

Public Building Commission Meeting Minutes
July 20, 2023

The Public Building Commission of St. Clair County met in the County Board Conference Room on July 20, 2023. The meeting was called to order by Chairman Richard Sauget at 09:59 a.m.

Members Present:

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

Members Absent:

Edmond Brown

Others Present:

James Brede, Director of Buildings
Debra Moore, Director of Administration
Bryan Johnson, MidAmerica St. Louis Airport Director
Tom Knapp, Sheriff's Department
Attorney Bernard Ysursa
Traci Firestone, Secretary
Randy Pierce, Fairview Heights Tribune
Alexis Cortes, Belleville News-Democrat

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/Dinges, it was unanimously agreed to Approve the **Regular Monthly Meeting Minutes of June 15, 2023 and Special Meeting Minutes of June 30, 2023.**

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 July 28, 2023.**

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Upon a motion by Commissioner Dinges and second by Commissioner Lee, it was unanimously agreed to Approve the **Airport Expense Claims Report of July 28, 2023**.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for July 2023** and stated the 2023 Budget is in line with the projected percentage of 58.3% expenditures with the exception of Animal Control and Economic Development due to Major Capital Improvements.

Commissioner Dinges reviewed the **Trial Balance Report for June 2023** 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 Terminal Lease Amendment #3 at a cost of \$25,847.64 for the remainder of the 2023 year.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to Approve the purchase of an Aircraft Air Start unit with Aero Specialties, Inc. for a cost not-to-exceed \$211,607.00.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve the Storm Site Lease Agreement with Ameren.

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was unanimously agreed to Approve the TFT Lease Agreement Amendment #3 with Boeing.

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For updates on Airport Sustainability Management Plan, Transportation Security Administration, Enplanements, FAA Terminal Area Forecast, Terminal Expansion, Taxiway Lima, Boeing Production Facility, please see the attached documents.

Upon a motion by Commissioner Sauget and second by Commissioner Effinger, it was unanimously agreed to adjourn the meeting at 10:24 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard Sauget

CHAIRMAN

MidAmerica St. Louis Airport

PUBLIC BUILDING COMMISSION

ST. CLAIR COUNTY, ILLINOIS

20 July 2023

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



1. Terminal Lease / Amendment #3 / General Services Administration

The TSA has provided passenger screening services since 2013 and has since occupied most of the mezzanine level of the terminal building. The initial lease agreement was established between BLV and GSA / TSA to ensure a reasonable amount of space could be used for the purpose of TSA passenger screening. The TSA will now occupy approximately 1,052 square feet on the first floor, which is 56 square feet less than the mezzanine location.

Financial Impact: Revenue from the lease agreement will be used solely for the operations and maintenance of the Airport.

Motion: “Move to approve and authorize the Chair to execute the terminal lease agreement Amendment #3 between MidAmerica St. Louis Airport and General Services Administration (GSA).”

