## Public Building Commission Meeting Minutes December 21, 2023

The Public Building Commission of St. Clair County met in the County Board Conference Room on December 21, 2023. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

#### **Members Present:**

Richard Sauget, Chairman Charles Lee Thomas Dinges Kevin Bouse Edmond Brown

### **Members Absent:**

Rick Effinger Terry Beach

#### **Others Present:**

Debra Moore, Director of Administration
James Brede, Director of Buildings
Darren James, Airport Director of MidAmerica St. Louis Airport
Bernard Ysursa, Attorney
Tom Knapp, Sheriff's Department
Traci Firestone, Secretary
Monica McMurphy, Financial Analyst
Natalie Birk, Executive Assistant
Elizabeth Bouse
Randy Pierce, The Fairview Heights Tribune

The Pledge of Allegiance was recited.

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

Upon a motion by Commissioner Dinges and second by Commissioner Bouse, it was unanimously agreed to Approve the Regular Monthly Meeting Minutes and Executive Meeting Minutes of November 16, 2023, and the Special Meeting Minutes of November 30, 2023.

## <u>Public Building Commission Meeting Minutes</u> December 21, 2023

Page 2

Upon a motion by Commissioner Dinges and second by Commissioner Lee it was unanimously agreed to Approve the Regular Expense Claims Report with Payroll Ledger Report of December 29, 2023.

Upon a motion by Commissioner Dinges and second by Commissioner Lee, it was unanimously agreed to Approve the Airport Expense Claims Report of December 29, 2023.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for December 2023** and stated the 2023 Budget is in line with the projected percentage of 100.0% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for November 2023** and it can be available when requested in the Public Building Commission Office.

#### **Resolutions**

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was unanimously agreed to Approve the Resolution for Adopting Approval of Flexible PBC Budget.

## **PBC Operations**

Nothing to present for this month.

## **Fairground Operations:**

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was unanimously agreed to approve the Master Agreement with Hurford Architects, Inc. Master Agreement does not have fees, the addendums will have fees. Attorney Ysursa would like to note, this is actions on behalf of the County, PBC is just the agent and the County will be paying the cost.

# Public Building Commission Meeting Minutes December 21, 2023 Page 3

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve Hurford Architects to do the design reroof of the Expo Center for a cost of \$36,000.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve Hurford Architects to do the entry and gate design for the Fairgrounds at a cost of \$51,400.00.

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was unanimously agreed to Approve Hurford Architects to do the design and structural engineering at a cost of \$42,000.00.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve G & W Engineering Master Agreement.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve G & W Engineering for the electrical design at the Fairgrounds for a cost of \$177,700.00.

Upon a motion by Commissioner Dinges and second by Commissioner Bouse, it was unanimously agreed to Approve Horner Shifrin to conduct a traffic study for a cost of \$38,000.00.

## **Airport Operations:**

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was unanimously agreed to authorize the Chairman to execute a consultant agreement with WSP, Inc., and authorize the Airport Director to negotiate the terms.

Upon a motion by Commissioner Brown and second by Commissioner Dinges, it was unanimously agreed to authorize the Chairman to execute a consultant agreement with CMT, Inc., and authorize the Airport Director to negotiate the terms.

# Public Building Commission Meeting Minutes December 21, 2023 Page 4

For updates on Enplanements and Terminal Expansion, please see the attached documents.

Commissioner Sauget requested to move to Executive Session to review real estate.

The Open session closed at 10:28 a.m.

The Regular Meeting reconvened at 10:47 a.m.

Mr. Ysursa explained, the acquisition of 3 parcels for the fairground project have been negotiated with Mr. Brede and his staff. These negotiations were done after the appraisal was secured and done in good faith with the owners and Mr. Brede. Therefore Mr. Brede asks that the Commission approve purchase of the following properties.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the purchase of 12 S. 12th St. South for the purchase price of \$142,000 plus closing costs and real estate fees.

Upon a motion by Commissioner Dinges and second by Commissioner Bouse, it was unanimously agreed to Approve the purchase of 1110 S. Church Street for a purchase price of \$240.000.00 plus closing costs and real estate fees.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the purchase of 1138 S. Church street for \$65,000.00 plus closing costs and realtor fees.

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

Meeting adjourned at 10:52 a.m.

