

Public Building Commission Meeting Minutes

April 18, 2024

The Public Building Commission of St. Clair County met at 19 Public Square, Belleville, Illinois 62220 on April 18, 2024. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

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

Members Absent:

Edmond Brown

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Monica McMurphy, Financial Analyst
Lt. Col. Thomas Knapp, Sheriff's Department
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
Randy Pierce, The Tribune
Alexis Cortes, Belleville News-Democrat
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 Dinges and second by Commissioner Beach, it was unanimously agreed to approve the Regular Monthly Meeting Minutes and the Executive Meeting Minutes of March 26, 2024. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Bouse, it was unanimously agreed to approve the **Regular Expense Claims Report with Payroll Ledger Report** of April 30, 2024. Motion carried.

Public Building Commission Meeting Minutes

April 18, 2024

Page 2

Upon a motion by Commissioner Dinges and second by Commissioner Bouse/Lee, it was unanimously agreed to approve the **Airport Expense Claims Report** of April 30, 2024. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for April 2024** and stated the Operations and Maintenance 2024 Budget is in line with the projected percentage of 33.3% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for March 2024**, and it can be available when requested in the Public Building Commission Office.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to approve the Resolution for Participation in State of Illinois Federal Surplus Property Program. Motion Carried.

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve the Millennia Professional Services Proposal for St. Clair County New Animal Shelter - Engineering Proposal for a total price of \$54,200.00. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve Millennia Professional Services Proposal for Geotechnical, Documentation, and Materials Testing Services St. Clair County Animal Services Building_Rev 1 for a total of \$26,177.00. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to approve the G & W Engineering Proposal to Provide Engineering and Consulting Services for St. Clair County Jail Generator at a cost of \$43,500.00 plus expenses estimated at \$1,000.00. Motion carried.

Public Building Commission Meeting Minutes

April 18, 2024

Page 3

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to approve the revised Trane HVAC purchase for a difference of \$92,627.00. The approved amount is \$908,828.00. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Dinges, it was unanimously agreed to approve the Roof Bid Proposal with Joiner Sheet Metal and Roofing at a cost of \$1,850,757.00. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve G & W Engineering Storage Building Proposal at a cost of \$46,800.00 plus expenses estimated at \$1,000.00. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve G & W Engineering Entry Gate/Ticket Booth Proposal at a cost of \$24,600 plus \$750.00 for expenses. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve and authorize the Chairman to execute the consulting services agreement for 1-year with Clayborne & Wagner LLP for a cost not-to-exceed \$ 96,000.00. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was agreed to unanimously approve and authorize the Chairman to execute the Fifth Amendment of the service agreement between MidAmerica St. Louis Airport and Republic Parking. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was agreed to unanimously approve Amendment 12 to the engineering agreement with CMT for the Terminal Modifications at a not-to-exceed cost of \$73,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Public Building Commission Meeting Minutes

April 18, 2024

Page 4

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was agreed to unanimously approve and authorize the Chairman to execute Change Orders 24 and 25 to Contract 2021-15, Non-AIP CMAR – Miscellaneous Terminal with Holland Construction. Change order #24 will not exceed \$176,435.64 and Change Order #25 will not exceed \$497,009.77. Motion carried.

Information only. The Airport has coordinated with Scott AFB and the maintenance and repair responsibilities for Taxiway Golf are scheduled for release to Scott AFB in May 2024 as originally scheduled.

Upon a motion by Commissioner Lee and second by Commissioner Beach, it was agreed to unanimously approve the utility easement between the MidAmerica St. Louis Airport and the City of Mascoutah with execution to occur contingent upon PBC legal counsel review. Motion carried.

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

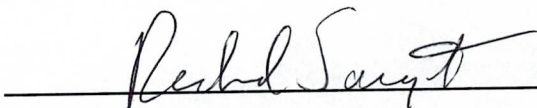
Upon a motion by Commissioner Beach and second by Commissioner Bouse/Lee, it was unanimously agreed to adjourn the meeting at 10:41 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN



Public Building Commission
St. Clair County, Illinois
April 18, 2024

Darren V. James | Airport Director



1. Consulting Services – Clayborne & Wagner LLP

The MidAmerica St. Louis Airport desires to secure and engage Clayborne & Wagner LLP for support, representation, and legislative assistance in identifying and securing State and Federal funds for the MidAmerica St. Louis Airport. Additionally, to represent the Airport's interest before the State of Illinois, State Agencies, and other officials with the State of Illinois.

