

Public Building Commission Meeting Minutes

October 17, 2024

The Public Building Commission of St. Clair County met at 19 Public Square, Belleville, Illinois 62220 on October 17, 2024. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

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

Members Absent:

Charles Lee

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Col. Thomas Knapp, St. Clair County Sheriff's Department
William Reichert, Architectural and Planning Advisor
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
Randy Pierce, The 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 seconded by Commissioner Dinges, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of September 19, 2024. Motion carried.

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

Public Building Commission Meeting Minutes

October 17, 2024

Page 2

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

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for October 2024** and stated the Operations and Maintenance 2024 Budget is in line with the projected percentage of 83.3% expenditures.

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

NEW BUSINESS

No Business

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve the purchase of a Gas Utility Vehicle from Bobcat at a cost not to exceed \$32,170.46. Motion carried.

Upon a motion by Commissioner Beach and seconded by Commissioner Effinger, it was unanimously agreed to approve the Resolution expressing official intent regarding certain capital expenditures to be reimbursed from proceeds of an obligation to be issued by the Public Building Commission of St. Clair County, Illinois. Whereupon the Chairman declared the motion carried and said resolution adopted.

Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to accept the property 1132 Comway West from St. Clair County. Motion carried.

Public Building Commission Meeting Minutes

October 17, 2024

Page 3

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to approve JS Held to provide asbestos consulting services for the Belle-Clair Fairgrounds Park Redevelopment Project – Expo Center not to exceed \$28,340.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve Pyramid Electrical Contractors Change Order to upgrade the Hunter Ceiling Fans with one digital controller to operate each row of fans not to exceed \$37,277.23. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the Lease Agreement with Boeing and authorize the Chairman to execute the lease when appropriate. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve and authorize the Airport Director to negotiate and execute a sole source agreement with Tech Electronics consisting of a 3-year agreement not to exceed \$89,685.00. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve award of a 3-year contract with up to two (2) 1-year extensions for Landside Snow/Ice Removal to SnowGo National Services, LLC and authorize the Chairman to execute when appropriate. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve Keller Construction, Inc. as the lowest responsive bidder as indicated in the bid tabulation and authorize the Chairman to sign the agreement when appropriate. Motion carried.

Public Building Commission Meeting Minutes

October 17, 2024

Page 4

Upon a motion by Commissioner Bouse and seconded by Commissioner Dinges, it was unanimously agreed to approve utilization of a purchasing cooperative to lease a trailer complex and authorize the Chairman to sign the agreement. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Effinger, it was unanimously agreed to approve and authorize the Chairman to execute the Change Order #10 at a cost not to exceed \$122,134.22. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve and authorize the Chairman to execute Change Order #2 for the Terminal Modifications 4A project with Holland Construction for a total of \$72,730.71. Motion carried.

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

Upon a motion by Commissioner Beach and seconded by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:55 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Reed Dinges

CHAIRMAN



Public Building Commission
St. Clair County, Illinois
October 17, 2024

Darren V. James | Airport Director



1. Lease Agreement – Boeing Taxiway Lima

In November 2021, Boeing notified BLV of the need to construct in-ground aircraft holdback attach points (stumps) in support of the MQ-25 program. In June 2024, potential locations for stump placement were discussed in earnest with three (3) scenarios being developed.

