

Public Building Commission Meeting Minutes

April 17, 2025

The Public Building Commission of St. Clair County met at 19 Public Square, Belleville, Illinois 62220 on April 17, 2025. The meeting was called to order by Chairman Richard Sauget at 9:58 a.m.

Members Present:

Richard Sauget, Chairman
Thomas Dinges
Terry Beach
Edmond Brown
Donna Richter

Members Absent:

Richard Effinger
Kevin Bouse

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
Bill 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 Dinges and seconded by Commissioner Brown, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of March 20, 2025. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Brown/Richter, it was unanimously agreed to approve the **Regular Expense Claims Report with Payroll Ledger Report** of April 30, 2025. Motion carried.

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Upon a motion by Commissioner Dinges and seconded by Commissioner Brown, it was unanimously agreed to approve the **Airport Expense Claims Report** of April 30, 2025. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for April 2025** and stated the Operations and Maintenance 2025 Budget is in line with the projected percentage of 33.3% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for March 2025**, and it can be available when requested in the Public Building Commission Office.

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Brown and seconded by Commissioner Dinges, it was unanimously agreed to approve the J.S. Held proposal to perform lead-based paint consulting services for the Package D Lobby Addition not to exceed \$46,670.00. Motion Carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Beach, it was unanimously agreed to approve the City of Belleville's temporary easements for the West Washington sidewalk improvements as submitted by Kaskaskia Engineering Group, LLC, which will allow for the West Washington sidewalk improvements located near the St. Clair County Parking Garage and the County Building in which such parcel numbers are 08-21.0-449-001 and 08-21.0-448-026, and approve the sale of parcel 08-21.0-448-026 in consideration of One Dollar to the City of Belleville for a permanent easement for the purpose of an ADA ramp construction during reconstruction of West Washinton Street. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Brown, it was unanimously agreed to approve and authorize the Director to sign the Wright Construction Change Order #9 for underground plumbing changes in the amount of \$63,717.00. Motion carried.

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Beach and seconded by Commissioner Brown, it was unanimously agreed to approve the Acquisition of Property at

1120 S. Charles St.; TGas Real Estate Holdings, LLC \$3,000.00. Motion carried.

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Upon a motion by Commissioner Brown and seconded by Commissioner Beach, it was unanimously agreed to approve the Impact Strategies Design Services Proposal for the St. Clair County Fairgrounds Racetrack not to exceed \$370,650.00. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Beach and seconded by Commissioner Brown, it was unanimously agreed to approve and authorize the Airport Director to execute the marketing services agreement Change Order 1 with The Hauser Group for a total not to exceed \$12,000, increasing the total marketing service not to exceed cost to \$32,000.00. Motion carried.

Upon a motion by Commissioner Beach and seconded by Commissioner Brown, it was agreed to unanimously approve and authorize the Chairman to execute the service cooperative agreement to procure a compact track loader with Gateway Dealer Network, Bobcat of St. Louis at a cost not to exceed \$90,000.00. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Sauget, it was agreed to unanimously approve and authorize the Chairman to execute an amendment/addendum to the Aircraft Rescue and Firefighting, Airport Operations, and Security Services Agreement with AVPORTS BLV, LLC when appropriate. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Beach, it was agreed to unanimously approve a professional services agreement with CMT for the 2025 Fire Water Line Study and Design project at a cost not to exceed \$47,300.00 and authorized the Chairman to execute the agreement when appropriate. Motion carried.

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

Upon a motion by Commissioner Beach and seconded by Commissioner Brown, it was agreed unanimously to leave the open session and go into the executive session at 10:30 a.m. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Brown, it was agreed unanimously to leave the executive session and return to the open session at 11:14 a.m. Motion carried.

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After the executive session and back into open session, item #3 under operations was approved.

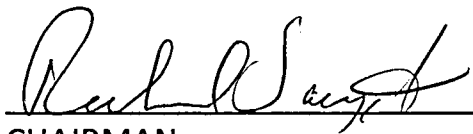
Upon a motion by Commissioner Brown and seconded by Commissioner Dinges, it was unanimously agreed to adjourn the meeting at 11:17 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN



Public Building Commission
St. Clair County, Illinois
April 17, 2025

Darren V. James | Airport Director



1. Marketing Services Agreement – The Hauser Group

The Hauser Group is a St. Louis-based public relations firm focused on raising awareness, generating results for a host of noteworthy clients. The Hauser Group provides personalized and individualized services designed to generate results and help clients achieve their communications goal. The Airport has a current consulting agreement for Media and Public Relations with an initial term extending through July 2026.

