

**MINUTES OF THE SPECIAL MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON WEDNESDAY,
AUGUST 31, 2021, AT 1:00 P.M. AT THE
ST. CLAIR COUNTY BUILDING, BELLEVILLE, ILLINOIS**

The Special Meeting of the Public Building Commission of St. Clair County, Illinois was called to order by Chairman Richard Sauget at 1:00 p.m., on Tuesday, August 31, 2021, at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Monica Taylor, St. Clair County Financial Analyst; Bryan Johnson, MidAmerica St. Louis Airport Director; Kavahn Mansouri, Belleville News-Democrat; and Traci Firestone, Secretary.

Bryan Johnson, MidAmerica St. Louis Airport Director, presented for approval the future aviation development lease agreement. Director Johnson stated they have been working to develop a part of the Airport with future aviation development, as there are many, many acres throughout the Airport that look for opportunities, whether it is aviation or non-aviation. Director Johnson added this is the continuation of the pre-development agreement that was established in December of last year and includes a lease agreement for that future aviation development for a 34-acre site. Director Johnson stated there will be various uses including aerospace design, development, assembly, maintenance, and associated vehicle parking and storage, etc. Director Johnson added this site is located south of the main entrance on Illinois Route 4 and all the revenue from the lease agreement will go back into the Airport as capital projects or to operations and maintenance. Commissioner Effinger made a motion authorizing

the Chairman or Vice-Chairman to execute the Memorandum of Lease and final version of the lease agreement to be negotiated between St. Clair County and Boeing. Second by Commissioner Beach. Commissioner Brown inquired if there is a rough estimate on what the total ends up being per year. Director Johnson stated the first year's rent will be approximately \$65,000.00 and some change, which the subsequent year will go up to about \$450,000.00 with looking at the schedule and the price square foot with the \$0.04 versus the \$0.28 and it is on the lease agreement summary. Director Johnson added this is a 20-year lease and to keep in mind that this is inclusive of the predevelopment agreement, which is for one year. Commissioner Lee inquired if all 3 parcels of real estate were involved in the initial agreement. Director Johnson stated the 3 parcels haven't been identified in the initial agreement and this lease is specific to original site, which there are 2 other parcels identified for expansion. Commissioner Lee stated one is 18 and one is 32 or something and the other one is 24 or something. Director Johnson stated you have the cornerstone site, which is being discussed today, and in addition, you have 2 other sites called expansion area, and the last site is what is called ROFR or Right of First Refusal area, so it is a progression and allows them to continue to develop as they need. Commissioner Lee inquired for the relocation of Route 4, who is paying for this. Director Johnson stated there is no relocation of Illinois Route 4, but there is expansion of Illinois Route 4, as there is some deceleration and acceleration lanes that need to be added to Illinois Route 4. Director Johnson added right now they are working with the State of Illinois and EDP to secure grant monies for those improvements. Commissioner Lee inquired there is also supposed to be an entrance for Boeing on this, so will this be part of the project. Director Johnson stated there will be an entrance for this future aviation development and it will be a signal entrance with a light there on Illinois Route 4. Commissioner Lee stated it has been located once before. Director Johnson stated Illinois Route 4 certainly has and we all know that because we have that

on our property with the existing and original Illinois Route 4, but these are modifications to the existing state highway, so you will see improvements to that existing route with deceleration and acceleration lanes. Commissioner Effinger inquired if this will be a turn lane. Director Johnson stated this to be correct and there will be a signaled intersection, which at the same time there will be improvements to the Airport's entrance, which will include a signalized intersection. Commissioner Lee stated the Airport is working with the State. Director Johnson stated they are doing so right now and are in the throngs of working out details and coordinating with District 8. Commissioner Lee stated he noticed this allows for 3 renewals at 10-year periods each. Director Johnson stated they are at 20 years each. Commissioner Lee stated that is 60 years instead of 30. Director Johnson stated there is the initial 20 and then there are 3 more and that gives you a total of 80. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
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 Effinger moved for adjournment. Second by Commissioner Beach and carried.

Meeting adjourned at 1:09 p.m.

Respectfully submitted,
Traci Firestone
Traci Firestone
Secretary

APPROVED:
Richard A. Sauget
CHAIRMAN