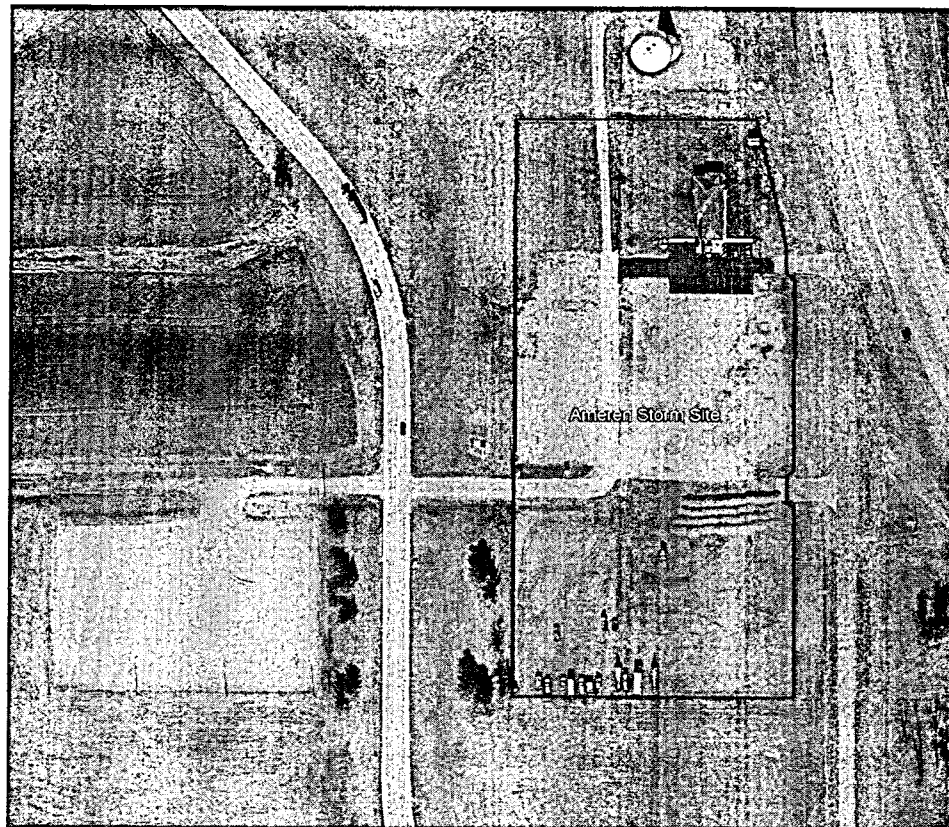
2. Equipment Procurement / FBO – Air Start

BLV owns, maintains, and operates multiple pieces of Ground Support Equipment (GSE). GSE is the support equipment used at airports to service aircraft on the ground. Aircraft air start units are the power source that provide the initial movement and rotation of large aircraft turbine engines. A new air start unit will allow retirement of the two end of life units and provide additional capacity to the TMAC 250 to start Allegiant, military, and other aircraft.

Financial Impact: The aircraft air start unit was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chair to execute the purchase agreement for an Aircraft Air Start Unit with Aero Specialties, Inc.”

Storm Site Lease Agreement / Ameren



3. Storm Site Lease Agreement / Ameren

In 2008, the MidAmerica St. Louis Airport established a Storm Site Agreement with Ameren. Since that time Ameren has not exercised their interest in staging a restoration location at the airport. There is a need to update and standardize such an agreement. Ameren is a terrific partner, and the Airport has the area and space needed to stand up and support a temporary storm site location.

Financial Impact: Revenue from the lease agreement will be used solely for the operations and maintenance of the Airport.

Motion: “Move to approve and authorize the Chair to execute the Storm Site lease agreement between MidAmerica St. Louis Airport and Ameren.”

4. Lease Agreement / Amendment #3 / Boeing TFT Program

In November 2019, the PBC approved the Boeing F15QA Lease / Improvement proposal. This proposal includes a project to construct and lease temporary aircraft shelters, temporary offices, fencing, permanent and temporary utilities, a permanent expansion to the MidAmerica St Louis Airport, Aircraft Rescue Firefighting (ARFF), and ancillary components. Project development has resulted in the need to add a renewal period that will extend the lease through February of 2025.

Financial Impact: Revenue from the lease agreement will be used solely for the operations and maintenance of the Airport.

Motion: “Move to approve and authorize the Chair to execute the TFT lease agreement Amendment #3 between MidAmerica St. Louis Airport and Boeing.”

AIRPORT UPDATE



Airport Sustainability Management Plan

FAA Airport Climate Challenge Grant - to help achieve the administration's goals of net-zero emissions of Greenhouse Gases (GHG) economy-wide by 2050.

BLV goals is to establish a sustainability management plan that can provide guidelines for the Airport to incorporate sustainable practices into its current operations, decision-making processes and future planning while involving staff at all levels of the organization to get their buy-in and cooperation. A comprehensive long-range plan would allow for the deployment of a sustainability assessment framework, consistent decision-making tools and optimal use of resources among the airport's facilities.

BLV was awarded an FAA discretionary grant in the amount of \$297,000 for the development of a Sustainability Management Plan.