As part of the Airport's comprehensive digital marketing strategy coordinated with Digital Strike LLC, the Hauser Group was contracted separately to develop marketing content rather than having Digital Strike LLC create the content at a higher price. Under the Airport Director authority, a 1-year agreement for \$19,980 was signed for marketing content through 9/30/2025. The remaining work for the Hauser Group, as outlined by Digital Strike LLC, is projected to exceed the Airport Director's authority by \$11,520 necessitating PBC Board approval.

Financial Impact: Marketing services are included in the FY2025 Airport Budget.

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

Motion: Approve and authorize the Airport Director to execute the marketing services agreement Change Order 1 with The Hauser Group for a total NTE \$12,000, increasing the total marketing service NTE cost to \$32,000.

2. Equipment Procurement – Bobcat Track Loader

MidAmerica St. Louis Airport owns, maintains, and operates multiple pieces of equipment for the purposes of maintaining the grounds on the airside and landside of the airport. FAA regulations dictate the standards that the airside must be maintained to include pavement surfaces and safety areas which involves mowing, grading, leveling, tree/brush removal, and snow removal. The Airport currently owns a 2008 Bobcat T-300 with 14 attachments to perform these tasks which is at the end of its useful life, and is no longer cost effective to maintain. A new Bobcat T86 compact track loader is the proposed replacement. This unit will accommodate the 14 attachments that the Airport already owns, and comes with three hydraulic flow options, an 86" severe duty bucket, and forestry door kit.

This piece of equipment is included as part of an existing contract with Sourcewell, a service cooperative. Utilizing a service 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). Sourcewell's procurement resulted in Contract #020223-CEC with Gateway Dealer Network, Bobcat of St. Louis (effective through 04/17/2027) and a 33% discount off Bobcat MSRP/List prices on Bobcat equipment.

The estimated cost with options and application of a credit for the trade-in of the T-300 will be \$90,000.

Financial Impact: The purchase of the track loader was budgeted under the Airport Capital Budget.

Motion: Approve and authorize the Chairman to execute the service cooperative agreement to procure a compact track loader with Gateway Dealer Network, Bobcat of St. Louis at a cost Not-to-Exceed \$90,000.

3. Service Agreement Amendment/Addendum – AVPORTS

In November 2021, the PBC approved an agreement with AVPORTS BLV, LLC to provide Aircraft Rescue and Firefighting (ARFF) and other services.

In support of the MQ-25 program, the Boeing Fire representative contacted MidAmerica St. Louis Airport to explore the possibility of obtaining ARFF services through the Airport's ARFF labor service provider and Airport owned equipment. In consultation with Boeing Fire, MidAmerica St. Louis Airport and AVPORTS, management determined that the request to provide ARFF services in support of the Boeing MQ-25 program was feasible with some adaptations to the existing agreement. The Boeing MQ-25 Program will require ARFF services as early as June 2025; therefore, the Airport seeks to establish an addendum with AVPORTS in support of a subsequent service agreement to be established with Boeing.

The ARFF requirements for the Boeing MQ-25 operation differ from the MidAmerica St. Louis Airport FAR Part 139 ARFF requirements, so the agreement addendum will address any differences and all associated costs. The Airport will charge Boeing a 15% service fee and actual costs to maintain a third ARFF vehicle currently in service.

Financial Impact: Boeing revenue will reimburse 100% of AVPORTS service cost and offset Airport operational costs.

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

Motion: Approve and authorize the Chairman to execute an amendment/addendum to the Aircraft Rescue and Firefighting, Airport Operations, and Security Services Agreement with AVPORTS BLV, LLC when appropriate.

4. Fire Water Line Study/Design – Crawford, Murphy & Tilly

The building fire protection systems at MidAmerica St. Louis Airport are served by a dedicated fire protection main. This main, mostly a 12” ductile iron pipe, was constructed in the late 1990’s. The fire water main originates on Scott AFB and extends several thousand feet to serve multiple facilities on the airport. Over the last several years the main has experienced frequent breaks, mostly confined to a ~1,000’ stretch of the fire water main.

