

**Public Building Commission Meeting Minutes**

**December 18, 2025**

The Public Building Commission of St. Clair County met in the County Board Conference Room on December 18, 2025. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

**Members Present:**

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

**Members Absent:**

Rick Effinger

**Others Present:**

Debra Moore, Director of Administration  
James Brede, Director of Buildings  
Darren James, Airport Director of MidAmerica St. Louis Airport  
Bernard Ysursa, Attorney via telephone  
Lee Graham, Sheriff's Department  
Randy Pierce, The 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 Bouse and seconded by Commissioner Dinges, it was unanimously agreed to Approve the **Regular Monthly Meeting and Executive Minutes of November 20, 2025.**

Upon a motion by Commissioner Dinges and seconded by Commissioner Richter, it was unanimously agreed to Approve the **Regular Expense Claims Report with Payroll Ledger Report of December 30, 2025.**

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Upon a motion by Commissioner Dinges and seconded by Commissioner Beach, it was unanimously agreed to Approve the **Airport Expense Claims Report of December 30, 2025**.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for December 2025** and stated the 2025 Budget is in line with the projected percentage of 100.0% expenditures.

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

### Resolutions

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was unanimously agreed to Approve the Resolution for Adopting Approval of Flexible PBC Budget.

### PBC Operations

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to Approve the Animal Services Wright Construction's Change Order #29 for scupper, canopy, roof drains, and piping for a total amount not to exceed \$44,349.00. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was unanimously agreed to Approve the J.S. Held's proposal for additional consulting services in the amount not to exceed \$23,094.50. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Dinges/Richter, it was unanimously agreed to Approve the Western Specialty Contractors Proposal for an amount not to exceed \$29,950.00. Motion carried.

### Fairground Operations:

No Business.

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**Airport Operations:**

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to Authorize the Chairman to execute the Ground Services Amendment #5 between MidAmerica St. Louis Airport and AGI Ground, Inc. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was unanimously agreed to Approve and authorize the Airport Director to execute the marketing services agreement with Digital Strike, LLC at a cost not to exceed \$50,000.00. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to Approve and authorize the Airport Director to execute the marketing agreement with Hubbard Radio for a total not to exceed cost of \$44,100.00. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Beach, it was unanimously agreed to Approve and Authorize the Airport Director to execute the agreement with Volaire Aviation Consulting for a 2-year agreement and a 1-year option at a cost not to exceed \$67,000.00 per year. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to Approve reimbursement to SCCTD in the amount of \$319,944.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Dinges, it was unanimously agreed to Approve Change Order 1 at a cost of \$25,782.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was unanimously agreed Ratify and accept the use of the emergency procurement procedures for executing a 2-year contract with options for up to two (2) one-year extensions to Lawnscape Outdoor Services, LLC (Mascoutah, IL). Motion carried.

No motion was made, it was to provide information only for a vision-based navigation service named GoodMaps. GoodMaps provides precise, turn-by-turn directions to restrooms, food and beverage options, and more.

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Discussions regarding January meeting date will be moved to January 22, 2026.

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

Upon a motion by Commissioner Beach and seconded by Commissioner Dinges, it was unanimously agreed to leave the open session at 10:48 a.m. and go into executive session for the purposes of discussing personnel and litigation. Motion carried.

Open session reconvened at 11:41 a.m.

With there being no further business to come before the Public Building Commission, Commissioner Bouse moved to adjournment. Seconded by Commissioner Brown and carried.

Meeting adjourned at 11:41 a.m.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:

  
CHAIRMAN



Public Building Commission  
St. Clair County, Illinois  
December 18, 2025

Darren V. James | Airport Director

The logo for BLV features a stylized airplane icon in flight, positioned above the letters "BLV" in a bold, sans-serif font. The entire logo is set against a dark, textured background.

## **1. Services Agreement – AGI Ground, Inc. Amendment #5**

Airport Terminal Services (ATS) has been providing a wide variety of aircraft and air carrier support services for the MidAmerica St. Louis Airport since 2013, and was renamed AGI Ground, Inc in February 2024. AGI services include passenger services, fixed based operator (FBO), aircraft fueling, de-icing services, apron handling, cabin cleaning services, lounge services, and airport ambassador programs. The service provided by AGI is integral to providing high quality goods and services. The ‘above’ and ‘below’ wing services provided by AGI will be essential for the airport’s continued growth.

Financial Impact: Annual cost for the AGI ground service agreement is approximately \$351,000. Funding for the AGI ground service agreement was included in the FY2026 Airport Budget.

