

Public Building Commission Meeting Minutes

January 19, 2023

The Public Building Commission of St. Clair County met in the County Board Conference Room on January 19, 2023. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

Richard Sauget, Chairman
Charles Lee
Kevin Bouse
Terry Beach
Rick Effinger

Members Absent:

Edmond Brown
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
Thomas Knapp, St. Clair County Sheriff's Department
Monica Taylor, St. Clair County Financial Analyst
Attorney Bernard Ysursa- present via teleconference phone
Alexis Cortes, Belleville News-Democrat
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
Cynthia Romero, Assistant Comptroller

The Pledge of Allegiance was recited.

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

Upon a motion by Commissioner Effinger and second by Commissioner Lee, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of December 15, 2022.

Chairman Sauget moved to recess for the Annual Meeting, and appointed Attorney Ysursa as the Temporary Chairman. Upon a motion by Commissioner Effinger and second by Commissioner Beach/Lee motion carried.

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Regular Meeting ended at 10:02 a.m.

Regular Meeting reconvened at 10:06 a.m.

Upon a motion by Commissioner Lee and second by Commissioner Effinger, it was unanimously agreed to approve the Regular Expense Claims Report for End of Year 2022.

Upon a motion by Commissioner Lee and second by Commissioner Effinger it was unanimously agreed to approve the Regular Expense Claims Report with Payroll Ledger Report of January 30, 2023.

Upon a motion by Commissioner Lee and second by Commissioner Beach/Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of January 30, 2023.

Commissioner Lee reviewed the **Monthly Budget Analysis Report for January 2023** and stated the 2023 Budget is in line with the projected percentage of 8.3 % expenditures.

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

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the emergency repair with C & K Heating & Cooling in the amount of \$45,540.00.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was agreed to unanimously Approve the lease agreement Amendment #2 with Boeing.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was agreed to unanimously Approve the utility easement between MidAmerica St. Louis Airport and Century Link with execution to occur contingent upon legal counsel review, with the exception of Commissioner Beach who chose to abstain.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve Amendment #1 with CMT for a cost not-to-exceed \$186,315.00.

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Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve Amendment #8 with CMT for a cost not-to-exceed \$430,820.00.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve Non-AIP/CMAR Change Order #5 Terminal Modifications with Holland Construction for a cost of \$1,500,000.00.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve Construction Services agreement with Holland Construction for a cost not-to-exceed \$100,000.00.

For updates on Passenger Facility Charge, Enplanements, Terminal Expansion, and Boeing Production Facility, please see the attached documents.

Upon a motion by Commissioner Beach and second by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:46 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard A. Jorgensen

CHAIRMAN

MidAmerica St. Louis Airport

PUBLIC BUILDING COMMISSION

ST. CLAIR COUNTY, ILLINOIS

19 January 2023

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



1. Boeing / Cargo Apron / TFT / Amendment #2

The lease agreement was negotiated and developed, which supports the continued growth at the MidAmerica St Louis Airport (BLV). Project improvements were captured as part of the lease rent and now will extend through February 29, 2024. The purpose of this amendment includes the lease premises being reduced by +/- 1,300 SF of airside land and associated telemetry trailer and antennas, with all landside portions and associated office trailers no longer to be included.

Financial Impact: The Revenue from the lease amendment #2 will be used for the operations and maintenance of the airport.

Motion: “Move to approve and authorize the Chairman to execute the lease agreement Amendment #2 with Boeing.”

2. Utility Easement – CenturyLink

The MetroLink Extension project requires extensions and relocations of existing utilities. To allow these extensions and relocations to occur, easements must be granted. MidAmerica St. Louis Airport and Gonzalez Companies (on behalf of St. Clair County Transit District) have been coordinating with CenturyLink Communications, LLC on an easement to allow relocation of their underground communications infrastructure.

Financial Impact: There is no fiscal impact to MidAmerica St. Louis Airport.

Motion: “Move to approve the utility easement between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon legal counsel review.”