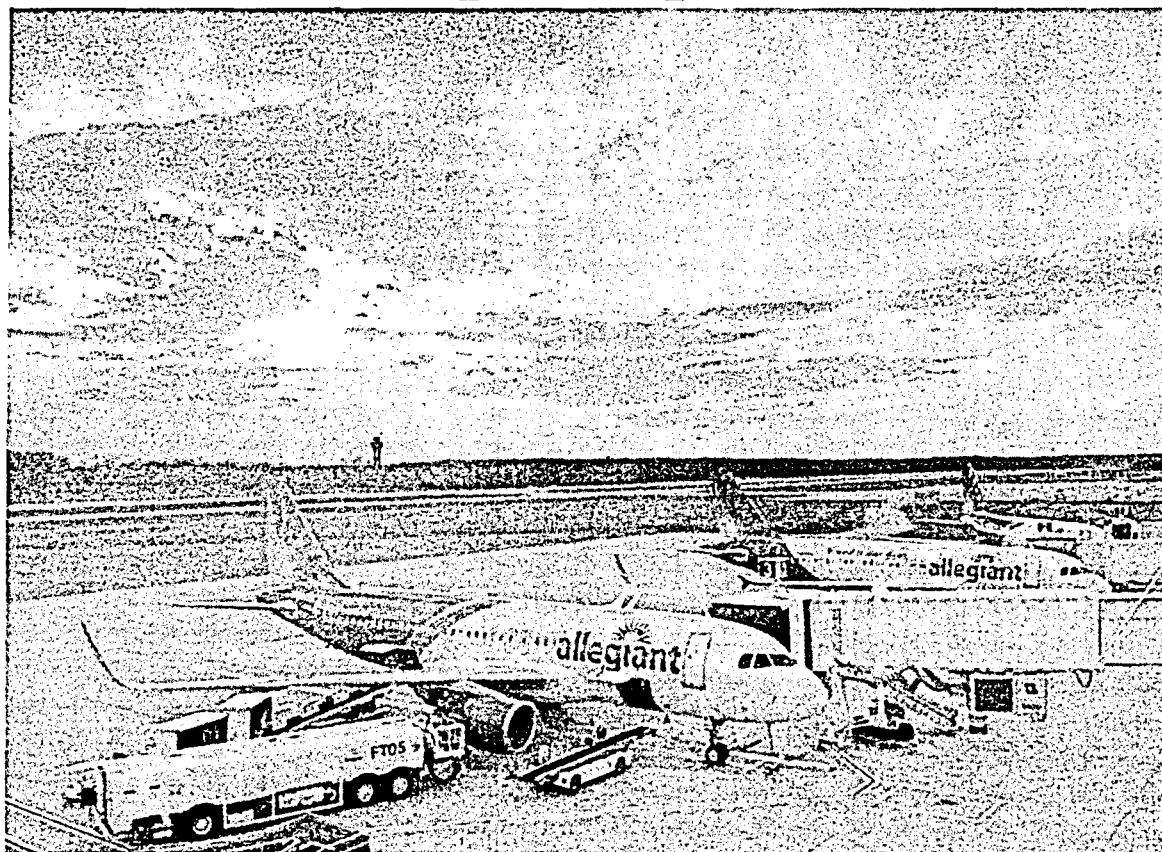
Professional services will be necessary to complete the study of the appropriate repair and design of such repair. The Airport has been negotiating with Crawford, Murphy, and Tilly (CMT) to complete this work. Details of the proposal are identified in Attachment 1 to the provided talking paper.

Financial Impact: The project was budgeted under the Airport Operating Budget.

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

Motion: Approve a professional services agreement with CMT for the 2025 Fire Water Line Study and Design project at a cost not to exceed \$47,300 and authorized the Chairman to execute the agreement when appropriate.