Transportation Security Administration

Firearms caught by TSA at Illinois Airport Checkpoint ▾	Column ▾	Column ▾	Column ▾	Column ▾	Column ▾
	2022	2021	2020	2019	2018
O'Hare International Airport (ORD)	85	91	33	50	48
Midway International Airport (MDW)	38	42	22	33	40
Quad Cities International Airport (MLI)	6	0	0	1	2
MidAmerica/St. Louis Airport (BLV)	3	3	2	1	1
Central Illinois Regional Airport (BMI)	2	3	0	0	0
General Wayne A Downing International Airport (PIA)	4	4	1	1	0
Chicago Rockford International Airport (RFD)	3	1	0	0	0
National totals	6,542	5,972	3,257	4,432	4,239

Firearm possession laws vary by state and local government, but firearms are prohibited at TSA security checkpoints, in the secure area of an airport, and on-board aircraft, even if a passenger has a concealed carry permit.

Enplanements

								2022	2021	
4	GL	IL	ORD	Chicago	Chicago O'Hare International	P	L	33,120,474	26,350,976	25.69%
30	GL	IL	MDW	Chicago	Chicago Midway International	P	L	9,650,281	7,680,617	25.64%
166	GL	IL	PIA	Peoria	General Downing - Peoria International	P	N	284,322	237,442	19.74%
171	GL	IL	MLI	Moline	Quad Cities International	P	N	269,885	246,248	9.60%
189	GL	IL	BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	175,665	159,897	9.86%
192	GL	IL	BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	162,819	161,562	0.78%
214	GL	IL	RFD	Rockford	Chicago/Rockford International	P	N	121,544	102,779	18.26%
250	GL	IL	SPI	Springfield	Abraham Lincoln Capital	P	N	72,466	60,949	18.90%
257	GL	IL	CMI	Savoy	University of Illinois/Willard	P	N	64,715	56,700	14.14%
397	GL	IL	MWA	Marion	Veterans Airport of Southern Illinois	P	N	10,399	10,522	-1.17%
407	GL	IL	DEC	Decatur	Decatur	CS	None	9,871	9,001	9.67%
477	GL	IL	UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	4,774	7,418	-35.64%

Enplanements

 MidAmerica St. Louis Airport Monthly Passenger Enplanements												
	2023			2022			2021			2020		
Month	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp
Jan	56	8,327	148.7	63	7,456	118.3	57	6,405	112.4	65	9,706	149.3
Feb	53	8,329	157.2	61	8,425	138.1	65	7,519	115.7	69	10,389	150.6
Mar	91	13,945	153.2	108	16,315	151.1	118	13,033	110.4	95	9,304	97.9
Apr	95	12,974	136.6	102	14,392	141.1	81	8,947	110.5	4	123	30.8
May	93	13,754	147.9	107	16,226	151.6	94	12,448	132.4	65	6,003	92.4
Jun	125	20,225	161.8	143	22,390	156.6	182	24,663	135.5	122	14,367	117.8
Jul	133	20,854	156.8	155	24,300	156.8	191	27,505	144.0	162	15,937	98.4
Aug	90	12,222	135.8	99	13,442	135.8	125	13,907	111.3	121	10,078	83.3
Sep	55	7,931	144.2	57	8,220	144.2	82	9,641	117.6	65	6,692	103.0
Oct	70	9,688	138.4	72	9,964	138.4	102	12,336	120.9	85	9,821	115.5
Nov	61	8,784	144.0	62	8,931	144.0	87	10,740	123.4	69	7,491	108.6
Dec	62	9,567	154.3	82	12,649	154.3	85	12,533	147.4	72	8,337	115.8
TOTAL	984	146,600	149.0	1111	162,710	146.5	1269	159,677	125.8	994	108,248	108.9
FAA Total CY Enplaned Passenger Data					162,819		161,562			108,765		

NEW Enplanement Record!

