

**Public Building Commission Meeting Minutes**  
**November 17, 2022**

The Public Building Commission of St. Clair County met in the County Board Conference Room on November 17, 2022. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

**Members Present:**

Richard Sauget, Chairman  
Charles Lee  
Edmond Brown  
Kevin Bouse  
Terry Beach

**Members Absent:**

Rick Effinger  
Thomas Dinges

**Others Present:**

Debra Moore, Director of Administration  
James Brede, Director of Buildings  
Bryan Johnson, MidAmerica St. Louis Airport Director  
Midori Henrichs, MidAmerica St. Louis Airport Finance Director  
Monica Taylor, St. Clair County Financial Analyst  
Tom Knapp, Sheriff's Department  
Attorney Bernard Ysursa  
Alexis Cortes, Belleville News-Democrat  
Traci Firestone, Secretary  
Natalie Birk  
Sara Lee

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Upon a motion by Commissioner Beach and second by Commissioner Bouse, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of October 20, 2022.

Upon a motion by Commissioner Lee and second by Commissioner Beach it was unanimously agreed to approve the Regular Expense Claims Report with Payroll Ledger Report of November 30, 2022.

Upon a motion by Commissioner Lee and seconded by Commissioner Beach, it was unanimously agreed to approve the Airport Expense Claims Report of November 30, 2022.

**Public Building Commission Meeting Minutes**

**November 17, 2022**

**Page 2**

Commissioner Lee reviewed the **Monthly Budget Analysis Report for November 2022** and stated the 2022 Budget is in line with the projected percentage of 91.7% expenditures.

Commissioner Lee reviewed the **Trial Balance Report for October 2022** and it can be available when requested in the Public Building Commission Office.

Commissioner Lee reviewed the **2023 PBC Flexible Annual Budget**, it was unanimously agreed to approve.

An Impact Strategies Change order in the amount not-to-exceed \$62,858.00 was presented, a discussion was held and roll call was taken.

Upon a motion by Commissioner Beach and second by Commissioner Brown, it was unanimously agreed to Approve the 2023 Airport Rates & Charges Schedule.

Upon a motion by Commissioner Beach and second by Commissioner Bouse, it was unanimously agreed to Approve the 2023 Airport Budget.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the change order for Taxiway Lima at a cost not-to-exceed \$19,386.25.

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was unanimously agreed to Approve the Change Order #1 with Hi-Lite Company not-to-exceed cost of \$85,758.00.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the Change Order #1 with Thyssen Krupp Airport Solutions at a cost not-to-exceed \$23,106.00.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve a direct purchase of Diesel Engine from Clarke Power Services, at a cost not-to-exceed \$32,000.00.

Upon a motion by Commissioner Beach and second by Commissioner Bouse, it was unanimously agreed to Approve the MidAmerica St. Louis Airport FY2024-

Public Building Commission Meeting Minutes

November 17, 2022

Page 3

2028 TIPs for submission to the IDOT/Illinois Division of Aeronautics and Federal Aviation Administration.

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was unanimously agreed to Approve the issuance of an RFQ for the selection of a consultant(s) to provide Professional Engineering and Planning Services for MidAmerica St. Louis Airport.

For updates on Enplanements, Terminal expansion, Taxiway Lima, and Boeing production facility, please see the attached documents.

Commissioner Beach requested to move to executive session to review litigation and real estate. Second by Commissioner Bouse. Motion carried.

The Doors closed at 10:50 a.m.

The Regular Meeting reconvened at 11:08 a.m.

With there being no further business to come before the Public Building Commission, Commissioner Brown moved for adjournment. Second by Commissioner Sauget and carried.