Financial Impact: The Clayborne & Wagner LLP consulting services agreement was included in the FY2024 Airport Budget.

Legal: Agreement was reviewed by PBC legal counsel and found to be legally sufficient.

Motion: Approve and authorize the Chairman to execute the consulting services agreement for 1-year with Clayborne & Wagner LLP for a cost Not-to-Exceed \$96,000.

2. Parking Service Agreement Amendment – Republic Parking

The purpose of the Fifth Amendment is to extend the parking service agreement for twelve months. During this period, the airport will evaluate selection and implementation of additional parking management technology, which will improve the customer experience and provide for greater revenue control and accountability.

Financial Impact: All parking revenue will be used to operate and maintain the airport. The financial obligations contained within the service agreement were included in the FY2024 Airport Budget.

Legal: Amendment was reviewed by PBC legal counsel and found to be legally sufficient.

Motion: Approve and authorize the Chairman to execute the Fifth Amendment of the service agreement between MidAmerica St. Louis Airport and Republic Parking.

3. Terminal Modifications Amendment – Crawford, Murphy, and Tilly

In August 2023, the PBC approved Amendment 10 to provide additional Phase 4 design services and in March 2024, the PBC approved Amendment 11 for Phase 4a Construction Phase Services, both with CMT. Due to several issues beyond the control of the airport or the consultant, the Passenger Boarding Bridges contractor exceeded the contract required completion by 55 calendar days (which resulted in a \$70,125 credit to that construction contract for liquidated damages). These delays resulted in increased Construction Phase Services fees. Total costs associated with these delays are accounted for in Amendment 12 at a cost not to exceed \$73,000.00.

Financial Impact: The overall project budget is \$34,053,135 with \$24,702,255 in funding from FAA grants. Additional grant funding is expected. The amendment is accounted for in the budget shown on next slide.

Motion: Approve Amendment 12 to the engineering agreement with CMT for the Terminal Modifications at a Not to Exceed cost of \$73,000.00 and authorize the Chairman to execute the agreement when appropriate.

Terminal Modifications, Professional Services Contract Summary

Costs	
Item	Cost
Design	\$2,098,250
Amendment 1 (Design Reduction)	\$(30,700)
Amendment 2 (Phase 1 CPS)	\$94,100
Amendment 3 (Phase 2 CPS)	\$760,000
Amendment 4 (Phase 3 CPS-CMAR)	\$906,000
Amendment 5 (Additional Design Items)	\$233,800
Amendment 6 (Phase 3 CPS – PBBs)	\$92,250
Amendment 7 (Phase 4 Concepts and Schematic Design Development – CBP FIS / GAF)	\$288,220
Amendment 8 (Additional Design and Additional Phase 3 CPS)	\$430,820
Amendment 9 (Phase 4 Design)	\$968,133
Amendment 10 (Phase 4 Additional Design Phase Services)	\$181,121
Amendment 11 (Phase 4A Construction Phase Services)	\$1,881,000
Amendment 12 (Additional Phase 3 CPS)	\$73,000
Total	\$7,975,994

4. Terminal Modifications – Non-AIP CMAR Change Order 24 & 25

In May 2021, the PBC approved a CMAR Agreement with Holland Construction for Non-AIP eligible work. Change Order 24 will address construction of a fence screening the north side of the TSA security checkpoint, the loading dock, and the employee parking lot from Air Terminal Drive. This fence was envisioned as part of the original design but is just now being implemented. Change Order 24 will not exceed \$176,435.64. Change Order 25 will address the gutter on the front of the terminal and two small roofs and a masonry cap on the rear of the terminal. The existing inlaid gutter system on the passenger terminal barrel roof is failing. Water is intruding into the building and damaging the east facing walls and columns. The two existing small EPDM roofs, above mechanical mezzanine spaces on the rear of the terminal, are original to the building and are at the end of their usable lifespan. The adjacent stone caps were discovered to have been leaking water. The proposed work would include covering the existing inlaid gutter and installing a new gutter system in the front, and removing the stone caps, replacing the membrane roofing with a 20-year warranty, and installing a metal roof coping instead of reinstalling the stone caps in the rear. Change Order 25 will not exceed \$497,009.77.