FAA Terminal Area Forecast

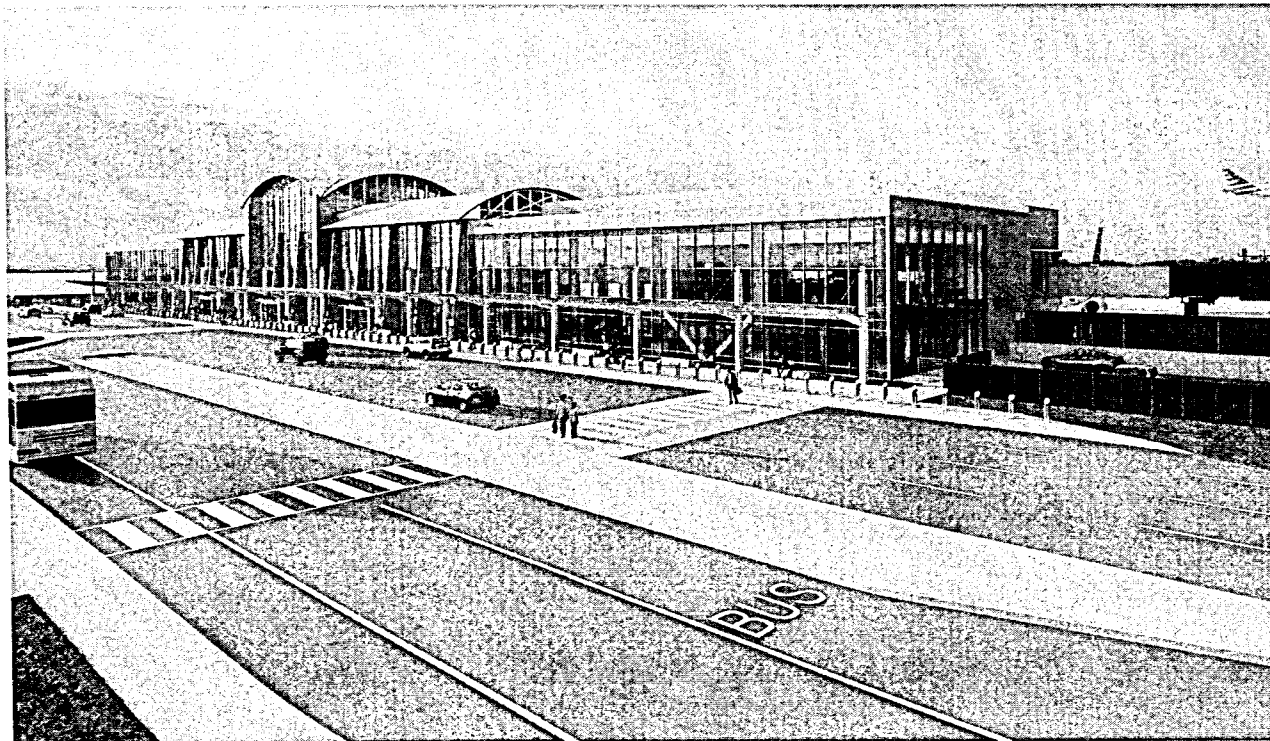
MARCH 2022 / FAA-TAF

2020	112,341
2021*	154,921
2022*	159,460
2023*	162,518
2024*	165,978
2025*	169,537
2026*	173,091
2027*	176,786
2028*	180,486
2029*	183,940
2030*	187,279