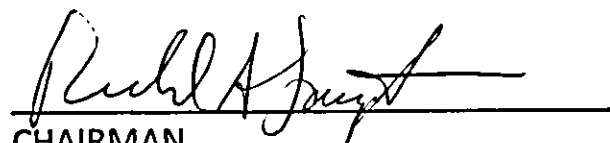
Meeting adjourned at 11:08 a.m.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN

# MidAmerica St. Louis Airport

PUBLIC BUILDING COMMISSION

ST. CLAIR COUNTY, ILLINOIS

17 November 2022

Bryan E. Johnson, A.A.E. | Airport Director



# Airport Rates & Charges 2023

Fee changes include the following

Airport Staff Services – Staff time (cost recovery)

Aircraft Deicing Services – Material price increases (cost recovery)

Airport ID Badge – Material price increases (cost recovery)

Common Area Maintenance (CAM)

## Airport Parking

| AIRPORT PARKING<br>(Daily Rates) | ECONOMY                   | FREE                |
|----------------------------------|---------------------------|---------------------|
|                                  | 0-3 hours                 | \$8.00              |
|                                  | 3-6 hours                 | \$9.00              |
|                                  | 6-24 hours                | \$5.00              |
|                                  | Overflow Lot              |                     |
|                                  | PREMIUM                   |                     |
|                                  | 0-6 hours                 | \$9.00              |
|                                  | 6-24 hours                | \$10.00             |
|                                  | Employee Parking (tenant) | \$10.00 / per month |
|                                  | Based Airline Staff       | \$10.00 / per month |

# 1. Airport Rates & Charges 2023

Airport rates and charges can apply to a wide range of airport activities, including both aeronautical and non-aeronautical. Airports rates and charges are reviewed and updated annually to reflect changing economic conditions and market values.

Financial Impact: Revenue generated from the Airport's rates and charges will be used to operate and maintain the MidAmerica St. Louis Airport along with funding multiple capital projects. The Airport's Rates and Charges established by the MidAmerica St. Louis Airport are consistent with the guidelines set forth by the FAA.

**Motion: "Move to approve and adopt MidAmerica St. Louis Airport Rates & Charges scheduled for the 2023 calendar year."**

# Airport Budget 2023

## NOTABLE 2023 AIRPORT PROJECTS

- Terminal Expansion – Phase 3
- Terminal Expansion – Phase 4 (US Customs – Federal Inspection Station)
- Terminal Apron Expansion – Phase 1 (~42,000 square yard addition)
- Taxiway Lima Project, Airside, other Roadways (July 2023)
- Aircraft Rescue Fire Fighting (ARFF) Truck Purchase
- Airfield Snow Broom Purchase
- Fuel Truck Purchase
- Parking Lot Improvements

# Airport Budget 2023



## MidAmerica St Louis Airport Budget

|                                                                   | 2023                 |
|-------------------------------------------------------------------|----------------------|
| Payroll- Full time                                                | \$ 1,594,790         |
| Payroll-Part time                                                 | 43,917               |
| Overtime                                                          | 4,260                |
| Office expense                                                    | 67,816               |
| Permits                                                           | 3,965                |
| IT Parts & Supplies                                               | 177,814              |
| Contractual personnel                                             | 2,369,508            |
| Other contractual                                                 | 1,901,028            |
| Advertising & marketing                                           | 344,850              |
| Maintenance contracts                                             | 227,875              |
| Repair & Maintenance                                              | 1,213,924            |
| Utilities                                                         | 560,244              |
| <b>Operating budget</b>                                           | <b>\$ 8,509,990</b>  |
| Debt service                                                      | 330,473              |
| Major capital purchases-Building Improvements                     | 161,700              |
| Major capital purchases-office                                    | 5,000                |
| Major capital purchases-IT                                        | 11,000               |
| Major capital purchases-Equip                                     | 1,218,798            |
| Major capital purchases - Airport Special Projects                | 6,286,484            |
| <b>Capital budget</b>                                             | <b>\$ 8,013,455</b>  |
| <b>Total MidAmerica Airport Budget</b>                            | <b>\$ 16,523,445</b> |
| <b>Summary</b>                                                    |                      |
| Salaries and Wages                                                | 1,594,790            |
| Part-time                                                         | 43,917               |
| Overtime                                                          | 4,260                |
| Total Personnel Expenses                                          | 1,642,967            |
| Non-Personnel Expenses                                            | 14,880,477           |
| <b>Total MidAmerica Airport Budget</b>                            | <b>\$ 16,523,445</b> |
| <b>Increase in annual operating budget</b>                        | <b>\$ 7,977,454</b>  |
| <b>Non-budgeted items (not included in budget total)</b>          |                      |
| Retail fuel budget                                                | 9,497,568            |
| Major capital purchases-Infrastructure - Grants funded projects*  | 47,460,472           |
| Major capital purchases-Infrastructure - Third-party projects     | 241,600              |
| Major capital purchases-Infrastructure /expansion (CARES funding) | 3,900,000            |
| <b>Increase in fuel budget</b>                                    | <b>\$ 61,099,640</b> |
|                                                                   | <b>4,008,892</b>     |

Note: Enterprise Fund - Subject to change based on the needs of the Airport & special funding.  
 \* Included in the County's Capital Replacement fund.