Financial Impact: The project is budgeted in the 2024 Airport Operating Budget (91700-999).

Motion: Approve and authorize the Chairman to execute Change Orders 24 and 25 to Contract 2021-15, Non-AIP CMAR – Miscellaneous Terminal with Holland Construction.

Terminal Modifications, Non-AIP CMAR Contract Summary	
Costs	
Item	Cost
Package 1 - Administrative Offices (Amendment 1)	\$ 1,656,878.00
Training Facility / Administrative Offices FFE (Change Order 1)	\$184,900.54
Package 2 – Security Systems Enhancements (Amendment 2)	\$1,870,959.00
Package 3 - Employee Parking Lot (Amendment 3)	\$453,412.00
Package 4 – Interior Renovations (flooring, painting, ceiling) (Amendment 4)	\$1,985,318.00
Interior Renovations (restroom renovations, etc) (Change Order 6)	\$1,497,781.00
Package 2 - Security Systems Enhancements (IT Improvements) (Change Order 17)	\$613,825.00
Package 2 - Security Systems Enhancements (IT Room Improvements) (Change Order 18)	\$780,208.24
Package 3 - Employee Parking Lot (Fence) (PCCO 24)	\$176,435.64
Package 4 - Interior Renovations (Terminal Roof Repairs) (PCCO 25)	\$497,009.77
Total	\$9,716,727.19

5. Taxiway Golf Transfer – Scott Air Force Base

Taxiway Golf is a 75' wide, 7,000' long taxiway which connects Runway 14L/32R to Runway 14R/32L. In April 2001, a DD1354 was finalized which transferred various pieces of real property from St. Clair County to Scott AFB. At the time, Scott AFB had concerns with the condition of the taxiway pavement above the East Drive Tunnels. St. Clair County/MidAmerica Airport was to maintain and repair the Crossover Taxiway (Taxiway "G") pavements from the Scott AFB boundary at the Silver Creek bridge to Station 44+00 which is just west of the East Drive tunnel area to conform to the requirements in FAA Federal Aviation Regulation Part 139. This commitment held for the design life of the pavement which is 25 years (May 1999 through May 2024). The Airport has coordinated with Scott AFB and the maintenance and repair responsibilities of Taxiway Golf are scheduled for release to Scott AFB in May 2024 as originally scheduled.

Financial Impact: No cost to Airport; elimination of maintenance/repair will result in a savings.

Motion: No motion necessary. This serves to inform the PBC of the action. Future easements may result from this action.

