

Public Building Commission Meeting Minutes

January 18, 2024

The Public Building Commission of St. Clair County met in the County Board Conference Room on January 18, 2024. The meeting was called to order by Chairman Richard Sauget at 9:59 a.m.

Members Present:

Richard Sauget, Chairman
Thomas Dinges
Edmond Brown
Kevin Bouse
Terry Beach

Members Absent:

Charles Lee
Richard Effinger

Others Present:

Debra Moore, Director of Administration
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Thomas Knapp, St. Clair County Sheriff's Department
Monica Taylor, St. Clair County Financial Analyst
Attorney Bernard Ysursa
Alexis Cortes, Belleville News-Democrat
Randy Pierce, The Fairview Heights Tribune
Traci Firestone, Secretary

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 the Executive Meeting Minutes of December 21, 2023. Motion carried.

Chairman Sauget moved to recess for the Annual Meeting. Upon a motion by Commissioner Dinges and second by Commissioner Bouse. Motion carried.

Public Building Commission Meeting Minutes

January 18, 2024

Page 2

Regular Meeting ended at 10:01 a.m.

Regular Meeting reconvened at 10:05 a.m.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, the PBC Board Committee Appointments will stay the same as last year. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Bouse/Brown, it was unanimously agreed to approve the Regular Expense Claims Report for End of Year 2023. Motion carried.

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

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

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for January 2024** and stated the Operations and Maintenance 2024 Budget is in line with the projected percentage of 8.3 % expenditures.

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

PUBLIC BUILDING COMMISSION OPERATIONS

Director Brede informed the Board of emergency repairs for a water line break at the Courthouse. No water damage, we were able to contain the water. We found out that our fire system is tied into our domestic. That will have to be separated.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was agreed unanimously to Approve the Advanced Elevator Proposal for 313 W. Washington for \$43,480.00. Motion carried.

Public Building Commission Meeting Minutes

January 18, 2024

Page 3

Upon a motion by Commissioner Dinges and second by Commissioner Bouse, it was agreed to unanimously Approve the Proposal with Battery Specialists + Golf Cars for the Purchase of two golf carts in the amount of \$29,650.35 to help the public get into the Courthouse during construction. Motion carried.

FAIRGROUND OPERATIONS

None

AIRPORT OPERATIONS

Upon a motion by Commissioner Brown and second by Commissioner Dinges, it was agreed to unanimously Approve and authorize the Chair to execute the JPALS Lease Amendment #1 between the Public Building Commission and the Boeing Company. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was agreed to unanimously Approve the Utility Easement between the Airport and Charter with execution to occur contingent upon PBC legal counsel review. Motion carried.

Upon a motion by Commissioner Beach and second by Commissioner Dinges, it was agreed to unanimously Approve a Professional Services Agreement with SCI Engineering at a cost not-to-exceed \$36,000.00 and authorize the Airport Director to execute the agreement. Motion carried.

Upon a motion by Commissioner Dinges and second by Commissioner Bouse, it was agreed to unanimously Approve Aero Specialties, Inc., the lowest responsive bidder, with a bid of \$69,490.00 for a new belt loader as indicated in the bid tabulation and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was agreed to unanimously Approve Aero Specialties, Inc., the lowest responsive bidder, with a bid of \$189,000.00 for a new aircraft pushback as indicated in the bid tabulation and authorize the Chairman to execute the agreement when appropriate. Motion carried.

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

Public Building Commission Meeting Minutes

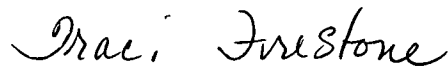
January 18, 2024

Page 4

Upon a motion by Commissioner Beach and second by Commissioner Brown, it was agreed unanimously to Approve the Resolution authorizing the Comptroller and Assistant Comptroller to transfer funds and make payments via electronic means. Motion carried.

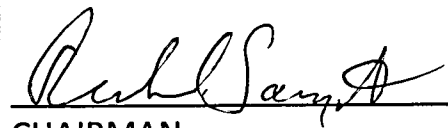
Upon a motion by Commissioner Dinges and second by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:33 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN



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

Darren V. James | Airport Director



1. Boeing JPALS Lease Amendment

The JPALS is a software-based precision approach landing system that guides aircraft onto carriers and amphibious assault ships in all weather and surface conditions. In October 2020, the PBC approved the original lease agreement, which commenced on January 1, 2021 with an initial term through February 28, 2023 and automatic renewal for two additional periods of six months which is ending on February 29, 2024. Amendment #1 includes one additional renewal period (3/1/2024-2/28/2025) and a rate increase from \$26/mo. to \$30/mo.

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

Legal: Amendment was reviewed/approved by PBC legal counsel.

Motion: Approve and authorize the Chair to execute the JPALS lease amendment #1 between the Public Building Commission and the Boeing Company.

2. Airport Property Easement - Charter

The Custom and Border Protection Facility requires new internet service. The Airport has coordinated with Charter and a 15-foot wide easement is required to establish service.

Financial Impact: No cost to the Airport under this agreement.