## 2. Airport Budget 2023

The local economy, inflation, workforce challenges, and the possibility of recession will influence airport revenues. The expectation is that new opportunities will be made available through new land lease agreements as well as consistent and stable air service, which will foster additional concession and parking revenues. Additionally, the airport anticipates future aviation development to occur that will facilitate additional economic growth.

Financial Impact: Airport revenue and expenditures authorized for the Airport Operating Budget for the calendar year 2023.

**Motion: “Move to approve the MidAmerica St. Louis Airport Operating Budget for the 2023 calendar year.”**

### 3. Taxiway Lima / Change Order #2

Several items have presented themselves which were outside of the original scope of the project including a change in temporary gates, a change in the detention basin inlet structure, and other miscellaneous changes. These items will result in a credit of \$49,224.56, which results in an overall cost increase of \$19,386.25 (CO#2). The project is 100% funded by state grants administered through IDOT and DCEO.

Financial Impact: The Taxiway Lima project was included in the FY 2022 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute Change Order #2 for a cost Not-to-Exceed \$19,387 with Plocher Construction Company.”**

## 4. Runway Marking / Change Order #1

MidAmerica St. Louis Airport must provide and maintain marking systems for air carrier operations on the airport that are authorized by the Federal Aviation Administration. Actual measured quantities for rubber removal, pavement marking removal, and actual pavement marking were greater than anticipated during design. These items will result in a cost increase of \$85,757.58 to the original contract as shown on the Change Order #1.

Financial Impact: The Runway 14L/32R Rubber Removal and Marking project was included in the FY2022 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute Change Order #1 for a cost Not-to-Exceed \$85,758 with Hi-Lite Company.”**

## 5. Passenger Boarding Bridges / Change Order #1

During coordination between the PBB design and construction of the Terminal Expansion, it was discovered that certain changes would need to be made to the walkway sizes being provided by TKAS. These items will result in an increase of \$23,105.78 to the original contract as shown on the Change Order #1 summary sheet in Attachment 2. Both FAA and DCEO funds are being used to fund this project.

Financial Impact: The Taxiway Lima project was included in the FY 2022 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute Change Order #1 for a cost Not-to-Exceed \$23,106 with Thyssen Krupp Airport Solutions (TKAS).”**



## 6. Equipment Procurement / Diesel Engine

The MidAmerica pump house was constructed in 1997 to supply water for fire protection to the Air Traffic Control Tower and several facilities on the airport, including the Passenger Terminal. In October, a break in the fire water main caused the diesel pump to run for an extended period, therefore causing the diesel engine to overheat and fail. The diesel engine installed in 1997 needs to be replaced.

Financial Impact: The procurement of the replacement diesel engine was included in the FY2022 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute a direct purchase from Clarke Power Services at a cost Not-to-Exceed \$32,000.”**