6. Airport Property Easement – City of Mascoutah

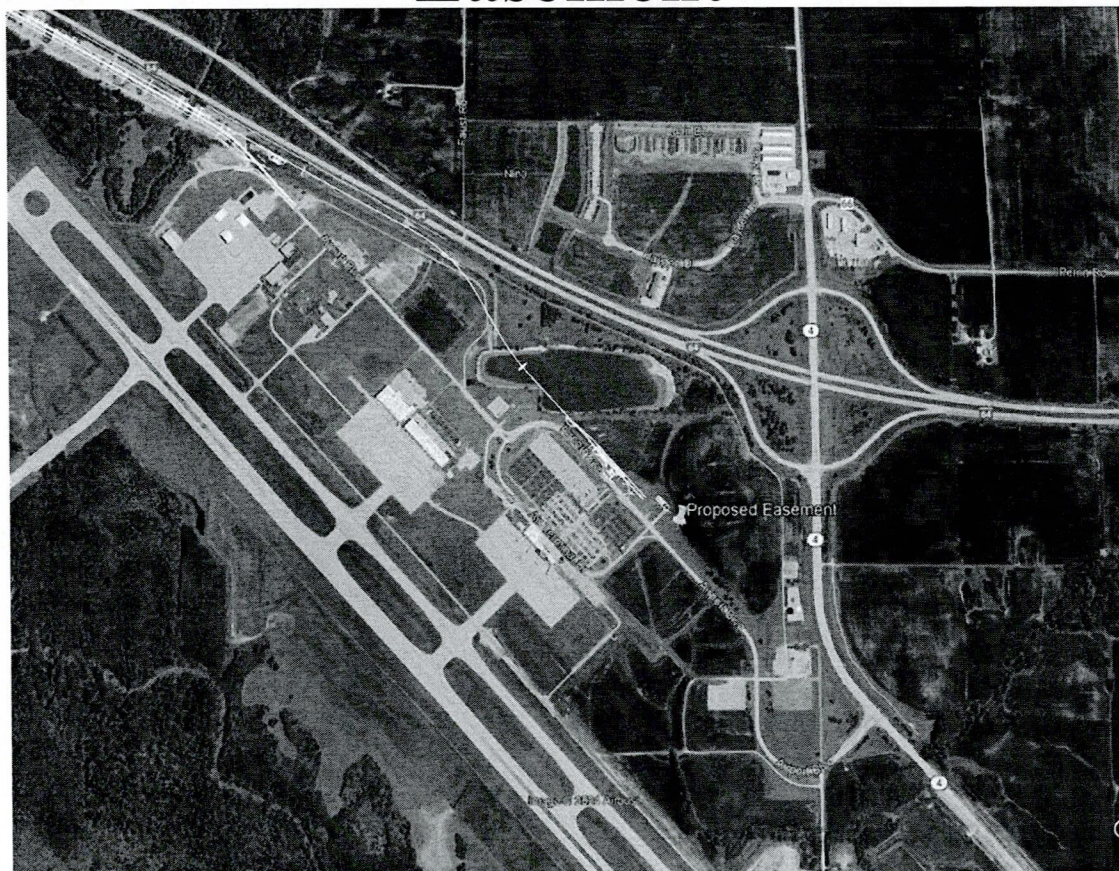
The MetroLink and Boeing Production Facility projects required extensions and relocations of existing utilities. To allow these extensions and relocations to occur, easements must be granted. In June 2022, the PBC approved several easements with Ameren for the Boeing Production Facility and MetroLink projects. In March 2024, the PBC approved an additional easement with Ameren for the MetroLink extension project. Since that date, another easement requirement has been identified. MidAmerica St. Louis Airport has been coordinating with the City of Mascoutah on this easement necessary for the MetroLink extension project. The easement will be 15-feet wide at the location identified on the following slides.

Financial Impact: No financial impact to the Airport or St. Clair County

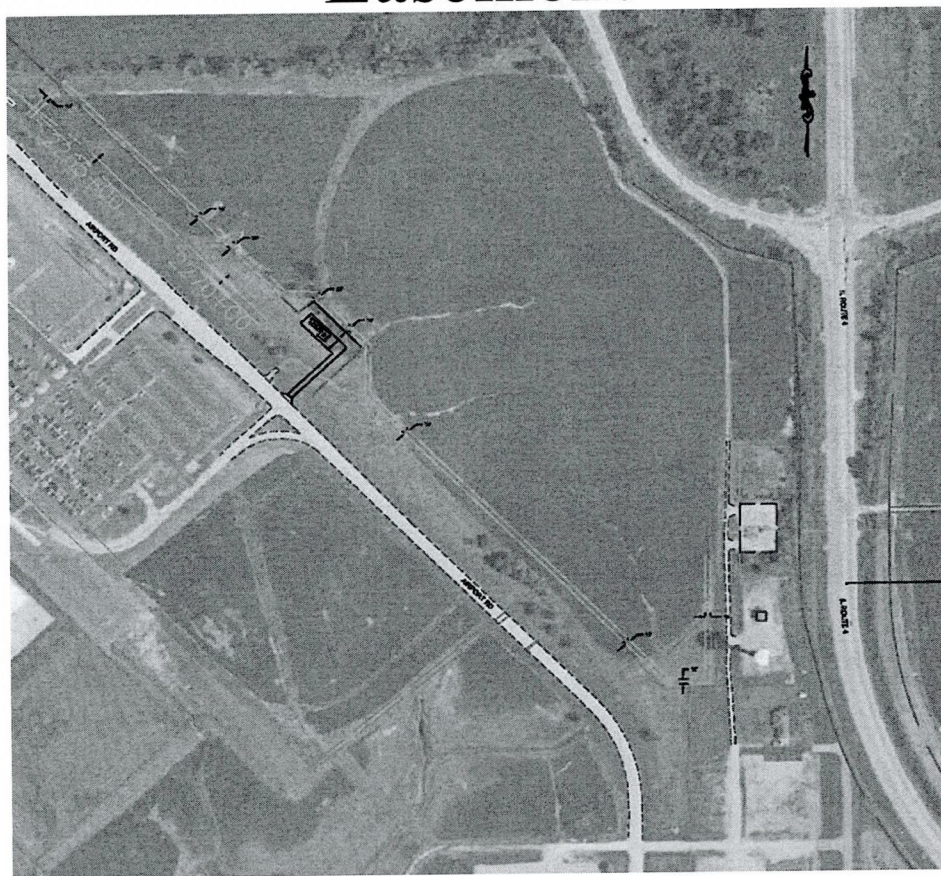
Legal: The easement will be reviewed and approved by PBC legal counsel prior to execution.