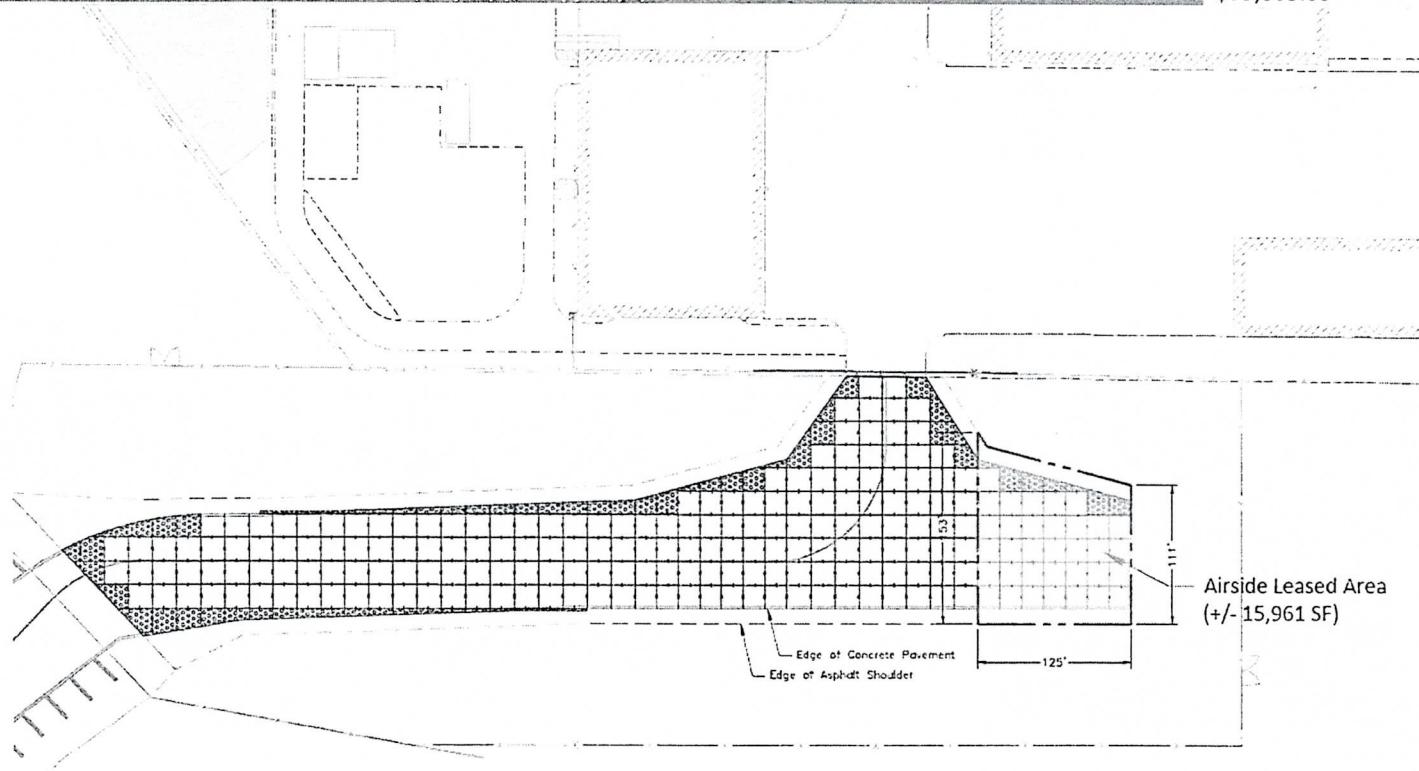
In coordination with BLV, Boeing determined the most suitable location would be the portion of Taxiway Lima just West of the gate separating BLV and the Boeing Production Facility (next slide). The lease agreement is being negotiated and drafted outlining the lease of 0.37 Acres (approx. 15,961 Sq Ft) of Airside Land. All improvements will be provided by the Boeing Company and will be outlined within the lease, and at termination the Boeing Company will be responsible for removal of improvements and returning the pavement to its original condition. The projected period coincides with the Boeing Production Facility Lease.

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

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

Motion: Approve the Lease Agreement with Boeing and authorize the Chairman to execute the lease when appropriate.

Projected Period	Total Rent
11/01/2024 thru 12/31/2040 (16 yrs. 2 mos.) (\$.40 ppsf/yr.)	\$103,214.47
First Option Period 01/01/2041 thru 12/31/2050 (10 yrs.) (\$.45 ppsf/yr.)	\$71,824.50
Second Option Period 01/01/2051 thru 12/31/2060 (10 yrs.) (\$.50 ppsf/yr.)	\$79,805.00



2. Sole Source Contract Approval – Tech Electronics

In August 19, 2021, the PBC approved a 3-year agreement with Tech Electronics, Inc. for Passenger Terminal PA System Software Support. The agreement consisted of a software upgrade and 3-year support plan for the existing PA System. The agreement has now expired, however continued support is required to properly maintain the system. Tech Electronics' performance has been excellent, they are intimately familiar with our system and provide support from a local office.

The PA System provides background music and timed and regulated message announcements. The PA System is an essential tool to provide critical information and instruction to passengers, employees, and the public in an emergency. It is also used to broadcast flight announcements and other passenger boarding information. The PA System is a security and safety requirement.

Financial Impact: Included in the FY2025 Airport Operating Budget.

Motion: Approve and authorize the Airport Director to negotiate and execute a sole source agreement with Tech Electronics consisting of a 3-year agreement not to exceed \$89,685.

3. Service Agreement – Landside Snow and Ice Removal

Snow and Ice Removal Services for the landside portions of the airport are provided under contract. This includes all snow removal for Airport Blvd; Air Service Drive, Air Terminal Drive, the long term and airport building parking lots, and sidewalks in front of the terminal. The last RFP was published in 2019, with the contract issued as a result of that solicitation expiring on October 14, 2024.

On September 6, 2024, the Airport advertised Solicitation 2024-26, Request for Proposal for Snow and Ice Removal Services. This solicitation sought proposals for snow and ice removal services on the landside of the airport. The project was advertised in the Belleville News-Democrat on September 8th, 15th, and 22nd, listed on the Airport website and the St. Clair County website, advertised with SIBA, and distributed to 31 potential proposers. A pre-proposal meeting was held on September 17, 2024, and proposals were due on October 1, 2024. One proposal was received and SnowGo National Services, LLC of Nashville, TN was selected.

Financial Impact: Included in the FY2025 Airport Operating Budget.

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

Motion: Approve award of a 3-year contract with up to two (2) 1-year extensions for Landside Snow/Ice Removal to SnowGo National Services, LLC and authorized the Chairman to execute when appropriate.