4. Consulting Services / Terminal Expansion / Amendment #8 / CMT

The Airport Challenges associated with the COVID pandemic have resulted in material shortages, subcontractor delays, and overall delays to the completion of this project. These delays have resulted in increased Construction Phase Services fees. Total costs associated with these delays are accounted for in Amendment #8 at a cost not to exceed \$430,820.

Financial Impact: The consulting services / Amendment #8 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Amendment #8 with CMT for a cost Not-to-Exceed \$430,820.”

5. Non-AIP / Terminal Modifications / Amendment #5

Amendment #5 of non-AIP eligible construction is for renovations to the existing terminal building footprint. This work includes flooring replacement, restroom renovations, airline offices, car rental offices, etc. The PBC approved the work associated with the flooring replacement in December 2022. The remaining portion of the Interior Renovations work includes renovations to the restrooms on the 1st and 2nd floors.

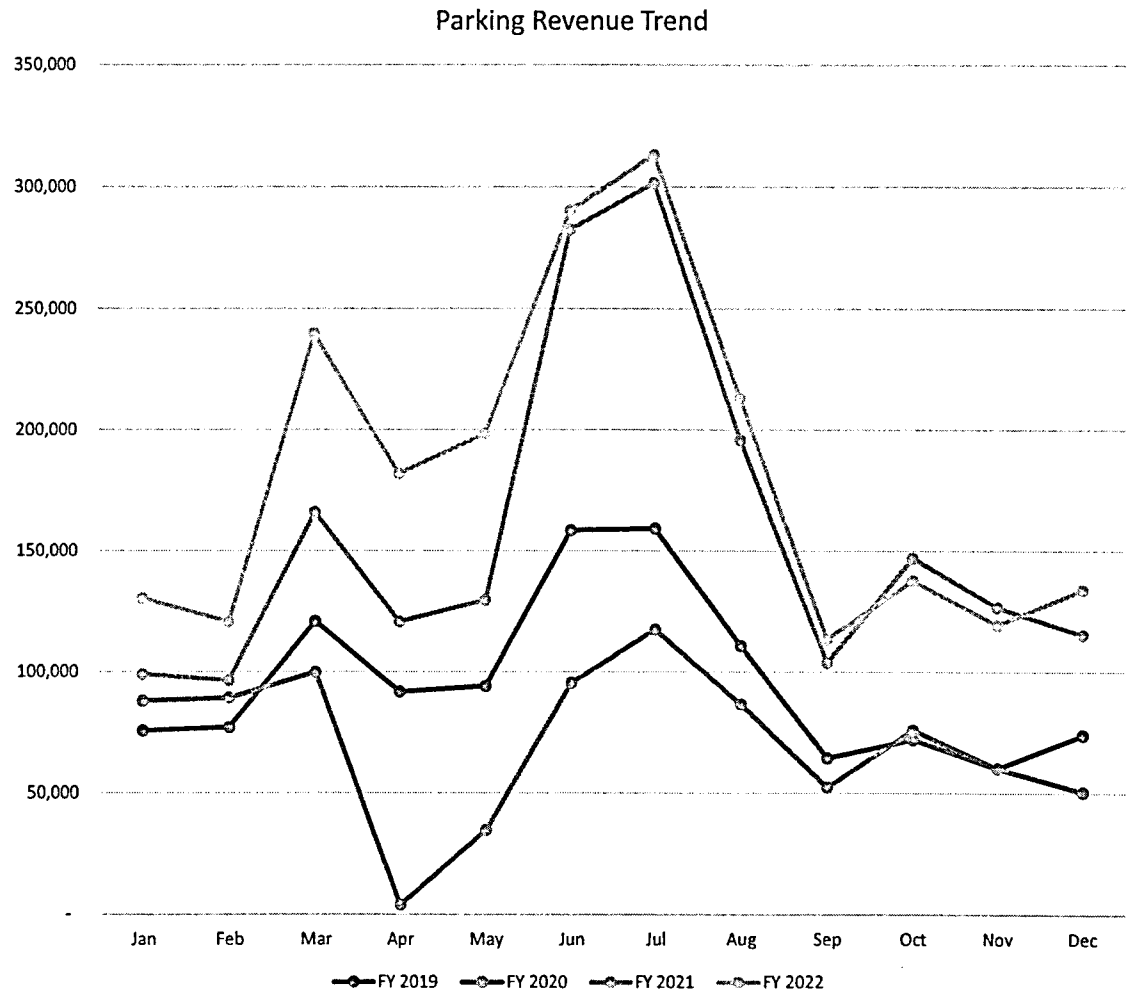
Financial Impact: Change order #5 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Change Order #5 with Holland Construction for a cost Not-to-Exceed \$1,500,000.