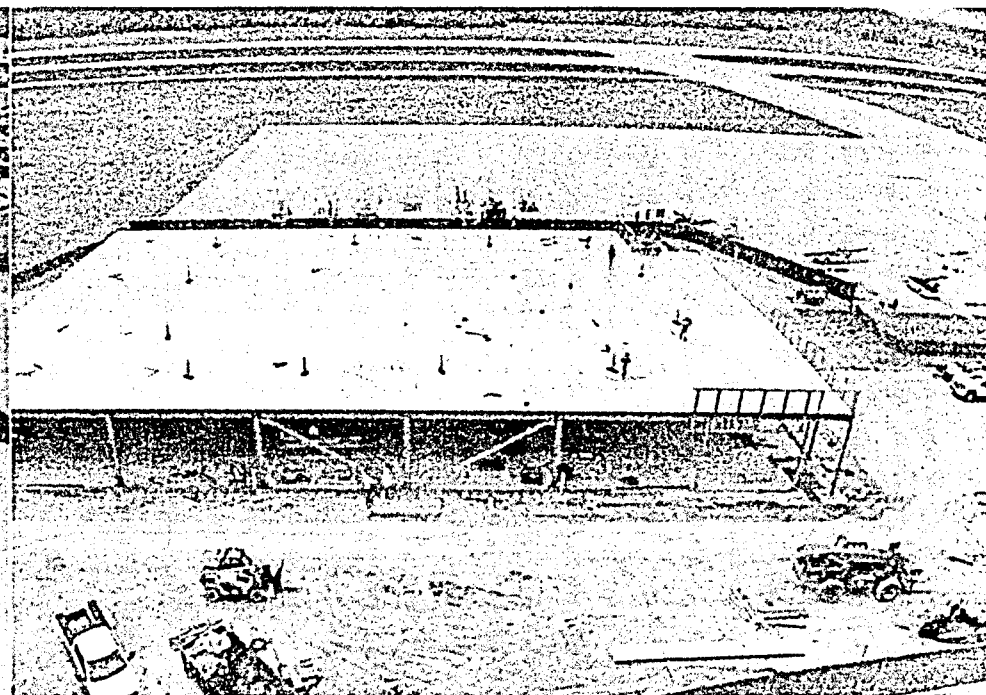
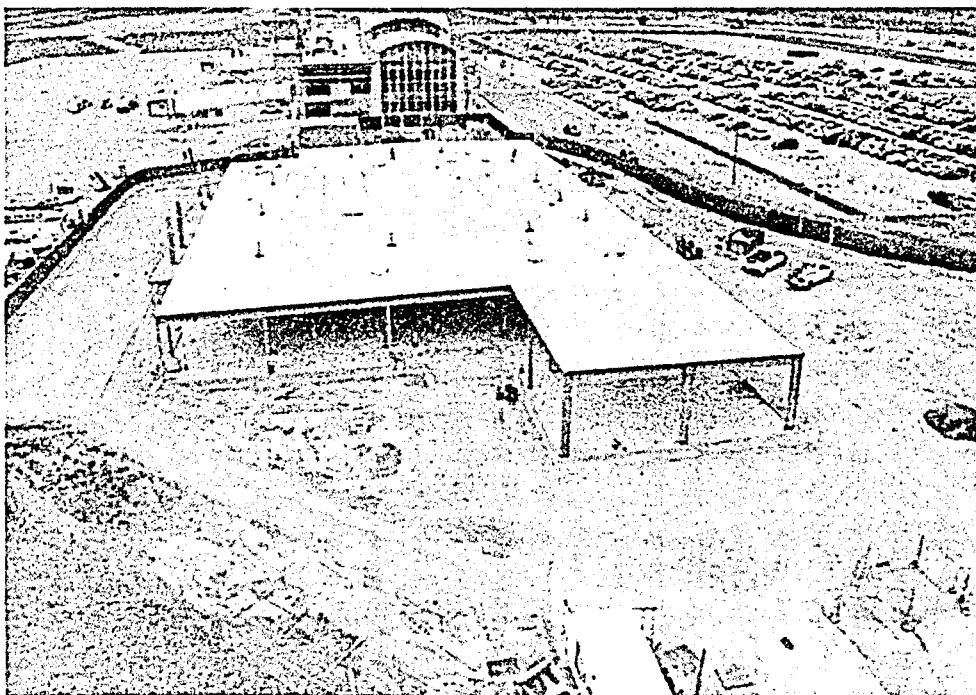
Airport Update