	BIDDER NAME & ADDRESS (in order of receipt)	1. Mobilization Each	2. Hand Shoveling/Blowing Hour	3. Snow Plowing Hour	4. Deicing Hour	5. Anti-Icing/Deicing Agent	6. Anti-Icing/Deicing Agent	7. Anti-Icing/Deicing Agent
1	SnowGo National Services, LLC	\$500.00	\$95.00	\$900.00	\$590.00	\$42.00	\$225.00	\$55.00
	PO Box 290483					50 lb bag Ice Melt - Blended Material	Penton - Rock Salt	50 lb bag - Calcium Chloride
	Nashville, TN 37229							
	Contract 2019-21 Costs - YR 1	\$65.00	\$65.00	Tractor \$535.00 Truck Plow \$125.00 Skid Loader \$125.00	\$245.00	No figure provided	\$190.00	\$24.00
							Penton - Sodium Chloride	50 lbs bag - Magnesium Chloride
	YR 5	\$69.00	\$69.00	\$568.00	\$560.00		\$200.00	\$26.00

4. Temporary Facilities Sitework – Cargo Apron (MQ-25)

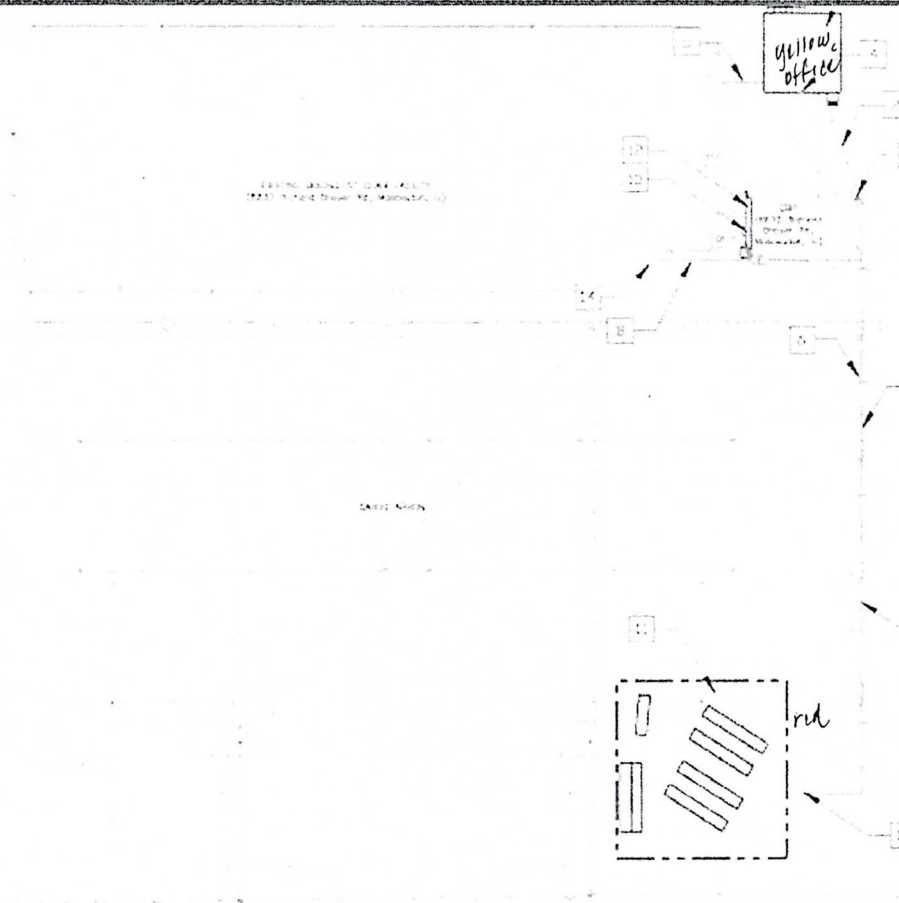
Boeing is coordinating with BLV for the lease of additional space for temporary facilities. This lease will be the subject of an agenda item at the November PBC meeting. As a part of this lease, BLV will be providing temporary infrastructure to support these temporary facilities.

On September 22, 2024, the Airport issued an Invitation to Bid for the Cargo Apron Temporary Facilities Sitework project (Solicitation No 2024-28.02). The information was advertised in the Belleville News Democrat, advertised with SIBA, listed on the Airport and St. Clair County websites, and notices were sent directly to 16 potential bidders. A pre-bid meeting was held on 10/02/24. The scope of the work includes sitework for temporary facilities on and/or near the Cargo Apron including utilities for a 5-trailer complex on the landside, utilities for 6 trailers on the airside, and work associated with a new pedestrian turnstile. Bid documents were requested by sixteen (16) potential bidders and two (2) bids were received on 10/15/24.

Financial Impact: Funded from FY2025 Airport Operating Budget, and fully reimbursed through the lease.

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

Motion: Approve Keller Construction, Inc. as the lowest responsive bidder as indicated in the bid tabulation and authorize the Chairman to sign the agreement when appropriate.





