

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.**

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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.

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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.

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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.

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Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard Sargent

CHAIRMAN



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.

Legal: 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

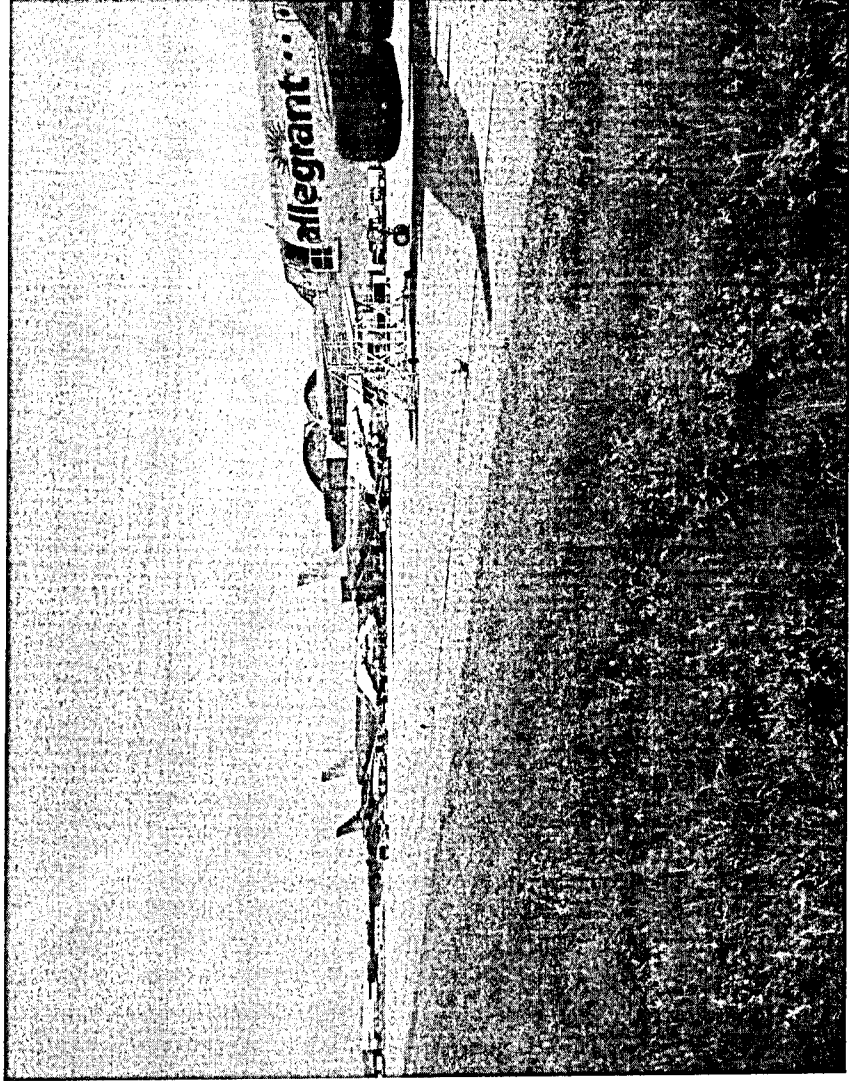
On November 6, 2023, the airport issued a RFQ for an Airport Architectural and Engineering Consultant, leading to the selection of a qualified consultant to provide Architectural and Engineering services for the development of MidAmerica St. Louis Airport. Two SOQs were received on November 28, from 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.