## **Public Building Commission Meeting Minutes**

December 21, 2023

Page 5

Respectfully submitted,

Time Journal

Traci Firestone, Secretary

APPROVED:

ΉΔΙΡΜΔΝ

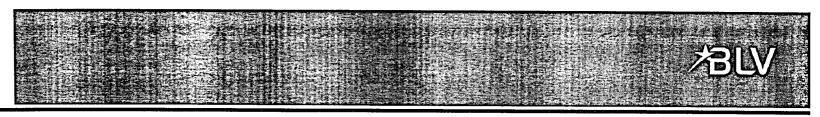


# Public Building Commission St. Clair County, Illinois December 21, 2023

Darren V. James | Airport Director







## 1. Selection of Consultant: Planning & Environmental Services

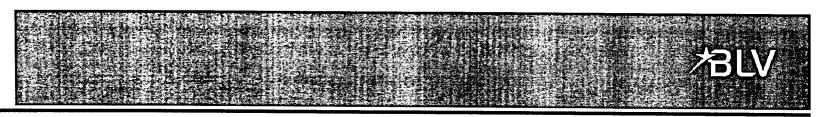
On November 6, 2023, the airport issued a RFQ for an Airport Planning and Environmental Consultant, leading to the selection of a qualified consultant to provide Planning and Environmental services for the development of MidAmerica St. Louis Airport. Two SOQs were received on November 28, from WSP, Inc., and Primera Engineers, Ltd.. The Selection Committee met on December 11, completed evaluations, and recommend selection of WSP, Inc.

Financial Impact: Selection does not result in a specific financial impact.

<u>Legal</u>: Consultation agreement will be reviewed/approved by PBC legal counsel prior to execution.

Motion: "Move to authorize the Chairman to execute a consultant agreement with WSP, Inc., and authorize the Airport Director to negotiate the terms."





## 2. Selection of Consultant: Architectural & Engineering Services

On November 6, 2023, the airport issued a RFQ for an Airport Architectural and Engineering Consultant, leading to the selection of a qualified consultant to provide Architectural and Engineering services for the development of MidAmerica St. Louis Airport. Two SOQs were received on November 28, from Crawford, Murphy & Tilly (CMT), Inc., and Horner & Shifrin, Inc. The Selection Committee met on December 11, completed evaluations, and recommend selection of CMT, Inc.

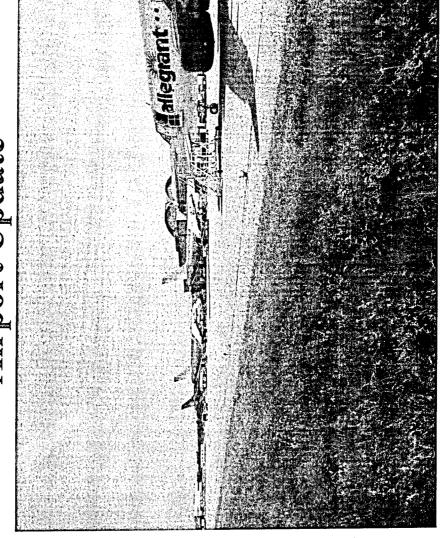
Financial Impact: Selection does not result in a specific financial impact.

<u>Legal</u>: Consultation agreement will be reviewed/approved by PBC legal counsel prior to execution.

Motion: "Move to authorize the Chairman to execute a consultant agreement with CMT, Inc., and authorize the Airport Director to negotiate the terms."



# Airport Update









Top Illi	nois Airports (pe	r enplanements - Oct 2022	- S€	p 202	3)				
Locid	City	Airport Name	S/L	Hub	2022 Rank	State Rank DOT (Oct 2022 - Sep 2023)	Enp DOT (Oct 2022 - Sep 2023)	Allegiant Total Passengers (Oct 2022 - Sep 2023)	Rank DOT (Oct 2022 - Sep 2023)
ORD	Chicago	Chicago O'Hare International	Р	L	4	1	29,078,000	0	4
MDW	Chicago	Chicago Midway International	P	L	30	2	10,198,000	?	29
PIA	Peoria	General Downing – Peoria International	P	N	166	3	304,000	296,000	164
MLI ·	Moline	Quad Cities International	Р	N	171	4	264,000	129,000	173
BMI	Bloomington/Normal	Central II Regional Airport at Bloomington	P	N	189	5	165,000	65,230	192
BLV	Belleville	Scott AFB/Midamerica St Louis	Р	N	192	6	151,000	299,000	196
RFD	Rockford	Chicago/Rockford International	Р	N	214	7	118,000	234,000	210
CMI	Champaign/Urbana	University of Minois-Willard	Р	N	257	9	68,000	0	249
SPI	Springfield	Abraham Lincoln Capital	Р	N	250	8	54,000	44,270	260
DEC	Decatur	Decatur Airport	cs	-	407	10	10,000		376
MWA	t/arion/Herrin	Veterans Airport of Southern Illinois	cs	-	397	11	9,097	0	388
UIN	Quincy	Quincy Regional-Baldwin Field	cs	-	477	12	4,076	0	449