Bid Tabulation

On October 15, 2024, MidAmerica Airport received two bids for the Cargo Apron Temporary Facilities Sitework project. Following are the bid results:

As-Read Tabulation of Bids (lowest to highest)

	Bidder	Cost
1	Keller Construction, Inc. (Glen Carbon, IL)	\$653,585.00
2	Holland Construction Services, Inc. (Swansea, IL)	\$674,575.00

The apparent low bidder for the Cargo Apron Temporary Facilities Sitework project is **Keller Construction, Inc.** with a bid of **\$653,585.00**.

5. Temporary Trailers Coop Service Agreement – Cargo Apron (MQ-25)

Boeing is coordinating with BLV for the lease of additional space for temporary facilities. This lease will be the subject of an agenda item at the November PBC meeting. As a part of this lease, BLV will be providing certain facilities. One of these facilities is a temporary office complex composed of trailers (~3600 SF).

Based on the tenant's request, the airport considered suppliers for a temporary trailer complex per tenant specifications. In 2020, the airport contracted with Williams Scotsman, Inc. (WILLSCOT) for a similar facility at the same location. Since WILLSCOT has an existing contract with Omnia Partners, the airport seeks to utilize this contract. Utilizing a Purchasing Cooperative is a legal method of procurement per the IL Procurement Code [30 Ill. Com. Stat. § 525/2 (2017) Joint purchasing authority] and per the St. Clair County Code (31-3-12 Cooperative Purchasing). The airport requested a proposal from WILLSCOT to provide the trailer complex under Omnia contract #R210503 and received a proposal price of \$13,533 per month plus \$160,624 for delivery and installation, and \$7,000 as a final return charge. The total contract value will depend on the final length and terms of the lease agreement with Boeing.

Financial Impact: Funded from FY2025 Airport Operating Budget, and fully reimbursed through the lease.

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

Motion: Approve utilization of a purchasing cooperative to lease a trailer complex and authorize the Chairman to sign the agreement.

6. Change Order #10 – Taxiway Lima

In February 2022, the PBC approved a \$37,513,287.00 construction contract for the Taxiway Lima and Taxiway Lima Bridge project. Several items have presented themselves which were outside of the original scope of the project. This change order, No. 10, will be the final change order for the project and is meant to zero-out existing pay item quantities as well as add three new pay items to the project. Most items listed are the final field measured quantities for pay items.

Four items were added to the project: Item SP-1.3 - Watermain Modifications was an additive alternate item that was awarded with the project. It was never formally added to the total project cost, so this change order officially adds this item. Item SP-34 - Grading T&M was added to the project to take care of miscellaneous grading issues around and adjacent to the project site, including addition of riprap and concrete swales throughout the site. Item SP-35 – Zipper and Bridge Markings was added to the project to provide roadway zipper markings across Taxiway Lima at Old Route 4 and bridge markings to the bridge parapets. A fourth pay item, Item SP-36 – Contract Adjustment, is a small adjustment to the contract to balance out the final contract amount due to rounding payment of major pay items throughout the project. These items will result in a change of \$122,134.22, or 0.33% of the contract, which when included with all previous changes results in an overall cost increase of \$1,030,112.30, or 2.75% to the original contract.

Financial Impact: Project is 100% funded by state grants administered through IDOT and DCEO, and TIF funding.

Motion: Approve and authorize the Chairman to execute the Change Order #10 at a cost Not-to-Exceed \$122,134.22.

7. Change Order #2 – Terminal Modifications, Phase 4

The Airport has been coordinating with Customs and Border Protection (CBP) regarding improvements to the existing CBP General Aviation Facility (GAF) and a new Federal Inspection Station (FIS) to be incorporated into Phase 4 of the terminal construction. In March 2024, the PBC approved the Guaranteed Maximum Price (GMP) with Holland Construction for Phase 4A. In June 2024, the FAA provided notice to issue a NTP with the understanding that no work funded by the CDS grant may begin until that grant is executed. At the time, the execution of the CDS grant was imminent. In June 2024, BLV issued NTP to begin construction and construction began.

In August 2024, construction had progressed to the point that the critical path work was work being funded by the CDS grant. As such, the contractor issued a work stop until receipt of the CDS grant. On August 27, 2024, the FAA executed a \$3,250,000 AIP CDS grant and the contractor was given notice to restart work. While the delay was no fault of the airport or the contractor, it did result in additional personnel and equipment costs and a need to extend the contract time by 21 days. These costs were identified as Change Order #2 at a cost of \$72,730.71 and will increase the total GMP to \$14,859,154.71.

Financial Impact: The overall Terminal Modifications Phase 4A project budget is \$18,177,629 (next slide)

Motion: Approve and authorize the Chairman to execute Change Order #2 for the Terminal Modifications 4A project with Holland Construction for a total of \$72,730.71.