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

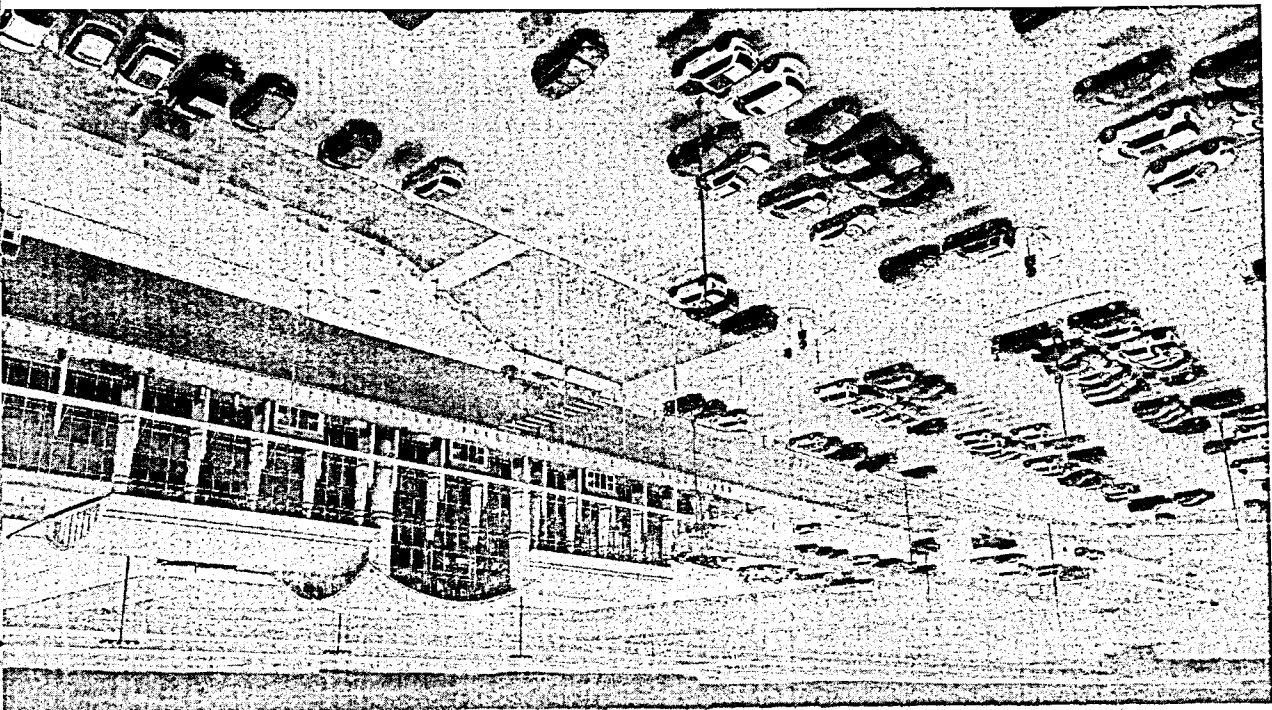
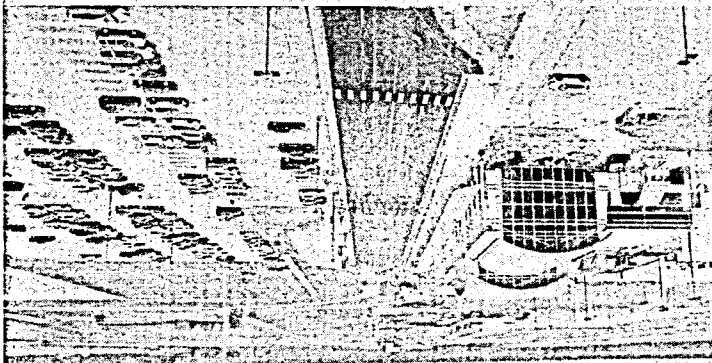
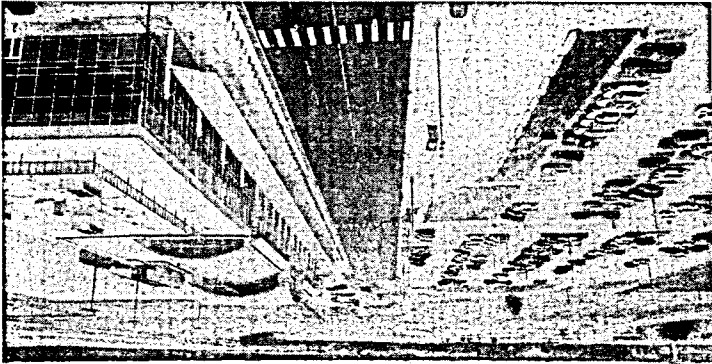
Motion: “Move to authorize the Chairman to execute a consultant agreement with CMT, Inc., and authorize the Airport Director to negotiate the terms.”

Airport Update



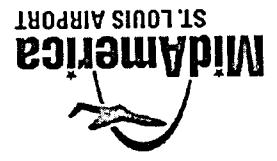
Top Illinois Airports (per enplanements - Oct 2022 - Sep 2023)

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	P	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	P	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	P	N	192	6	151,000	299,000	196
RFD	Rockford	Chicago/Rockford International	P	N	214	7	118,000	234,000	210
CMI	Champaign/Urbana	University of Illinois-Willard	P	N	257	9	68,000	0	249
SPI	Springfield	Abraham Lincoln Capital	P	N	250	8	54,000	44,270	260
DEC	Decatur	Decatur Airport	CS	-	407	10	10,000	0	376
MWA	Marion/Herrin	Veterans Airport of Southern Illinois	CS	-	397	11	9,097	0	388
UNI	Quincy	Quincy Regional-Baldwin Field	CS	-	477	12	4,076	0	449



BLV

Terminal Expansion/Renovation 2023





Thank You.