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

Motion: Authorize the Chair to approve the utility easement between the Airport and Charter with execution to occur contingent upon PBC legal counsel review.

3. Old Scott Schools Demolition – Professional Services

The PBC authorized a project to demolish the schools at the February 2023 meeting. The project includes environmental remediation and demolition of the two former Scott Schools. Project completion is expected by January 31, 2024. Abatement oversight and air monitoring were fulfilled by SCI Engineering at their daily rate, and the contract amount was not determinable in advance. The cost is confirmed not to exceed \$36,000.

Financial Impact: Project is funded by St. Clair County ARPA funds.

Legal: Professional Services Agreement will be reviewed and approved by PBC legal counsel prior to execution.

Motion: Authorize the Chair to approve a Professional Services Agreement with SCI Engineering at a cost Not-to-Exceed \$36,000 and authorize the Airport Director to execute the agreement.

4. Belt Loader Procurement

The Airport owns, maintains and operates multiple pieces of Ground Support Equipment (GSE). One common piece of GSE is a belt loader which is used to load and unload baggage onto and off aircraft. On December 8, 2023, the Airport issued an Invitation to Bid for the new belt loader. Bid documents were requested by five (5) potential bidders and one (1) bid was received. The low bidder is AERO Specialties, Inc. with a bid of \$69,490.00.

Financial Impact: Budgeted under the Airport Operating Budget.

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

Motion: Approve the lowest responsive bidder as indicated in the bid tabulation and authorize the Chairman to execute the agreement when appropriate.

5. Aircraft Pushback Procurement

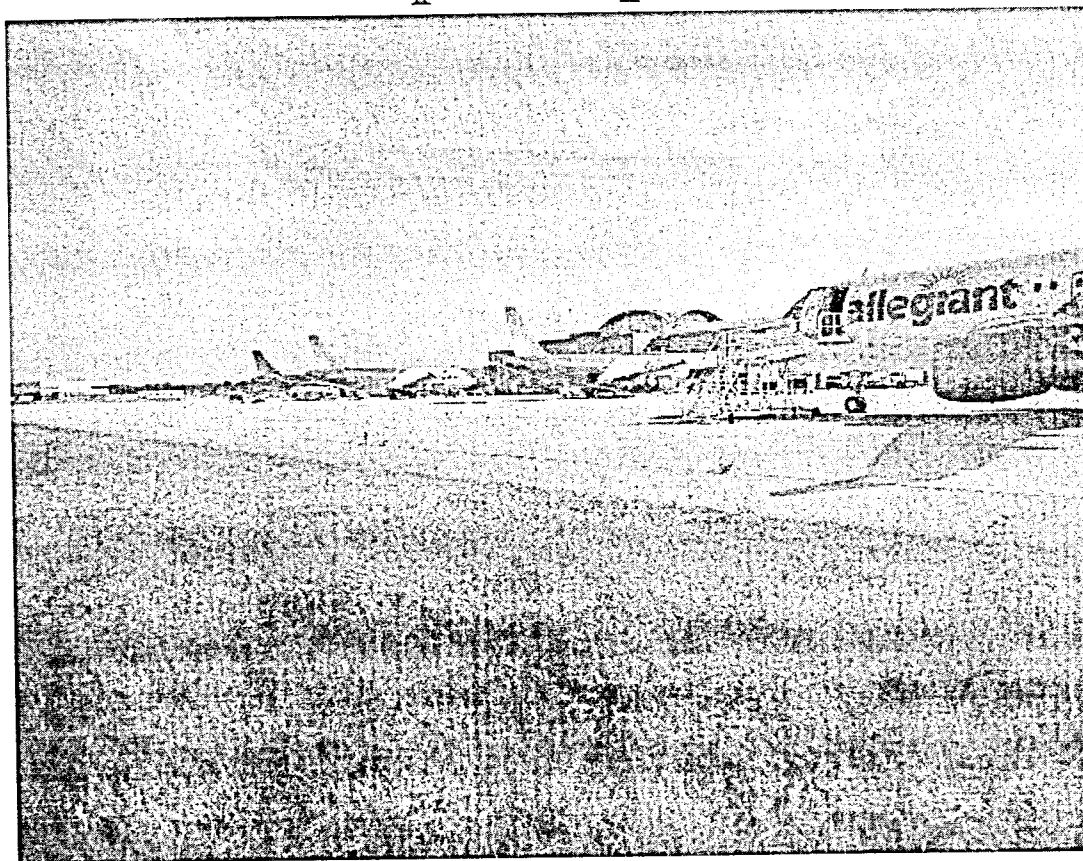
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Financial Impact: Budgeted under the Airport Operating Budget.

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

Motion: Approve the lowest responsive bidder as indicated in the bid tabulation and authorize the Chairman to execute the agreement when appropriate.