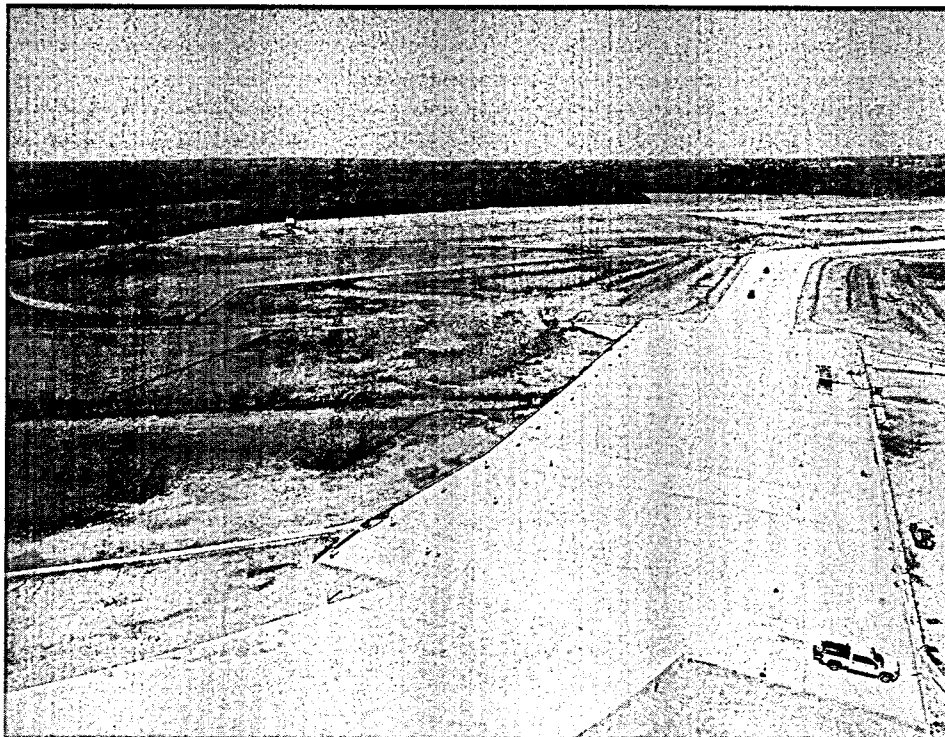
FEBRUARY 2023 / FAA-TAF

2020	112,341
2021	149,827
2022*	166,890
2023*	132,662
2024*	135,560
2025*	138,793
2026*	141,744
2027*	144,466
2028*	147,325
2029*	150,215
2030*	153,117