AIRPORT UPDATE



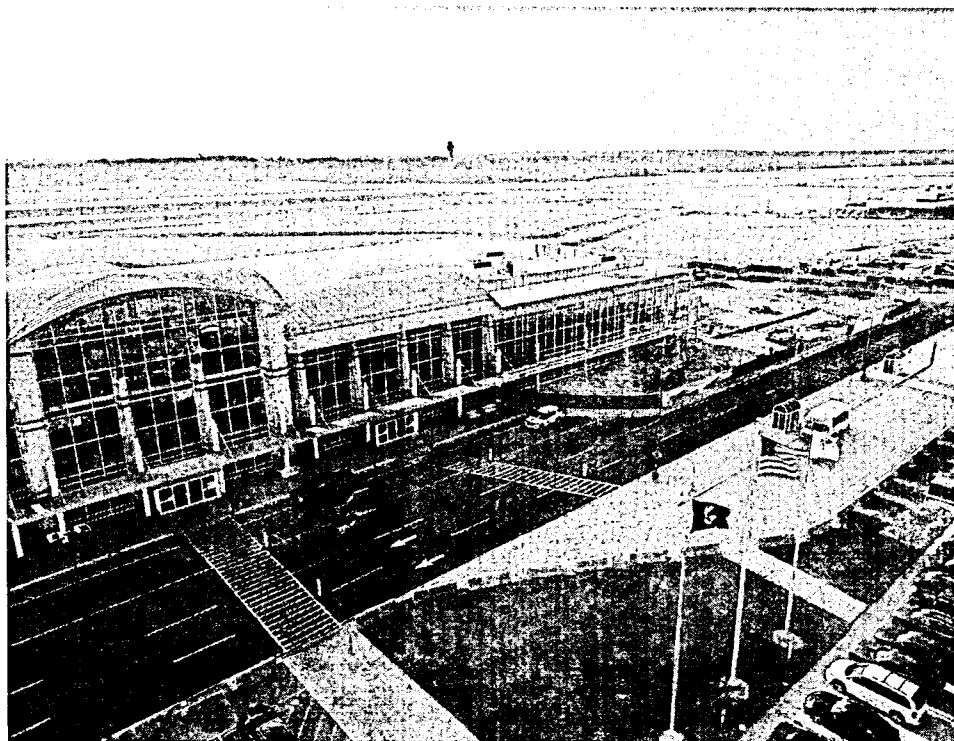
	Parking Revenue
FY2019	\$1,157,258
FY2020	\$853,118
FY2021	\$1,883,499
FY2022	\$2,191,262