Anticipated Costs	
Project Component	Total Cost
CMAR Construction	
Pre-Construction Services (approved at 01/19/23 FEC)	\$ 100,000
Phase 4A Guaranteed Maximum Price (approved at 03/26/24 PSC)	\$ 14,686,424
PCCO 2 (CDS Grant Funding Delay)	\$ 72,731
Subtotal (GMP)	\$ 14,859,155
Design and Construction Phase Services	
Concepts and Schematic Design Development (Amendment 7 to 2018-14) (approved at 10/20/22 PSC)	\$ 288,220
Design (Amendment 9 to 2018-14) (approved at 02/16/23 PSC)	\$ 968,133
Additional Design Phase Services (Amendment 10 to 2018-14) (approved at 08/17/23 PSC)	\$ 181,121
Phase 4A Construction Phase Services (Amendment 11 to 2018-14) (approved at 03/26/24 PSC)	\$ 1,881,000
Subtotal (Design and CPS)	\$ 3,318,474
Total Project Costs:	\$ 18,177,629
Anticipated Funding - Phase 4A	
CDS Grant	\$ 3,250,000
AIG FY2023 / FY2024 / FY 2025	\$ 3,456,306
PFC (Application Forthcoming)	\$ 5,698,008
State (DCEO)	\$ 5,328,011
IDA Match	\$ 372,573
BLV Local Match	\$ 72,731
Total Anticipated Funding:	\$ 18,177,629

Airport Update



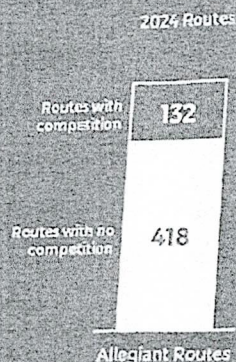
Top Illinois Airports (per enplanements - July 2023 - June 2024)

Locid	City	Airport Name	S/L	Hub	2022 Rank	State Rank DOT (July 2023 - June 2024)	Enp DOT (July 2023 - June 2024)	Allegiant Total Passengers (July 2023 - June 2024)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	30,230,752	1,379
MDW	Chicago	Chicago Midway International	P	L	30	2	10,200,892	137,794
PIA	Peoria	General Downing - Peoria International	P	N	166	3	327,264	310,785
MLI	Moline	Quad Cities International	P	N	171	4	298,671	131,887
BMI	Bloomington/Normal	Central IL Regional Airport at Bloomington	P	N	189	5	163,473	67,866
BLV	Belleville	Scott AFB/MidAmerica St Louis	P	N	192	6	147,410	293,497
RFD	Rockford	Chicago/Rockford International	P	N	214	7	121,796	239,368
CMI	Champaign/Urbana	University of Illinois-Willard	P	N	257	8	77,151	304
SPI	Springfield	Abraham Lincoln Capital	P	N	250	9	48,583	33,368
MWA	Marion/Herrin	Veterans Airport of Southern Illinois	CS	-	397	10	12,039	734
DEC	Decatur	Decatur Airport	CS	-	407	11	11,547	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	-	477	12	4,424	0

2024 Allegiant Annual Airports Conference

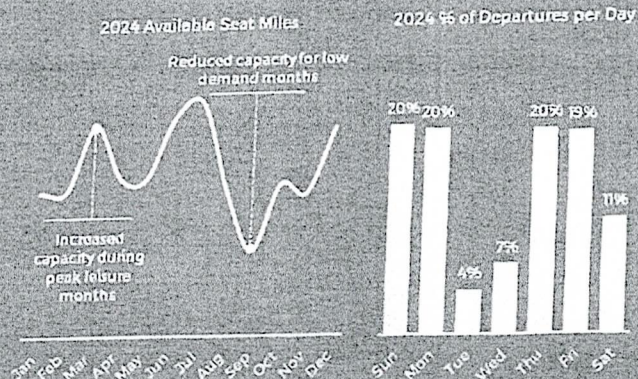


Low Competition



75% routes have no nonstop competition

Unique Business Model



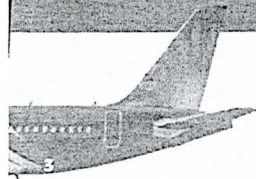
Leisure carrier operating a low-cost, low-utilization model, expertly matching demand trends from small/medium cities to leisure destinations

Diversified Revenue

\$2.5 Billion
Revenue
TTM as of June 30, 2024

Airfare	\$66.2/passenger
Air Ancillary	\$66.4/passenger
Third-Party	\$7.6/passenger
Charters	\$79M TTM