Terminal Expansion 2023



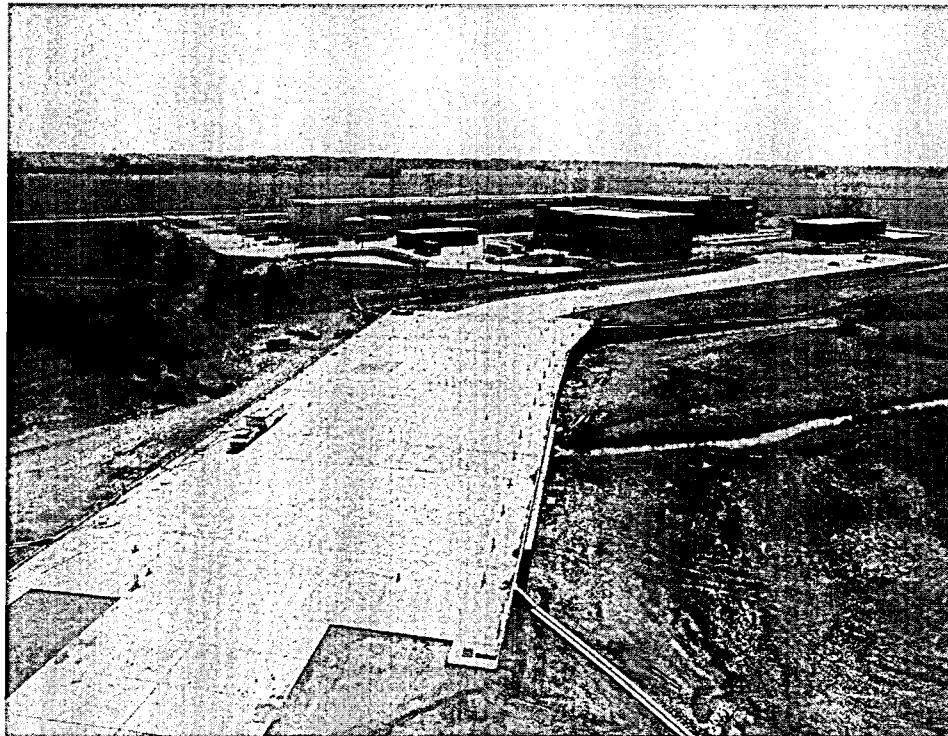
Taxiway LIMA 2023



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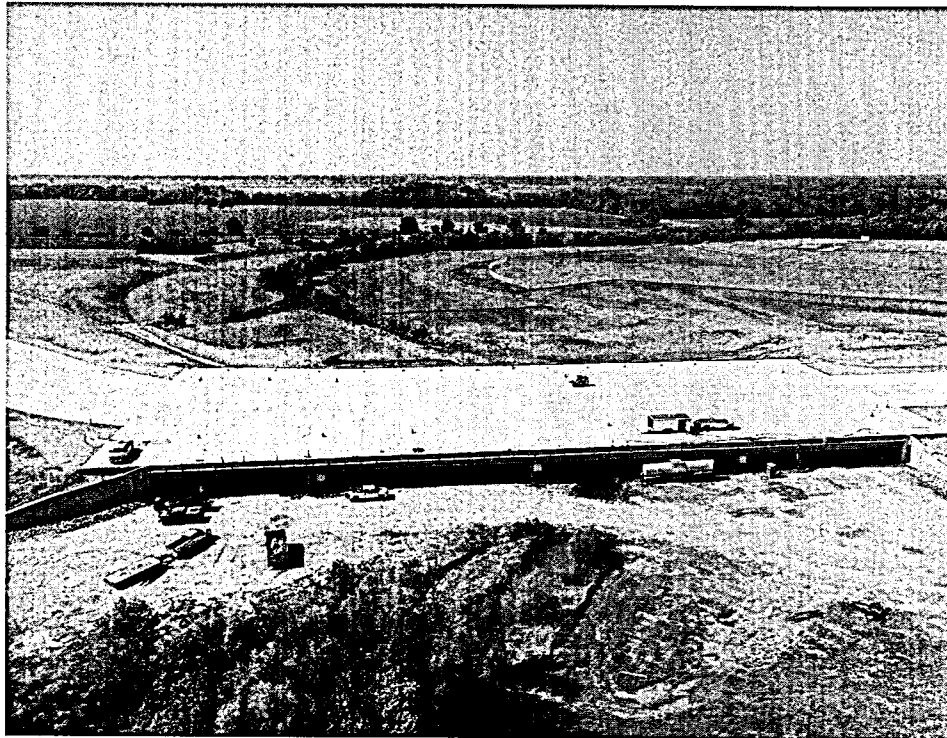
Taxiway LIMA 2023