# Transportation Improvement Program (TIP)

## MidAmerica St. Louis Airport (BLV)

| MidAmerica St. Louis Airport (BLV) |                           |                   |                                                                       |                                                                                                                                                                                                               |                   |                                                    |                                                             |                  |                          |                            |                                                |                |                             |             |               |               |             |              |       |
|------------------------------------|---------------------------|-------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------|-------------------------------------------------------------|------------------|--------------------------|----------------------------|------------------------------------------------|----------------|-----------------------------|-------------|---------------|---------------|-------------|--------------|-------|
| Sponsor<br>Project<br>Priority     | AIP<br>Priority<br>Number | Year<br>Requested | Project Title                                                         | Project Description                                                                                                                                                                                           | ELEMENTS REQUIRED |                                                    |                                                             |                  | JUSTIFICATION            |                            |                                                | ESTIMATED COST |                             |             |               |               | State       | Local        | Total |
|                                    |                           |                   |                                                                       |                                                                                                                                                                                                               | Project on<br>ALP | Environmental<br>Determination<br>EA / CAT X / EIS | Clear<br>Approaches<br>(From 2010<br>Inspection<br>Results) | Land<br>Acquired | Apron<br>Sizing<br>Calcs | RGFE<br>Evaluation<br>Form | Bldg Size<br>Calcs /<br>Equipment<br>Inventory | Federal        |                             |             |               |               |             |              |       |
|                                    |                           |                   |                                                                       |                                                                                                                                                                                                               |                   |                                                    |                                                             |                  |                          |                            |                                                | Yes / No / NA  | Pending or Approval<br>Date | Yes / No    | Yes / No / NA | Yes / No / NA |             |              |       |
|                                    | 07                        | 2022              | Acquire Aircraft<br>Rescue & Fire<br>Fighting Vehicle<br>(ARFF Truck) | Project includes procurement of 1,500<br>gallon ARFF truck to replace existing<br>equipment which was purchased in the<br>1990s and has been identified during the<br>annual Part 139 certificate inspection. | NA                | CAT X - 12/21/21                                   | Yes                                                         | NA               | NA                       | NA                         | NA                                             | NA             | \$0                         | \$0         | \$0           | \$270,127     | \$0         | \$72,347     |       |
|                                    | 61                        | 2022              | Expand Terminal<br>Apron [Design]                                     | Project includes preliminary design and<br>design for an addition to the existing<br>Terminal Apron.                                                                                                          | Yes               | CAT X                                              | Yes                                                         | Yes              | NA                       | NA                         | NA                                             | NA             | \$0                         | \$0         | \$0           | \$951,270     | \$49,615    | \$990,300    |       |
| 1                                  | 86                        | 2023              | Acquire Snow Blowers<br>(3)                                           | Project includes procurement of snow<br>removal equipment to replace existing<br>equipment scheduled for retirement.                                                                                          | NA                | CAT X Pending                                      | Yes                                                         | NA               | NA                       | NA                         | Yes                                            | NA             | \$0                         | \$404,659   | \$0           | \$1,630,241   | \$0         | \$226,100    |       |
| 2                                  | 46                        | 2023              | Terminal Expansion,<br>Phase 4                                        | Continuation of existing terminal<br>expansion program. Design,<br>construction, and construction phase<br>services for an expansion to the terminal<br>which includes an FSS.                                | Yes               | CAT X - 07/22/19                                   | Yes                                                         | Yes              | NA                       | NA                         | NA                                             | NA             | \$0                         | \$0         | \$5,750,000   | \$0           | \$5,250,000 | \$15,000,000 |       |
| 3                                  | 61                        | 2023              | Terminal Apron<br>Expansion -<br>Construction Ph. 1                   | Project includes construction for a<br>~42,000 sq addition to the existing<br>Terminal Apron (Phase 1 of 2).                                                                                                  | Yes               | CAT X Pending                                      | Yes                                                         | Yes              | NA                       | NA                         | NA                                             | NA             | \$1,801,019                 | \$2,963,771 | \$0           | \$0           | \$264,155   | \$5,263,100  |       |

## 7. Transportation Improvement Program (TIP)

Each year, the Airport is required to submit a list of proposed projects for future development of the Airport to meet forecasted demand requirements. The FY2024-2028 TIP submission for MidAmerica St. Louis Airport was developed and a preliminary program was presented to Illinois Division of Aeronautics and Federal Aviation Administration on October 28, 2022.

Financial Impact: Funding for TIP and FAA programs include Federal, State, and Local dollars.

**Motion: “Move to approve and adopt the MidAmerica St. Louis Airport FY2024-2028 TIPs for submission to the IDOT / Illinois Division of Aeronautics and Federal Aviation Administration.”**



## 8. Professional Services / Airport Engineering & Planning

MidAmerica St. Louis Airport is required to award each federal contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, or related services in the same manner as a contract for architectural and engineering services is negotiated under Title IX of the Federal Property and Administrative Services Act of 1949 and current grant assurances.

Financial Impact: There is no fiscal impact to the Engineering & Planning selection process.