99% direct distribution through website, call center, and airports



17+ Million
Annual passengers
TTM as of June 30, 2024

126 Aircraft
92 A320 and 34 A319
As of June 30, 2024

50x 737 MAX
Orderbook
50 firm and 80 options

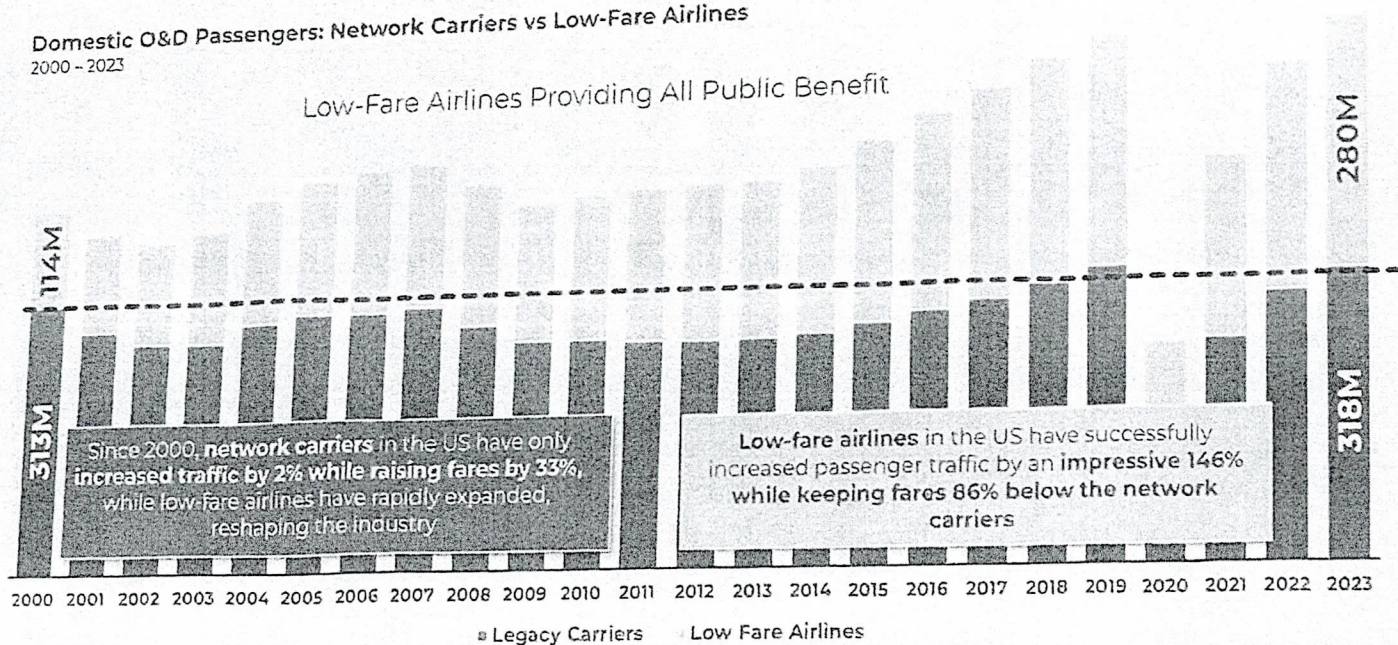
\$917 Million
3rd party cumulative op. income
As of June 30, 2024

2024 Allegiant Annual Airports Conference

2000-2023: Growth in Passenger Travel Driven by Low-Fare Airlines

Domestic O&D Passengers: Network Carriers vs Low-Fare Airlines
2000 - 2023

Low-Fare Airlines Providing All Public Benefit

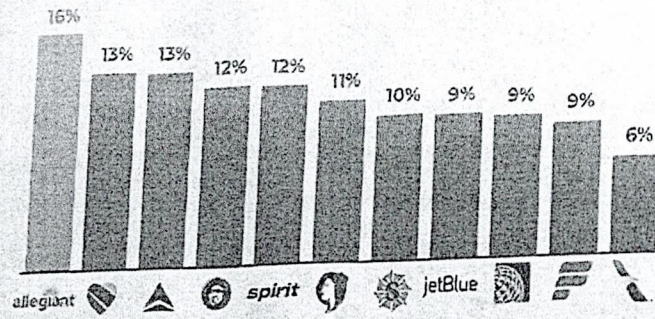


Source: DOT O&D Legacy Carrier = AA,UA,DL,CO,NW,TW,US Low-Fare Airlines = NK,G4,F9,SJ,FL,WN,B6,AS,HP,TZ,DH,N7,VX,XP,MX

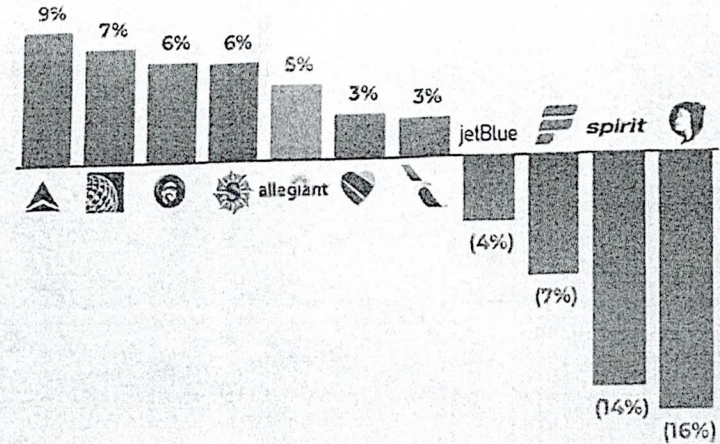
2024 Allegiant Annual Airports Conference

