

Public Building Commission Meeting Minutes

May 16, 2024

The Public Building Commission of St. Clair County met at 19 Public Square, Belleville, Illinois 62220 on May 16, 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
Edmond Brown

Members Absent:

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney via telephone
Monica McMurphy, Financial Analyst
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 Effinger and second by Commissioner Dinges, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of April 18, 2024. Motion carried.

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

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

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for May 2024** and stated the Operations and Maintenance 2024 Budget is in line with the projected percentage of 41.7% expenditures.

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

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve Woolpert Architecture LLC as the architects for the new St. Clair County Animal Services Facility for a lump sum fee not to exceed \$672,000.00, with the exterior and/or interior still renderings not to exceed \$5,000.00 per view. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to approve the vehicle purchase for the PBC Director of Buildings to replace his vehicle which is actually a police car and will be turned over to the PBC Public Safety Department not to exceed \$50,000.00. Motion carried.

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to approve Amendment 1 dated May 6, 2024, with Millennia Professional Services for Belle Clair Fairgrounds and Park Redevelopment at an itemized fee schedule not to exceed \$92,000.00. Motion carried.

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AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Bouse/Brown, it was unanimously agreed to approve the professional services agreement with CMT for Construction Phase Services for the Terminal Apron Expansion – Project 1 at a not to exceed cost of \$515,000.00 (90% Federally funded, 5% State funded, %5 Airport funded) and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Brown, it was unanimously agreed to approve the low bid with Keller Construction at the amount of \$7,904,527.18 (90% Federally funded, 5% State funded, 5% Airport funded) for the Terminal Apron Expansion-Project 1 bid results and authorize the Airport Director to concur with IDOT's recommended bidder and authorize award. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to approve Amendment 4 to the engineering agreement with CMT for the Airside Design at a not to exceed cost of \$165,300.00 providing additional Construction Phase Services for the Taxiway Lima and Taxiway Lima Bridge project and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Brown, it was unanimously agreed to approve utilization of a purchasing cooperative to procure furniture through Egyptian for up to \$40,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Beach, it was unanimously agreed to authorize the Chairman to approve the Special Olympics Illinois request for the Airport to host an Airplane Pull fundraiser in May 2025. Motion carried.

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

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Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:45 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard Sanyal

CHAIRMAN



Public Building Commission
St. Clair County, Illinois
May 16, 2024

Darren V. James | Airport Director



Construction Costs		
Item	Cost	
Terminal Apron Project 1 Construction	\$	7,904,527
Terminal Apron Project 1 Construction Phase Services	\$	515,000
NPDES Permit	\$	750
IL State Admin Fee	\$	1,000
Total Project Cost	\$	8,421,277
Construction Funding		
Funding Source	Amount	%
FAA AIG (FY 2022 / FY 2023)	\$ 1,885,578	22.4%
FAA Supplemental (CDS)	\$ 2,500,000	29.7%
FAA Entitlement	\$ 1,626,659	19.3%
FAA Discretionary	\$ 1,566,912	18.6%
IDA Share	\$ 421,064	5.0%
BLV Local Match	\$ 421,064	5.0%
Total Funding	\$ 8,421,277	100.0%



Bidder	Base Bid	Additive Alternate 1	Total Bid
Engineer's Estimate (included for reference)	\$ 7,467,623.67	\$ 455,276.70	\$ 7,922,900.37
Keller Construction, Inc	\$ 7,541,483.48	\$ 363,043.70	\$ 7,904,527.18
Millstone Weber LLC	\$ 7,800,042.80	\$ 269,079.50	\$ 8,069,122.30
Guinzy Construction, Inc.	\$ 8,738,647.88	\$ 369,202.08	\$ 9,107,849.96
DMS Contracting, Inc.	\$ 9,422,217.33	\$ 347,517.38	\$ 9,769,734.71

4. Terminal Business Lounge Furniture – Egyptian

BLV is nearing completion of the Terminal Modification project(s). The airport is still utilizing much of the original (1998) seating within the legacy portion of the terminal. The modern furniture has been very well received by passengers and is consistently utilized at a higher rate than the traditional furniture. As such, the airport has been planning to replace some of the legacy furniture. The scope of the work includes procurement and installation of 10 lounge style chairs and 7 associated tables with charging capability to match those recently installed in the new portion of the terminal. These new chairs will be placed in a portion of the legacy terminal now referred to as the business lounge. Utilizing a Purchasing Cooperative, the Interlocal Purchasing System (TIPS) is a purchasing cooperative out of Texas which has a contract with Martin Brattrud furniture, including a >50% discount on items. The furniture purchase would be through Egyptian Workspace Partners, who would then install the Martin Brattrud furniture.

Financial Impact: The project was budgeted in the FY2024 Airport Budget.

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

Motion: Approve utilization of a purchasing cooperative to procure furniture through Egyptian for up to \$40,000 and authorize the Chairman to execute the agreement when appropriate.