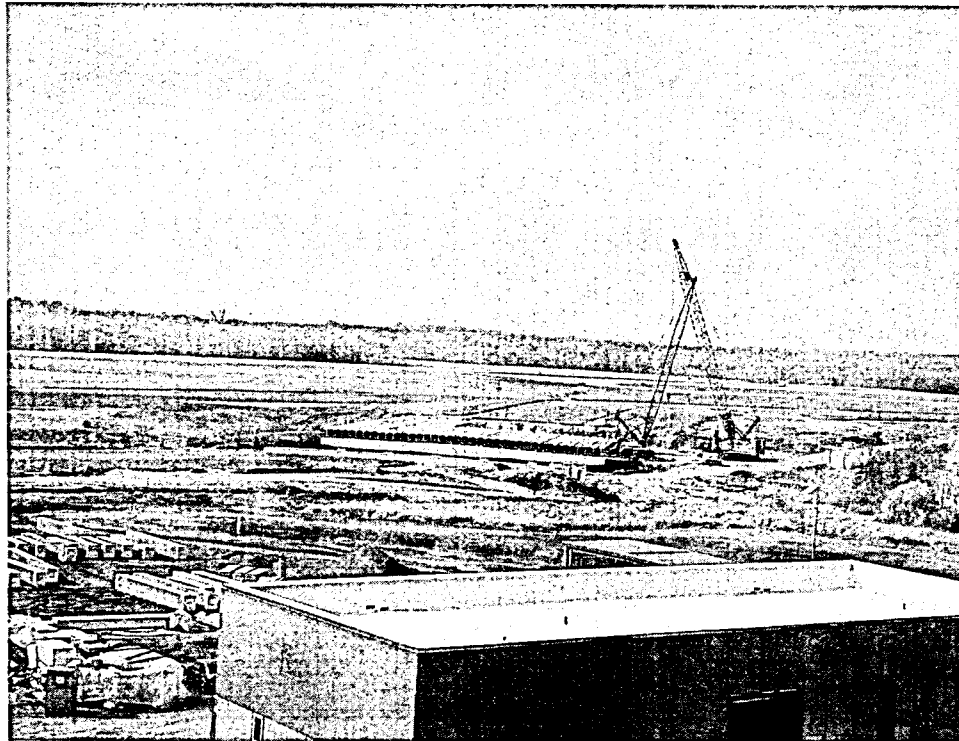
Terminal Expansion



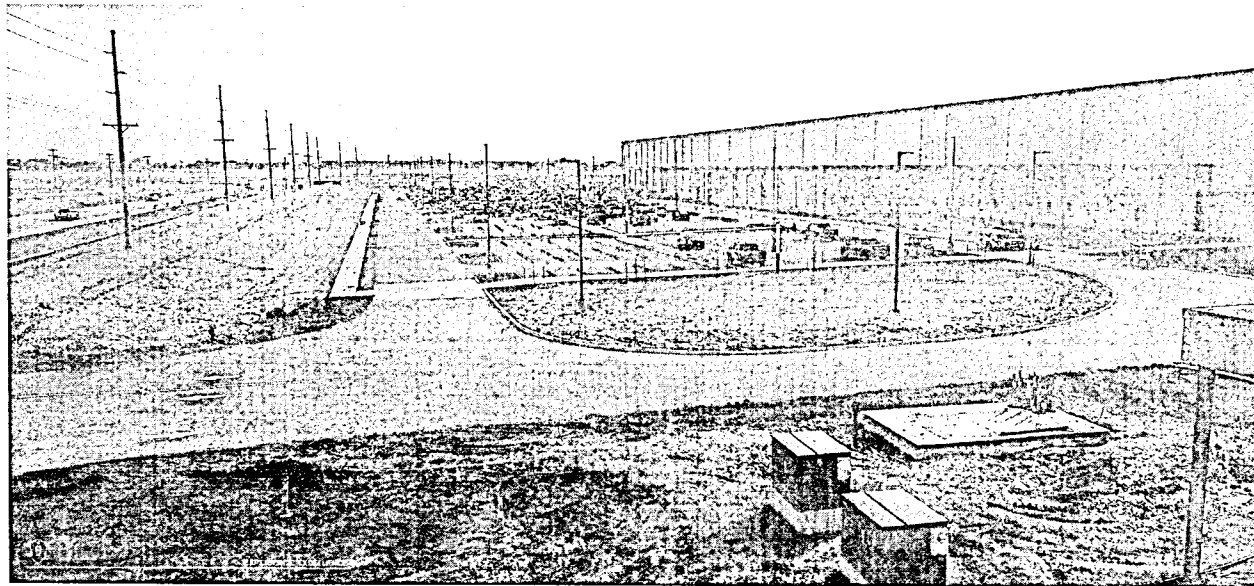
Terminal Expansion



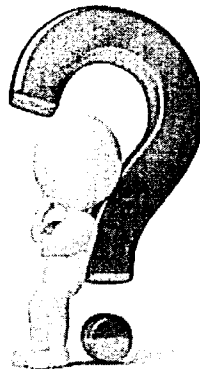
Boeing Production Facility – 2022



Boeing Production Facility – 2022



Thank You!



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