Motion: Approve the utility easement between the MidAmerica St. Louis Airport and the City of Mascoutah with execution to occur contingent upon PBC legal counsel review.

Easement



Easement



Airport Update



Top Illinois Airports (per enplanements - Feb 2023 - Jan 2024)

Locid	City	Airport Name	S/L	Hub	2022 Rank	State Rank DOT (Feb 2023 - Jan 2024)	Enp DOT (Feb 2023 - Jan 2024)	Allegiant Total Passengers (Feb 2023 - Jan 2024)	Rank DOT (Feb 2023 - Jan 2024)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	29,260,000	0	4
MDW	Chicago	Chicago Midway International	P	L	30	2	10,204,000	?	29
PIA	Peoria	General Downing - Peoria International	P	N	166	3	315,000	307,000	163
MLI	Moline	Quad Cities International	P	N	171	4	272,000	127,000	173
BMI	Bloomington/Normal	Central II Regional Airport at Bloomington	P	N	189	5	163,000	67,170	195
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	192	6	147,000	292,000	199
RFD	Rockford	Chicago/Rockford International	P	N	214	7	117,000	232,000	213
CMI	Champaign/Urbana	University of Illinois-Willard	P	N	257	9	67,000	0	246
SPI	Springfield	Abraham Lincoln Capital	P	N	250	8	47,000	39,370	270
DEC	Decatur	Decatur Airport	CS	-	407	10	11,000	0	372
MWA	Marion/Herrin	Veterans Airport of Southern Illinois	CS	-	397	11	9,700	0	383
UIN	Quincy	Quincy Regional-Baldwin Field	CS	-	477	12	4,631	0	436