Airport Update

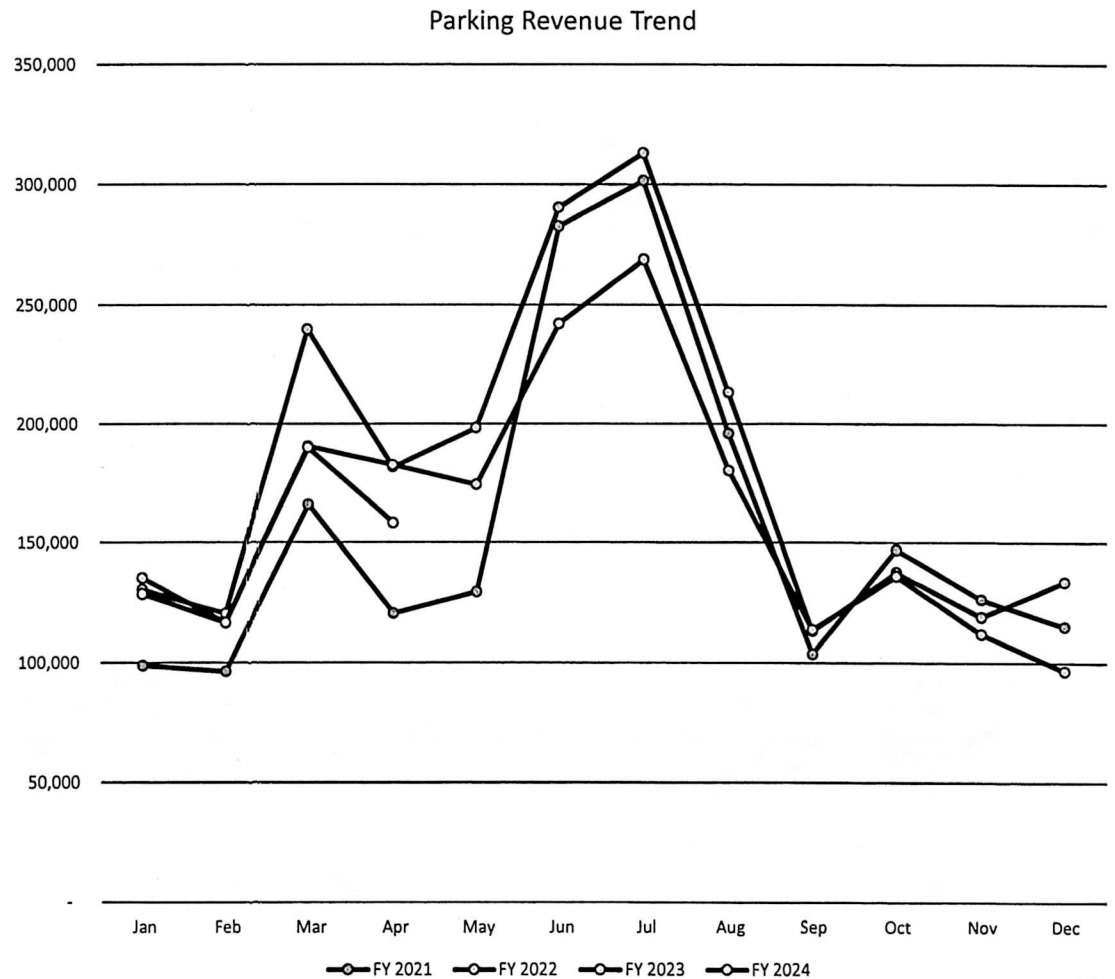




MidAmerica St. Louis Airport Monthly Passenger Enplanements																																															
	2024				2023				2022				2021				2020																														
Month	Departures	Enp	Avg Enp		Departures	Enp	Avg Enp		Departures	Enp	Avg Enp		Departures	Enp	Avg Enp		Departures	Enp	Avg Enp																												
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	11,117	130.8		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	73	10,424	142.8		61	8,713	142.8		62	8,931	144.0		87	10,740	123.4		69	7,491	108.6																												
Dec	81	12,506	154.4		62	9,573	154.4		82	12,649	154.3		85	12,533	147.4		72	8,337	115.8																												
TOTAL	1075	160,154	149.0		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.																																															