Airport Update



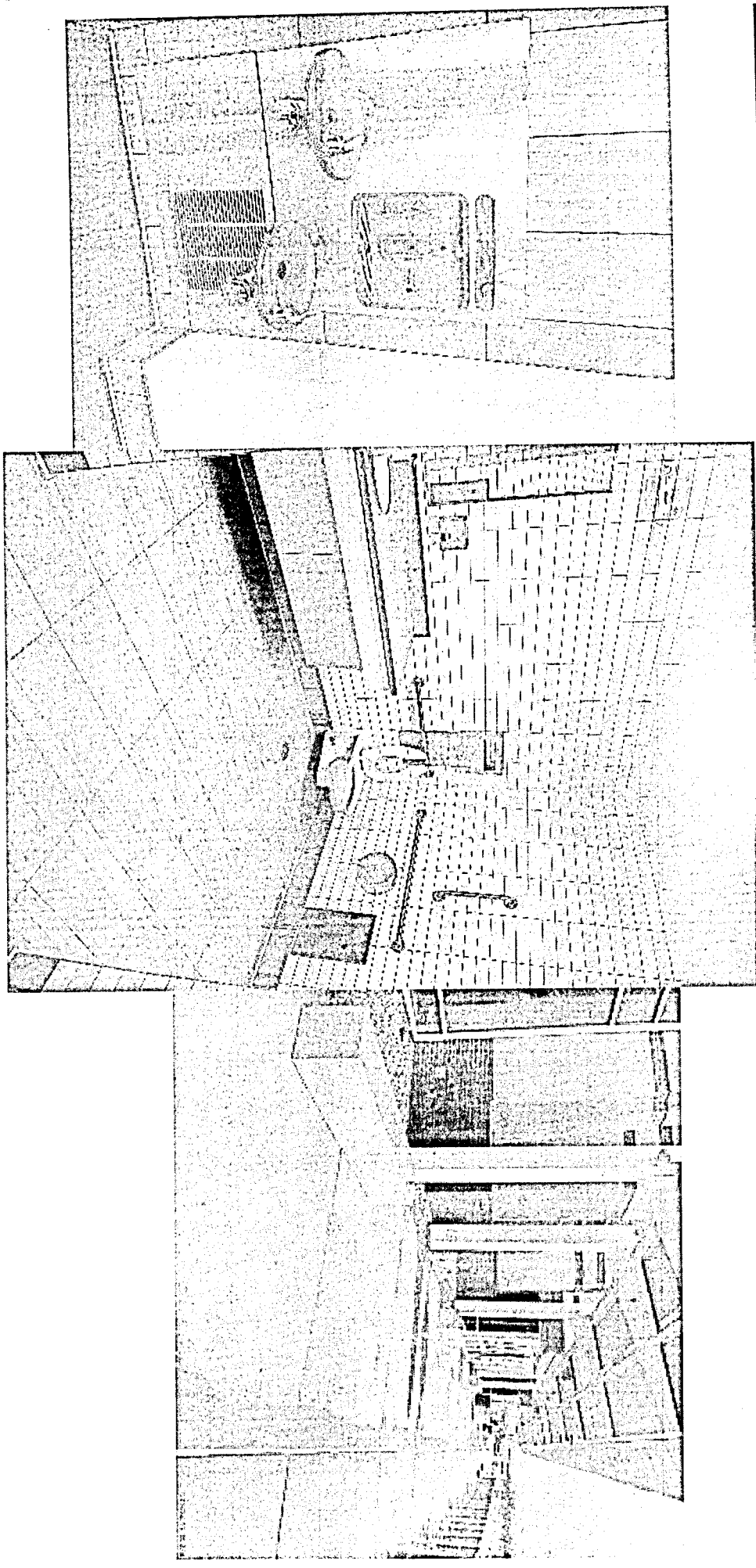


Top Illinois Airports (per enplanements - Nov 2022 - Oct 2023)

Locid	City	Airport Name	S/L	Hub	2022 Rank	State Rank DOT (Nov 2022 - Oct 2023)	Enp DOT (Nov 2022 - Oct 2023)	Allegiant Total Passengers (Nov 2022 - Oct 2023)	Rank DOT (Nov 2022 - Oct 2023)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	29,173,000	0	4
MDW	Chicago	Chicago Midway International	P	L	30	2	10,236,000	?	29
PIA	Peoria	General Downing - Peoria International	P	N	166	3	309,000	303,000	163
MLI	Moline	Quad Cities International	P	N	171	4	265,000	130,000	174
BMI	Bloomington/Normal	Central II Regional Airport at Bloomington	P	N	189	5	164,000	65,610	192
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	192	6	151,000	299,000	195
RFD	Rockford	Chicago/Rockford International	P	N	214	7	118,000	235,000	210
CMI	Champaign/Urbana	University of Illinois-Willard	P	N	257	9	69,000	0	249
SPI	Springfield	Abraham Lincoln Capital	P	N	250	8	53,000	44,820	261
DEC	Decatur	Decatur Airport	CS	-	407	10	11,000	0	377
MWA	Marion/Herrin	Veterans Airport of Southern Illinois	CS	-	397	11	9,041	0	389
UII	Quincy	Quincy Regional-Baldwin Field	CS	-	477	12	4,391	0	440

Terminal Expansion/Renovation 2023







Thank You.

★BLV