Legal: Reviewed Amendment #5 and found it legally sufficient.

**Motion: Authorize the Chairman to execute the Ground Services Amendment #5 between MidAmerica St. Louis Airport and AGI Ground, Inc.**

## 2. Marketing Agreement – Digital Strike, LLC

Airport marketing is an on-going process of attracting users and tenants, developing services, managing community relations, and positioning the airport against the competition. Digital Strike, LLC is a St. Louis-based Digital Marketing Agency with 65 years of combined marketing experience and 45 years of combined general Search Engine Optimization (SEO) experience.

The Airport identified the need for a comprehensive digital marketing strategy, and in partnership with the Hauser Group, created a partnership with Digital Strike to execute the strategy. The scope of work includes: 1) Continue identifying potential content opportunities based on search opportunity and relevance. 2) SEO optimized link building to the Airport website increasing overall authority and popularity within search engines. 3) Research and analyze potential new keyword targets that are relevant and have search volume, then provide page-level content optimization recommendations. 4) Audit Google Analytics, Google Tag Manager, Google Search Console, Microsoft Clarity, set up of required tools, and recommend actions. 5) Local Business Listings management to optimize the Name, Address and Phone on web directories. 6) Data warehouse setup and creation of a reporting dashboard. Total compensation will not exceed \$50,000 annually.

Financial Impact: Marketing services with Digital Strike, LLC was included in the FY2026 Airport Operating Budget.

Legal: Agreement was previously reviewed and approved by PBC legal counsel.

**Motion: Approve and authorize the Airport Director to execute the marketing services agreement with Digital Strike, LLC at a cost not to exceed \$50,000.**

### **3. Marketing Services Agreement – Hubbard Radio**

Airport marketing is an on-going process of attracting users and tenants, developing services, and positioning the airport against the competition. Hubbard radio operates five FM radio stations with a projected 313,000 cumulative weekly listeners interested in leisure travel to destinations served by Allegiant.

In March 2025, the Airport identified the need for a new broadcast partnership as part of a comprehensive marketing strategy, focusing on the convenient, low cost and hassle-free travel from BLV. Under the Airport Director's authority, a short-term agreement was signed for marketing content through May 2025 and in May 2025 the PBC Board approved an extension of the agreement. The agreement included four (4) stations and multiple live spots per week. Due to positive response, the Airport desires to continue the marketing agreement through the spring and summer of 2026, maximizing passenger traffic and continuing to highlight the lines of service provided by Allegiant. Projected reach with four (4) stations will be over 450,000 people.

Financial Impact: Broadcast marketing services are included in the FY2026 Airport Budget.

**Motion: Approve and authorize the Airport Director to execute the marketing agreement with Hubbard Radio for a total not-to-exceed cost of \$44,100.**



**MidAmerica**  
ST. LOUIS AIRPORT

**BLV**

## **4. Air Service Development Service Agreement – Volaire**

Jack Penning, Managing Partner of Volaire Aviation Consulting, has been the airport's air service development consultant since 2013. In that time destinations for passenger flights have grown to 12 locations, and passenger enplanements are projected to have grown more than 20% in 2025. Volaire is respected in the air service development community and called on frequently by FAA and Airline conference hosts to provide industry review and consultation.

This agreement would start on January 1, 2026, with the duration of two (2) years and an option of a one (1) year extension at the Airport's discretion. Volaire will provide Weekly Schedule Change Reports, Quarterly Data Summaries, Airline headquarters meetings and presentations, Allegiant Air conference presentations, Air Service Development Conference Meetings, and Community Visits. There are optional projects that can be selected by the Airport for additional fees.

Financial Impact: Air Service Development Services were included in the FY2026 Airport Budget.

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

**Motion: Approve and authorize the Airport Director to execute the agreement with Volaire Aviation Consulting for a 2-year agreement and a 1-year option at a cost not-to-exceed \$67,000 per year.**

## **5. Wetland Mitigation Credit Purchase – SCC Transit District**

In June 2021, the PBC approved the selection of Horner and Shifrin, Inc. to complete professional services as necessary to provide environmental, design, construction phase services, and any special services or studies as necessary for a Tree Obstruction Removal project. After completion of some smaller tree removal projects, in October 2022, the PBC approved a professional services agreement for the Environmental Assessment (EA) associated with the removal of the tree obstructions. The FAA issued a Finding of No Significant Impact (FONSI) in October 2025. The United States Army Corps of Engineers (USACE) identified surplus wetland credits owned by St. Clair County, and suggested the transfer of those credits to BLV to partially fulfill wetland mitigation requirements for the Tree Obstruction Removal project.