**Motion: “Move to authorize and approve the issuance of an RFQ for the selection of a consultant(s) to provide professional engineering and planning services for MidAmerica St. Louis Airport.”**



# AIRPORT UPDATE



# Enplanements



MidAmerica

ST. LOUIS AIRPORT

MidAmerica St. Louis Airport

Monthly Passenger Enplanements

| Month                                | 2023       |         |         | 2022       |         |         | 2021       |         |         | 2020       |         |         |
|--------------------------------------|------------|---------|---------|------------|---------|---------|------------|---------|---------|------------|---------|---------|
|                                      | Departures | Enp     | Avg Enp | Departures | Enp     | Avg Enp | Departures | Enp     | Avg Enp | Departures | Enp     | Avg Enp |
| Jan                                  | 66         | 11,207  | 169.8   | 63         | 7,456   | 118.3   | 57         | 6,405   | 112.4   | 65         | 9,706   | 149.3   |
| Feb                                  | 57         | 9,679   | 169.8   | 61         | 8,425   | 138.1   | 65         | 7,519   | 115.7   | 69         | 10,389  | 150.6   |
| Mar                                  | 91         | 15,452  | 169.8   | 108        | 16,315  | 151.1   | 118        | 13,033  | 110.4   | 95         | 9,304   | 97.9    |
| Apr                                  | 95         | 16,131  | 169.8   | 102        | 14,392  | 141.1   | 81         | 8,947   | 110.5   | 4          | 123     | 30.8    |
| May                                  | 91         | 15,452  | 169.8   | 107        | 16,226  | 151.6   | 94         | 12,448  | 132.4   | 65         | 6,003   | 92.4    |
| Jun                                  | 140        | 23,772  | 169.8   | 143        | 22,390  | 156.6   | 182        | 24,663  | 135.5   | 122        | 14,367  | 117.8   |
| Jul                                  | 146        | 24,791  | 169.8   | 155        | 24,433  | 157.6   | 191        | 27,505  | 144.0   | 162        | 15,937  | 98.4    |
| Aug                                  | 99         | 16,810  | 169.8   | 99         | 13,442  | 135.8   | 125        | 13,907  | 111.3   | 121        | 10,078  | 83.3    |
| Sep                                  | 57         | 8,900   | 156.1   | 57         | 8,220   | 144.2   | 82         | 9,641   | 117.6   | 65         | 6,692   | 103.0   |
| Oct                                  | 72         | 11,242  | 156.1   | 72         | 9,964   | 138.4   | 102        | 12,336  | 120.9   | 85         | 9,821   | 115.5   |
| Nov                                  | 65         | 10,149  | 156.1   | 65         | 10,650  | 163.8   | 87         | 10,740  | 123.4   | 69         | 7,491   | 108.6   |
| Dec                                  | 84         | 13,116  | 156.1   | 84         | 13,763  | 163.8   | 85         | 12,533  | 147.4   | 72         | 8,337   | 115.8   |
| TOTAL                                | 1063       | 176,700 | 166.2   | 1116       | 165,676 | 148.5   | 1269       | 159,677 | 125.8   | 994        | 108,248 | 108.9   |
| FAA Total CY Enplaned Passenger Data |            |         |         | Total      |         |         |            |         |         |            |         |         |

Legend

Departures based on Allegiant schedule.

Departures calculated based on previous year's departures per month

Passenger enplanements projected utilizing the FAA Terminal Area Forecast (TAF).