MidAmerica

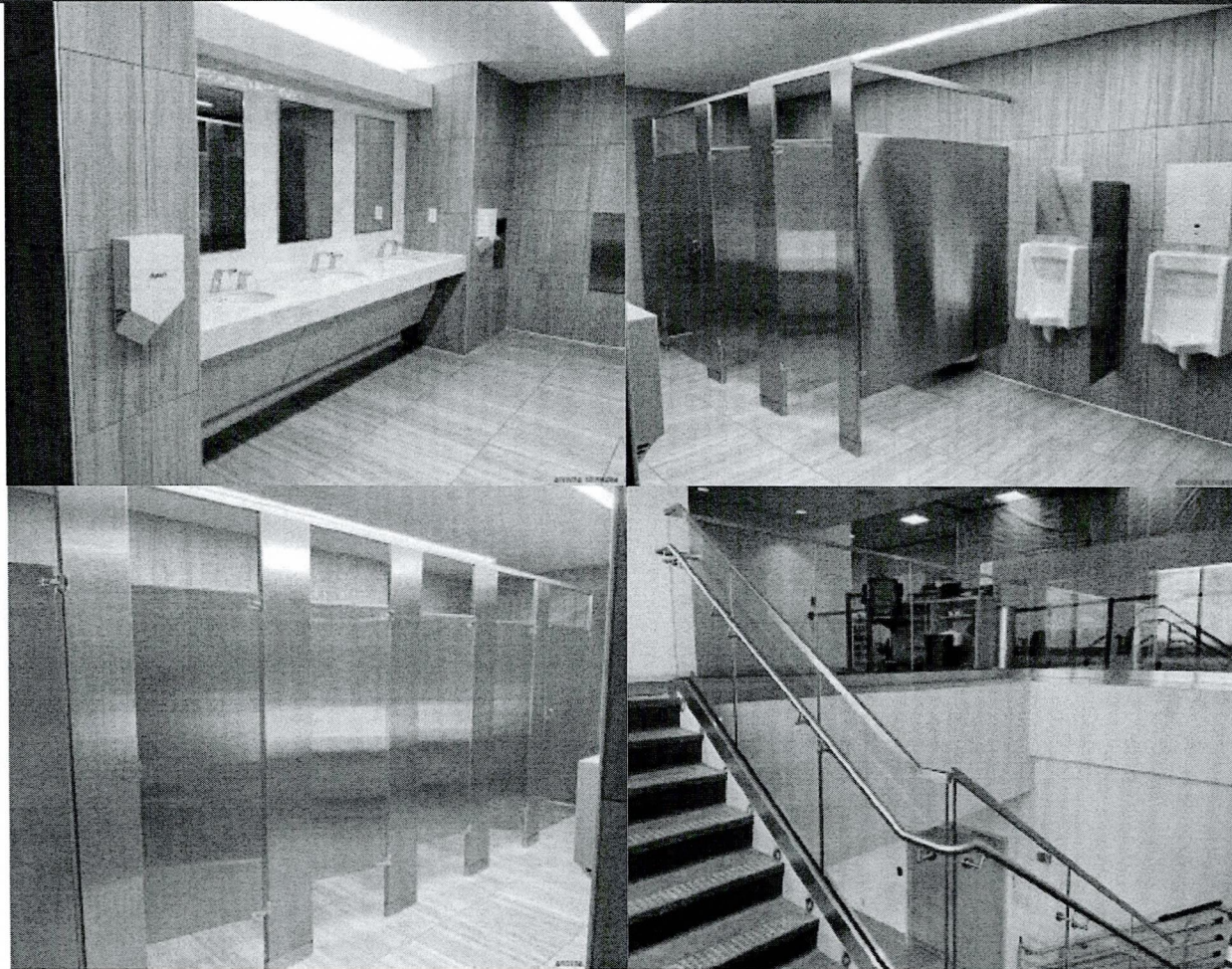
ST. LOUIS AIRPORT

MidAmerica St. Louis Airport

Monthly Passenger Enplanements

	2024			2023			2022			2021			2020		
Month	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp
Jan	58	7,908	136.3	56	8,327	148.7	63	7,456	118.3	57	6,405	112.4	65	9,706	149.3
Feb	55	8,174	148.6	53	8,329	157.2	61	8,425	138.1	65	7,519	115.7	69	10,389	150.6
Mar	92	13,585	147.7	91	13,945	153.2	108	16,315	151.1	118	13,033	110.4	95	9,304	97.9
Apr	85	11,608	136.6	95	12,974	136.6	102	14,392	141.1	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	94	12,448	132.4	65	6,003	92.4
Jun	145	23,461	161.8	125	20,225	161.8	143	22,390	156.6	182	24,663	135.5	122	14,367	117.8
Jul	142	23,306	164.1	131	21,501	164.1	155	24,300	156.8	191	27,505	144.0	162	15,937	98.4
Aug	102	14,287	140.1	84	11,766	140.1	99	13,442	135.8	125	13,907	111.3	121	10,078	83.3
Sep	66	9,814	148.7	55	8,178	148.7	57	8,220	144.2	82	9,641	117.6	65	6,692	103.0
Oct	78	11,079	142.0	70	9,943	142.0	72	9,964	138.4	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	87	10,740	123.4	69	7,491	108.6
Dec	62	9,573	154.4	62	9,573	154.4	82	12,649	154.3	85	12,533	147.4	72	8,337	115.8
TOTAL	1044	156,002	149.4	976	147,228	150.8	1111	162,710	146.5	1269	159,677	125.8	994	108,248	108.9
FAA Total CY Enplaned Passenger Data			(pending)			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															
1. Impacts from COVID-19 were initially realized in March 2020.															
2. 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.															

Terminal Equipment/Renovation 2024





Thank You.

The logo consists of a stylized star or asterisk symbol followed by the letters "BLV" in a bold, sans-serif font.