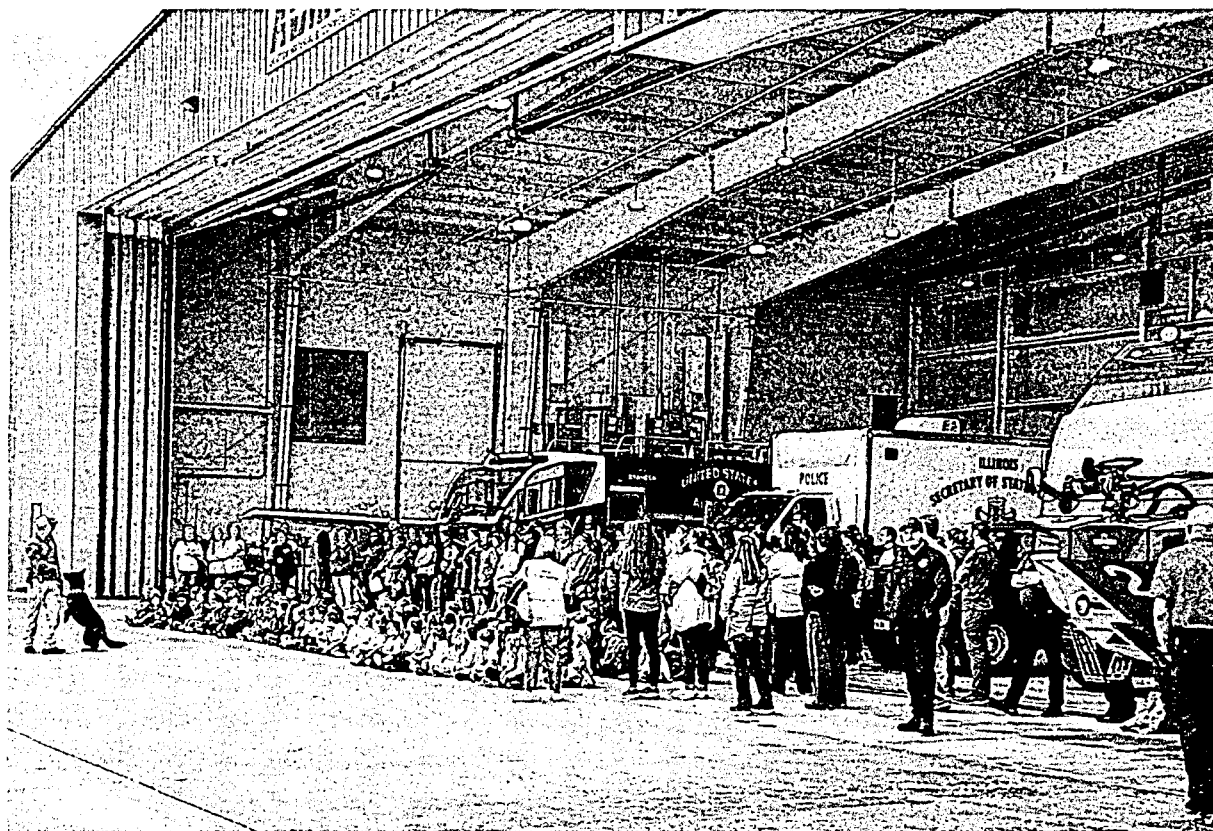
Top Illinois Airports (per enplanements - January 2024 - December 2024)

Locid	City	Airport Name	S/L	Hub	2023 Rank	State Rank DOT (January 2024 - December 2024)	Enp DOT (January 2024 - December 2024)	Allegiant Total Passengers (January 2024 - December 2024)
ORD	Chicago	Chicago O'Hare International	P	L	5	1	31,611,702	886
MDW	Chicago	Chicago Midway International	P	L	30	2	10,017,229	131,229
PIA	Peoria	General Downing - Peoria International	P	N	166	3	342,550	332,657
MLI	Moline	Quad Cities International	P	N	176	4	326,491	141,012
BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	198	5	161,806	72,540
BLV	Belleville	Scott AFB/MidAmerica St Louis	P	N	203	6	152,389	312,886
RFD	Rockford	Chicago/Rockford International	P	N	216	7	131,605	267,242
CMI	Savoy	University of Illinois/Millard	P	N	251	8	86,375	585
SPI	Springfield	Abraham Lincoln Capital	P	N	270	9	51,537	33,866
MWA	Marion	Veterans Airport of Southern Illinois	P	N	403	10	13,797	1,163
DEC	Decatur	Decatur	P	N	394	11	12,740	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	473	12	4,105	0

Terminal Modification



Community Outreach





Thank You.