Notes

1. Impacts from COVID-19 were initially realized in March 2020.

2. Future enplanements projected utilizing FAA TAF projections distributed via scheduled or projected departures.

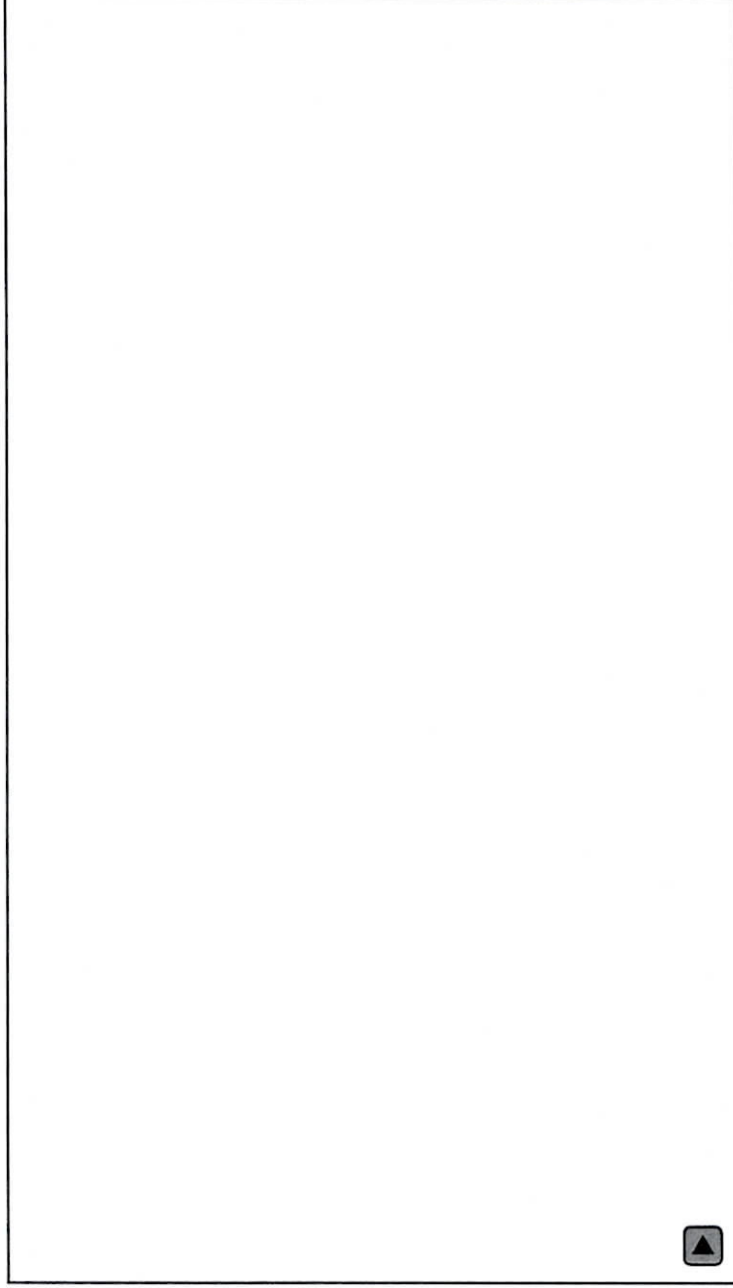
3. 2022 enplanements projected utilizing FAA TAF projections (dated 2021) for FFY 2022 (179,984, 14,999 / mo) and FFY 2023 (182,851, 15,238 / mo).

4. 2023 enplanements projected utilizing FAA TAF projections (draft, dated 08/01/22) for FFY 2023 (180,497, 15,041 / mo) and FFY 2024 (185,856, 15,488 / mo).

NEW Enplanement Record!

NEW Enplanement Record!