Parking Revenue

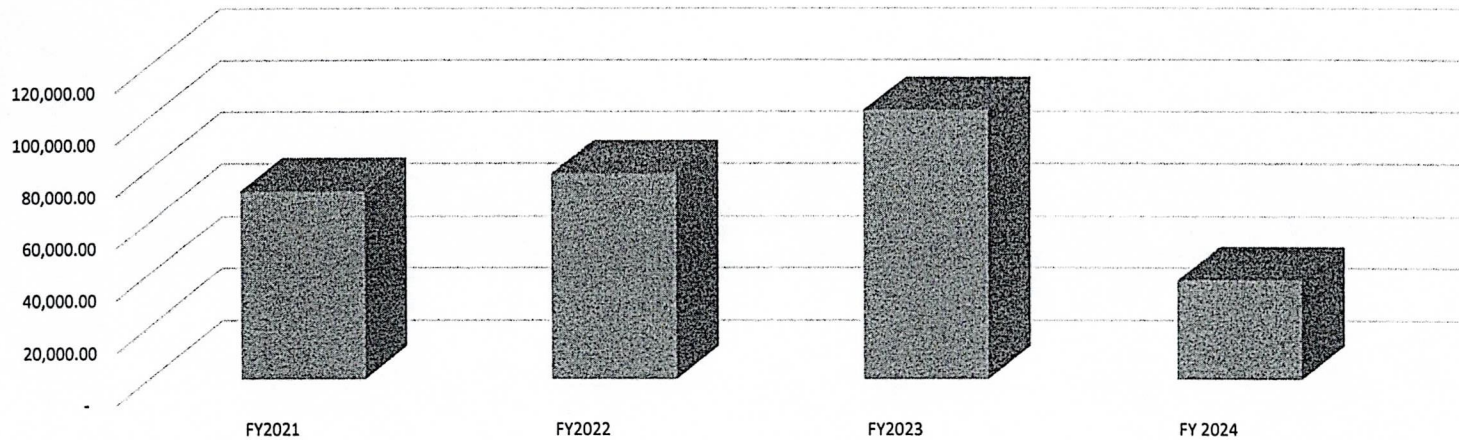
	Parking Revenue
FY2021	\$1,883,499
FY2022	\$2,191,262
FY2023	\$1,949,051
FY2024 (YTD Apr.)	\$593,424



Concessionaire Revenue (Food & Beverage)

	FY 2021	FY2022	FY2023	FY20234 (YTD April)
Food & Beverage Concessionaire Revenue	\$72,128	*\$78,804	\$103,241	\$37,870

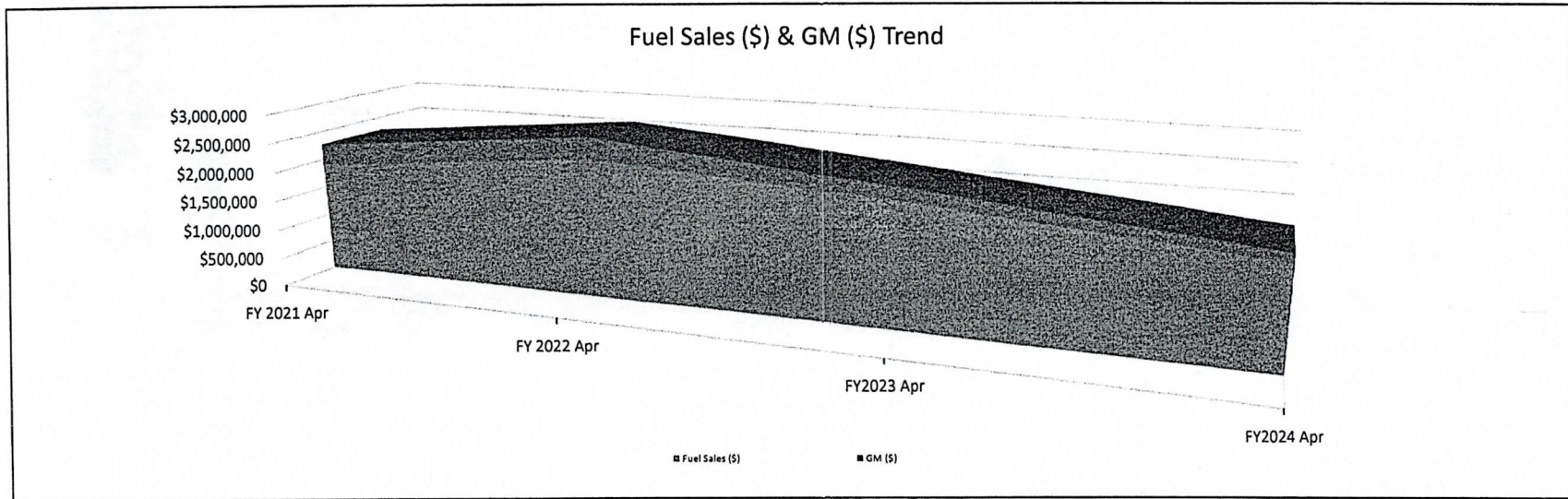
Food & Beverage Revenue Trend



Note: Roy-el agreement expired as of 10/31/2022. A new concession agreement with Tailwind became effective as of Nov. 1, 2022 with \$100,000 minimum annual guarantee ("MAG").

Fuel Sales (\$) & Fuel Gross Margin (\$) – Historical Trend

	FY 2021 (YTD April)	FY2022 (YTD April)	FY2023 (YTD April)	FY2024 (YTD April)
Fuel Sales (\$)	\$1,900,746	\$2,363,140	\$2,069,822	\$1,658,399
GM (\$)	\$368,443	\$354,840	\$211,355	\$143,791





Thank You.

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