The airline industry is less profitable today compared to 2019

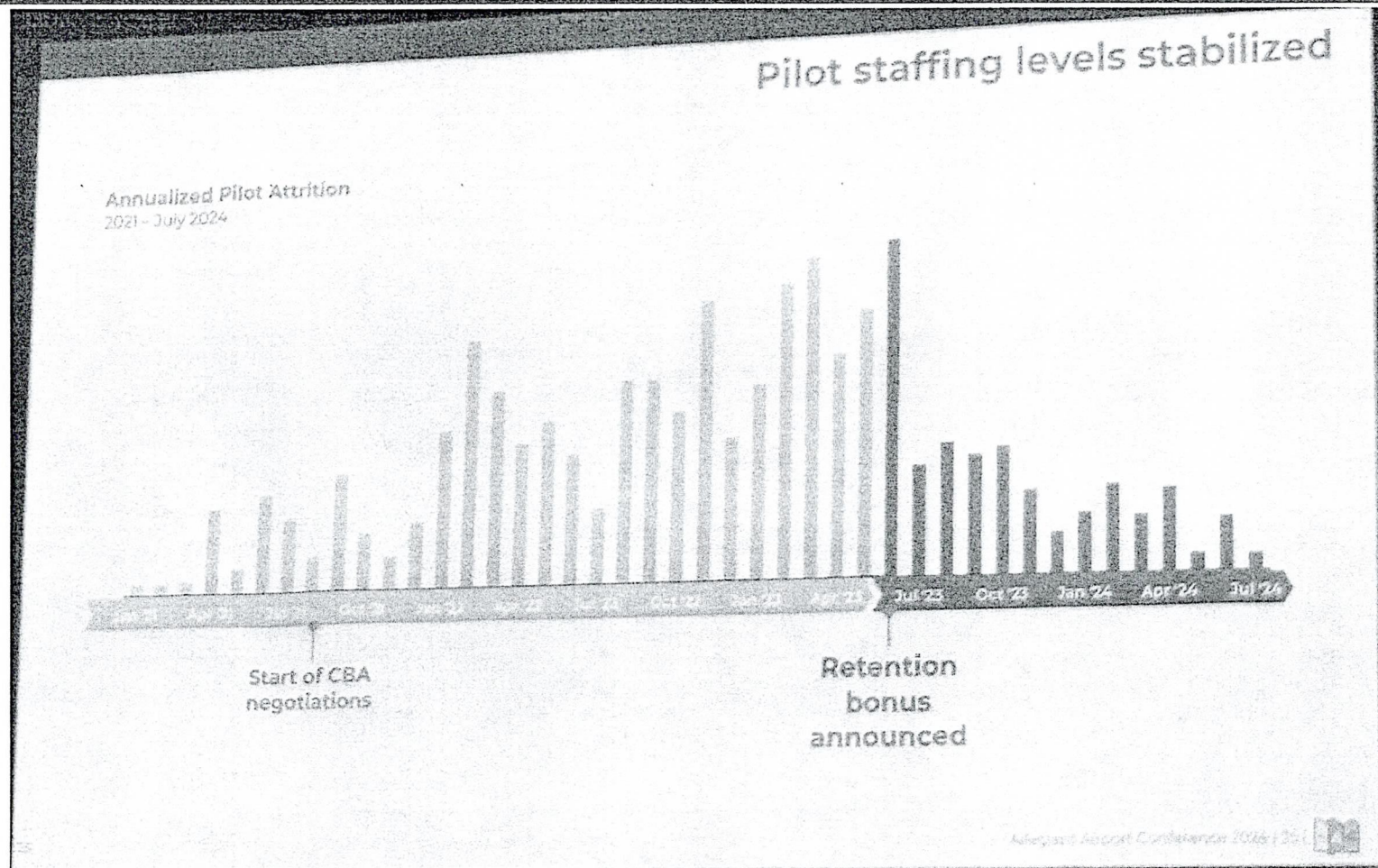
FY2019 - Adjusted Pre-Tax Margin



2Q24 TTM - Adjusted Pre-Tax Margin



2024 Allegiant Annual Airports Conference



2024 Allegiant Annual Airports Conference

Support Nonstop access to Mexican beach destinations!¹

Current Status:

Our joint venture remains **unapproved**, delaying nonstop service to popular Mexican beach destinations.

The Impact on Your Airport:

Without the joint venture, your community continues to rely on connecting flights, **limiting convenience** and raising travel costs for your passengers.

How You Can Help:

Encourage local outreach to lawmakers to advocate for the approval of this partnership that benefits our travelers and local economies.

 **allegiant**

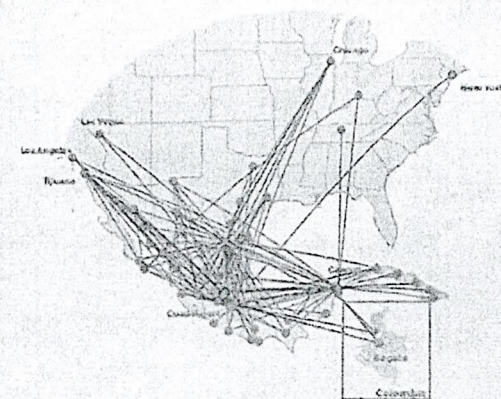
17+ Million
Annual passengers
TTM as of June 30, 2024

126
Aircraft
2024

 **viva**
aerobus

26+ Million
Annual passengers
TTM as of June 30, 2024

84
Aircraft
2024



2024 Allegiant Annual Airports Conference

What do we look for in a new route?