# Terminal Expansion





# Terminal Expansion



# Taxiway Lima – 2022





# Taxiway Lima – 2022

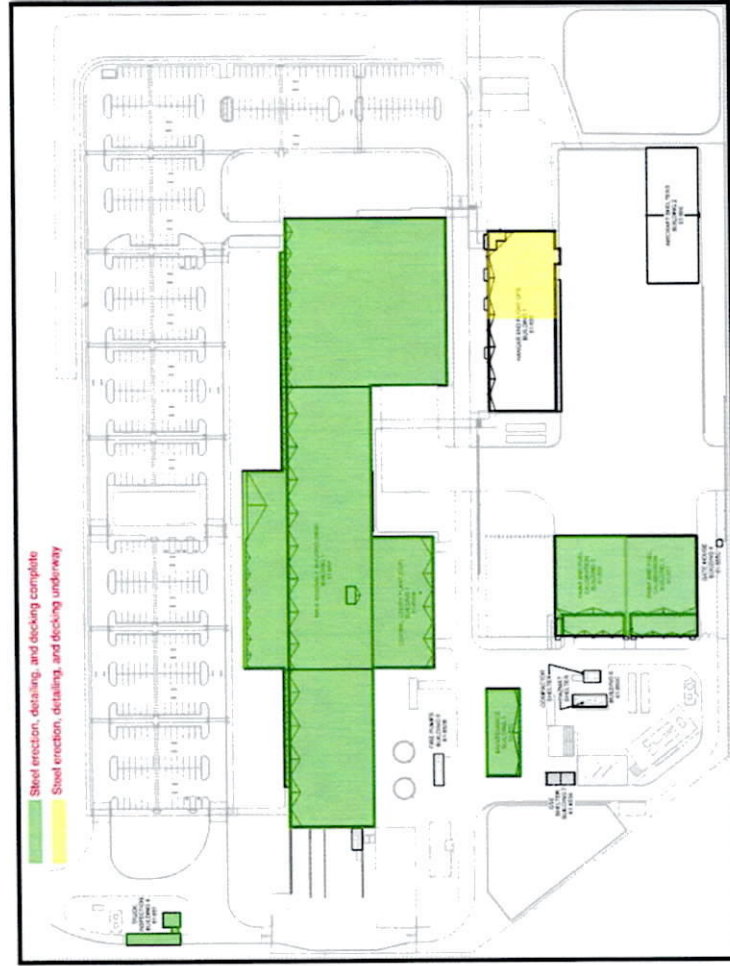




# Boeing Production Facility – 2022



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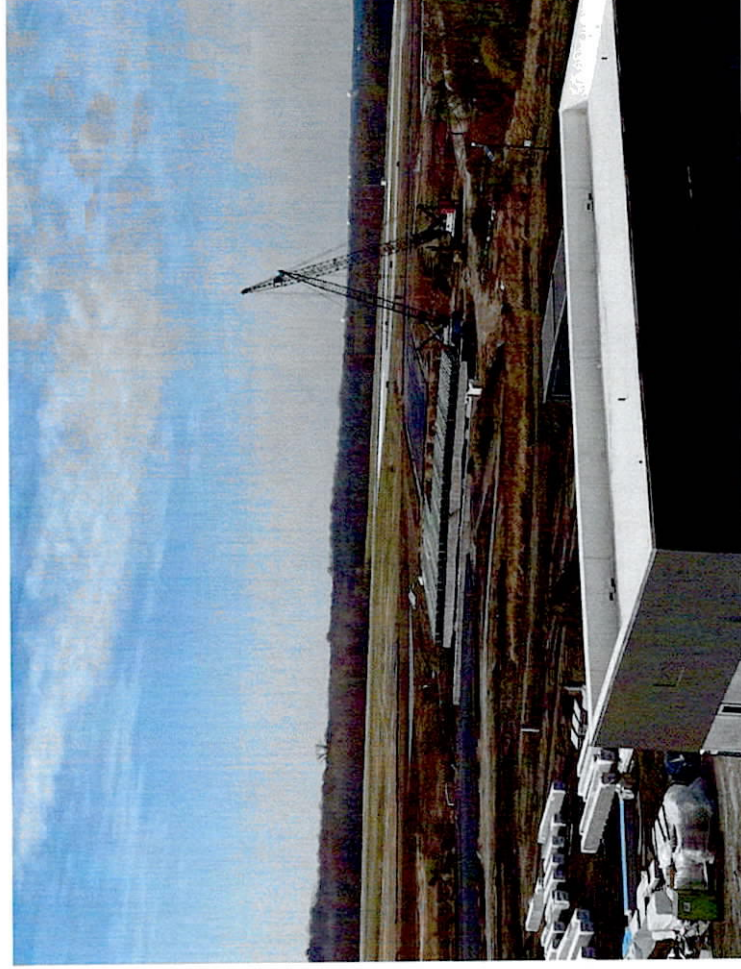




