PBC meeting. Director Brede added he would like to extend that for 2 months. Director Brede stated if the meetings are being held, there is nothing he needs to do, but if they are not held, the operations still need to be kept going for the Public Building Commission. Director Brede added under that agreement, it also authorized if he had expenditures over \$20,000.00, that he could get approval from the Chairman directly to approve the projects. Director Brede stated currently under the COVID issue, he would like to have the Board approve IMPACT, as they need to do some work at the Jail in a very timely fashion. Commissioner Nations inquired if the work is COVID related. Director Brede added it is COVID-related directly and the lobby is being locked down and the booking area needs a new office for an intake nurse to deal with inmates directly. Director Brede stated IMPACT is going to give the PBC a price, but he is assuming it is going to be close to \$100,000.00. Director Brede added there is money in special projects for another project that is over there that is delayed, but he would like to use that money towards the COVID operation at the Jail. Commissioner Nations inquired if the amount is realistic, if \$100,000.00 gets approved, with the potential with Chairman approval to go 20% or higher. Director Brede stated this to be true and he would like to get this done in the next 4 weeks, as he does not believe they can wait for another board meeting. Director Brede added if he can work with the Chairman directly on this project and can give both of them approval for that. Commissioner Nations moved to approve to extend the existing agreement to allow for emergency approvals, exactly under the same terms of the previous agreement, for a period of 2 additional months, and

to further approve the expenditure for the St. Clair County Jail for IMPACT Strategies to provide COVID-related construction and design work at an amount not-to-exceed \$100,000.00, with the exception of potential Chairman approval for any over-expenditure. 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.

Chairman Sauget inquired if it is possible to have the meeting next month on June 22nd, it is on a Monday. Commissioner Nations inquired to what time. Chairman Sauget stated it would be the same time at 10:00 a.m. A general discussion was held to where the meeting will be held for the June 22nd meeting. Commissioner Nations moved to adjust the meeting date for next month to June 22nd to be located either at the County Board Room or the location where they are currently meeting. Second by Commissioner Polites.

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

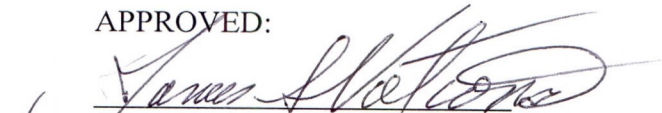
Meeting adjourned at 11:04 a.m.

Respectfully submitted,



Traci Firestone
Secretary

APPROVED:



Vice
CHAIRMAN