## **Enplanements**

MidAn	nerica Is AIRPORT							lidAmerica nthly Passe			-					
	2024			2023			2022					2021		2020		
Month	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	П	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp
Jan	59	8,773	148.7	56	8,327	148.7	63	7,456	118.3	H	57	6,405	112.4	65	9,706	149.3
Feb	55	8,643	157.2	53	8,329	157.2	61	8,425	138.1	П	65	7,519	115.7	69	10,389	150.6
Mar	93	14,251	- 153.2	91	13,945	153.2	108	16,315	151.1	П	118	13,033	110.4	95	9,304	97.9
Apr	85	11,608	-135.6	95	12,974	136.6	102	14,392	141.1	П	81	8,947	110.5	4	123	30.8
May	98	14,493	147.9	93	13,754	147.9	107	16,226	151.6	П	94	12,448	132.4	65	6,003	92.4
Jun	139	22,490	161.8	125	20,225	161.8	143	22,390	156.6	П	182	24,663	135.5	122	14,367	117.8
Jul	134	21,993	164.1	131	21,501	164.1	155	24,300	156.8	Ħ	191	27,505	144.0	162	15,937	98.4
Aug	84	<b>-* 11</b> ;765	140.1	84	11,766	140.1	99	13,442	135.8	Ħ	125	13,907	111.3	121	10,078	83.3
Sep	55	- 8,178	148.7.2	55	8,178	148.7	57	8,220	144.2	П	82	9,641	117.6	65	6,692	103.0
Oct	70	.* 9,943	142.0	70	9,943	142.0	72	9,964	138.4	П	102	12,336	120.9	85	9,821	115.5
Nov	61	8,713	142.8	61	8,713	142.8	62	8,931	144.0	Ħ	87	10,740	123.4	69	7,491	108.6
Dec	62	9,567	1543	62	9,567	154.3	82	12,649	154.3	П	85	12,533	147,4	72	8,337	115.8
TOTAL	995	150,420	151.2	976	147,222	150.8	1111	162,710	145.5	Ħ	1269	159,677	125.8	994	108,248	108.9
FAA Total CY Emplaned Passenger Data							162,819				161,562		108,765			

Legend

Departures based on Allegiant schedule.

Departures calculated based on previous year's departures per month

Passenger enplanements projected utilizing previous year's average enplanements per departure per month applied to scheduled departures.

#### Notes

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

Future enplanements projected utilizing previous enplanements per departure and scheduled departures.

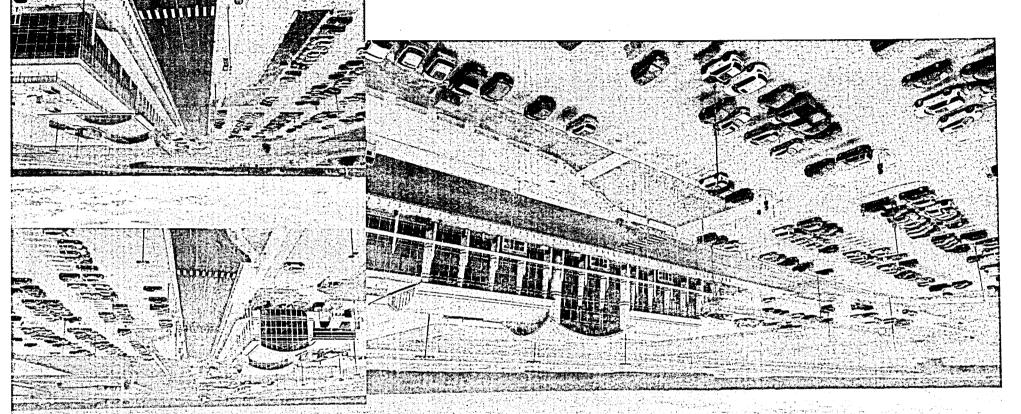
3. FAA TAF (data accessed on 08/09/23) for FY 2023 is 132,662 and FY 2024 is 135,660. This equates to a CY 2023 forecast of 133,387 and CY 2024 forecast of 136,698.

4. Draft FAA TAF updated (provided on 08/09/23) for FY 2023 is 149,842 and FY 2024 is 146,687. This equates to a CY 2023 forecast of 149,053 and CY 2024 forecast of 147,092.

Mex

## Terminal Expansion/Renovation 2023







Thank You.