# Boeing Production Facility – 2022



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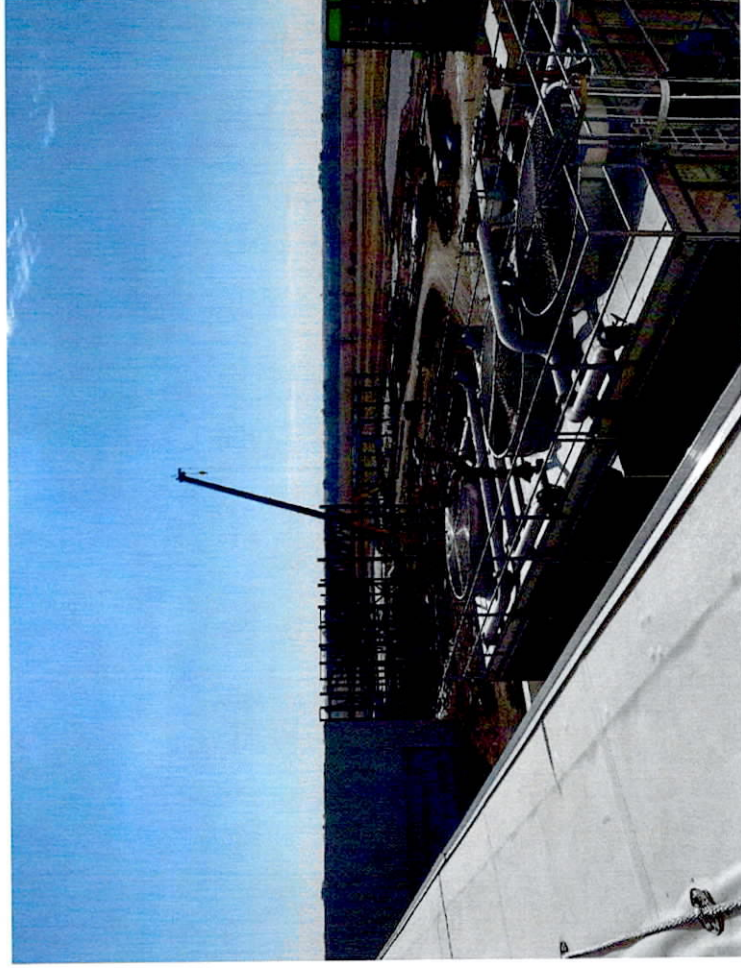


# Boeing Production Facility – 2022



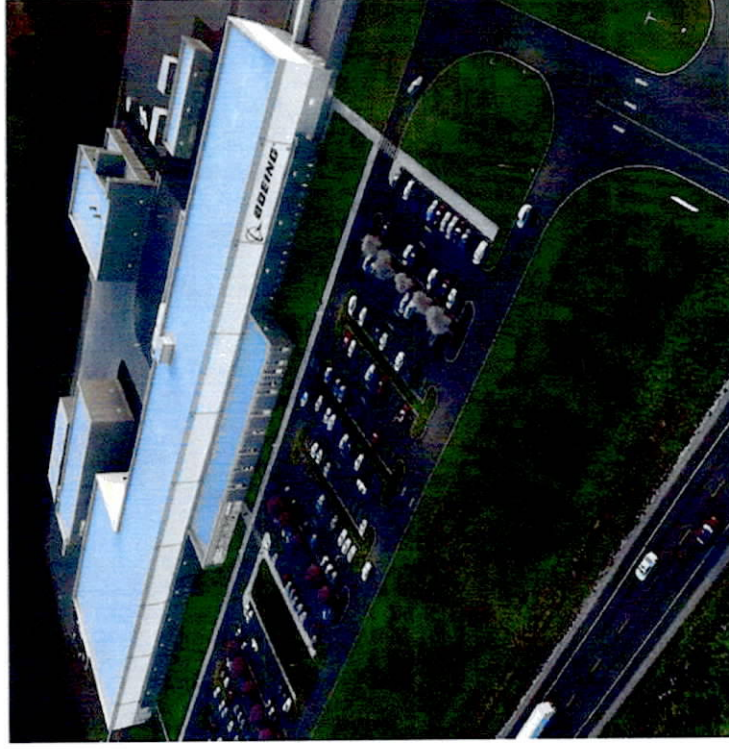


# Boeing Production Facility – 2022





# Boeing Production Facility – 2024



# Thank You!

Test negative, stay positive

**Bryan E. Johnson, A.A.E.**  
Airport Director  
MidAmerica St. Louis Airport  
9656 Air Terminal Drive – Ste 100  
Mascoutah, IL 62258  
618.566.5240  
[bryan.johnson@flymidamerica.com](mailto:bryan.johnson@flymidamerica.com)