Unserved & Underserved & Abandoned

- **Connections:**

Difficult connecting options on other carriers: Few connections or out-of-the-way connecting cities.

Marketing Incentives & Cost Offsets

- **Funnels:**

We have Allegiant Stadium for top of funnel, but still need help on the middle- and lower-funnel.

- **Fee Waivers:**

Maximum amount of airport fee waivers allowed by the FAA, including Landing Fees & Terminal Fees.

- **Cost Abatement:**

A fixed amount of cost abatement per flight toward fuel, ground handling, etc.

Operational Feasibility

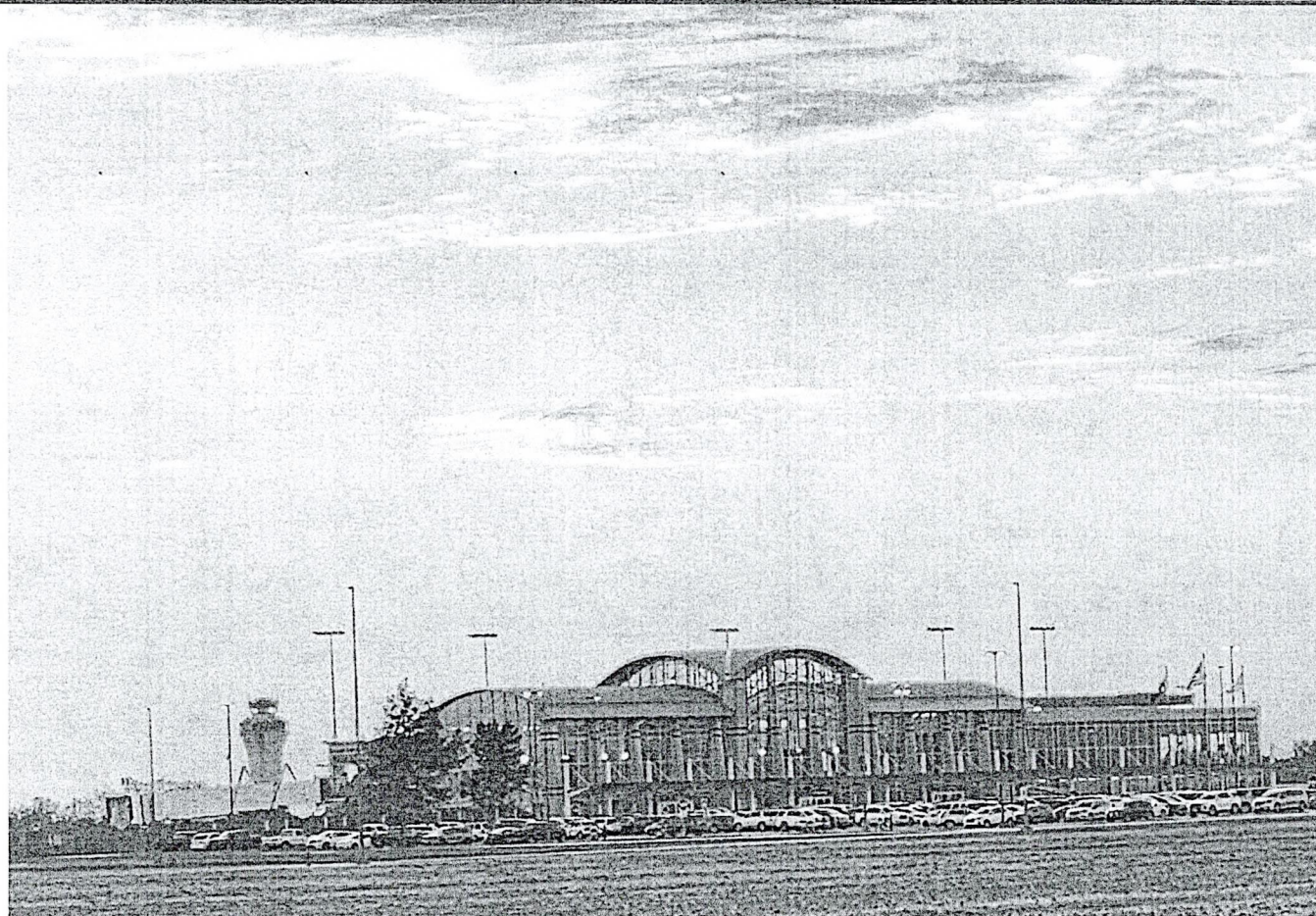
- Airport Infrastructure
- Crew Day

Upside

- **Growth:**
Population growth on one or both sides
- **Financial:**
High disposable Income.


MidAmerica
ST. LOUIS AIRPORT

 **BLV**





Thank You.

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