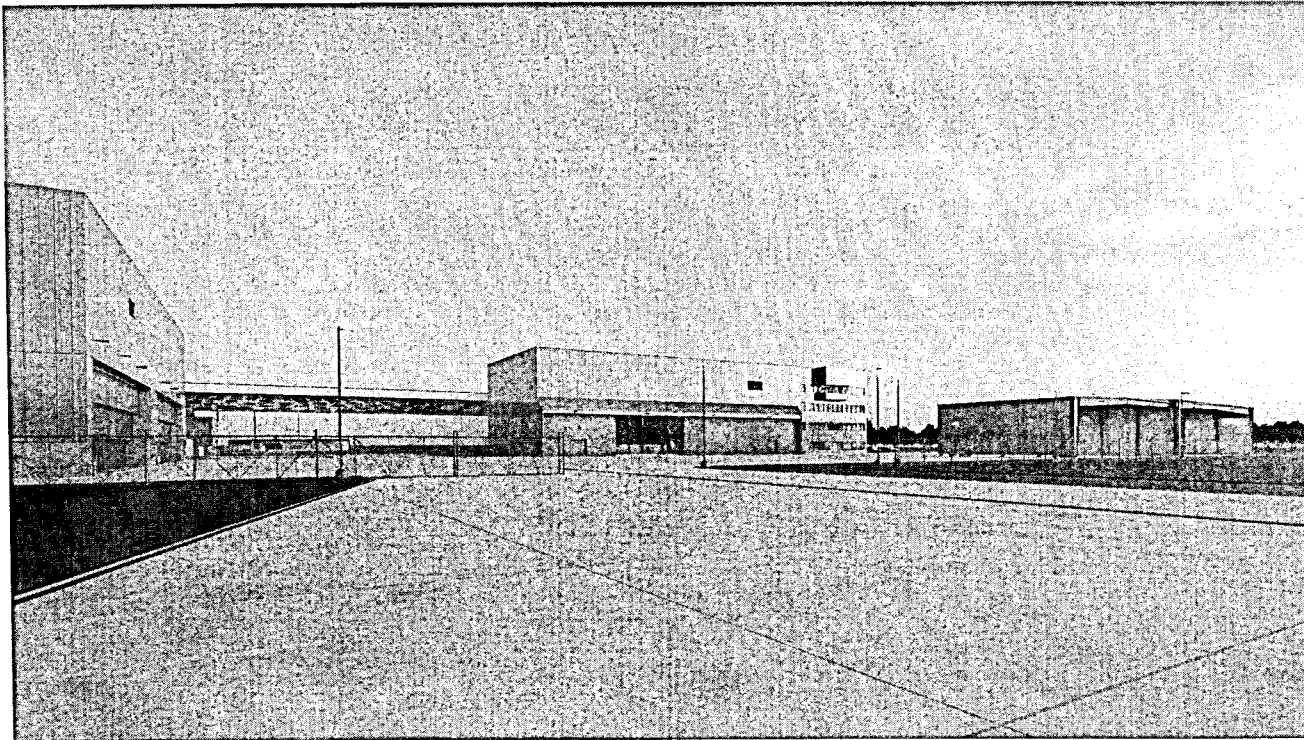
Taxiway LIMA 2023



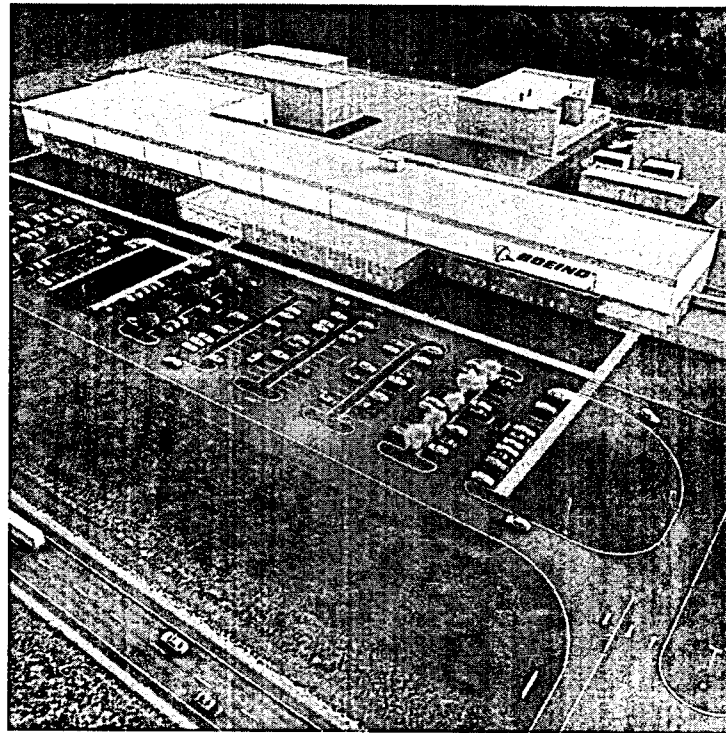
Taxiway LIMA 2023



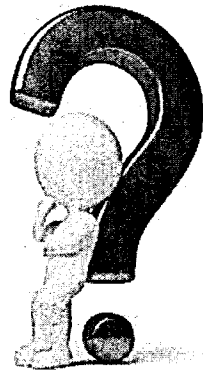
Boeing – MQ25 Production Facility 2024



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Thank You!



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