The Airport requested that the St. Clair County Transit District (SCCTD) transfer 7.152 wetland credits and 42 stream credits to airport for use in connection with this project. The SCCTD approved that request with the provision that the airport would reimburse SCCTD in the amount of \$319,944.00. Note that while the airport does not need stream credits, the SCCTD required purchase of the stream credits as a condition of the wetland mitigation credit purchase. BLV will complete transfer of the wetland credits through their wetland credit broker.

Financial Impact: The project is included in the FY2026 Airport budget. Federal and State funds will be used for this project.

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

**Motion: Approve reimbursement to SCCTD in the amount of amount of \$319,944.00 and authorize the Chairman to execute the agreement when appropriate.**

## 6. Replace Passenger Terminal Chiller – Approval of Bids

Cooling of the original MidAmerica St. Louis Airport passenger terminal is provided by a 300-ton air-cooled chiller on the roof of the facility. This chiller was replaced in 2008 at a cost of \$163,534. Construction of the first major terminal expansion was completed in 2024. The expanded terminal facility of approximately 95,000 SF is now cooled by a combination of the chiller and three new Roof Top Units.

The terminal's 17-year-old Carrier chiller has been experiencing failures and is due for replacement. After soliciting for a project to replace the chiller, the PBC approved a \$312,000 contract (2025-04, Replace Passenger Terminal Chiller) with Baer Heating and Cooling, Inc. in March 2025. The chiller was procured and construction began this week. While awaiting shipment of the replacement chiller, the airport commissioned an assessment of the chiller water system. The report recommended replacement of the ~27-year-old pumps and a variety of other items. The airport requested a change order proposal from Baer and received a \$67,982.00 proposal to complete the associated work. The original contract included costs for temporary cooling. Since the chiller replacement is occurring during the winter, the \$42,200 for temporary cooling could be eliminated. As such, the total proposed cost of change order one is \$67,982.00 - \$42,200.00 = \$25,782.00

Financial Impact: The project will be funded out of the 2026 Airport Operating Budget.

Legal: Agreement was previously reviewed and approved by PBC legal counsel.

**Motion: Approve Change Order 1 at a cost of \$25,782.00 and authorize the Chairman to execute the agreement when appropriate.**

## **7. 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. In October 2024, the PBC approved contract 2024-26 with SNOWGO National Services.

After one snow season of work and with very little notice, SnowGo issued a letter terminating the contract on 11/11/25. Due to the short notice and pending winter weather, the airport completed an accelerated solicitation process to find a replacement contractor. A solicitation document was sent directly to three contractors on 11/12/25. Proposals were received from two of the three contractors by 11/20/25 and the airport recommended selection of Lawnscape Outdoor Services, for a contract.

Utilization of the PBC procurement rules and standard procurement procedures defined by the Illinois PBC act would not have allowed the establishment of a contract with a snow removal contractor in an acceptable timeframe. The Illinois PBC Act allows utilization of certain procedures for procurement in the case of emergency. As such, utilization of these emergency procedures was necessary and recommended to the PBC Chairman. The Chairman approved use of the emergency procedures on 11/25/25 and the Airport executed a contract (Contract 2025-35) with Lawnscape Outdoor Services, LLC on 11/26/25.

Financial Impact: Included in the FY2026 Airport Operating Budget.

Legal: Agreement was reviewed and approved by PBC legal counsel.

**Motion: Ratify and accept the use of the emergency procurement procedures for executing a 2-year contract with options for up to two (2) one-year extensions to Lawnscape Outdoor Services, LLC (Mascoutah, IL).**

## 8. Vision-based Navigation Service (Info) – GoodMaps

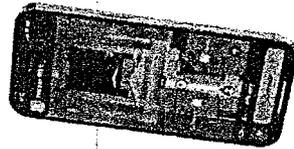
GoodMaps is a Vision-based Navigation Service. They provide multilingual interactive digital terminal maps and accessible services. GoodMaps provides precise, turn-by-turn directions to restrooms, food and beverage options, and more. Blind and low-vision visitors can use the app instead of (or in addition to) sighted assistance, while visitors using wheelchairs or strollers benefit from the app's guidance to ADA-accessible routes. While a service like this would be considered an absolute requirement for a large airport, it is also very beneficial to smaller airports like BLV. In addition to the app, benefits include the terminal LiDAR data and a CMS map editing platform.

GoodMaps is currently engaged with Metro and are completing a pilot project for the transit system in downtown St Louis.

Financial Impact: GoodMaps Services are included in the FY26 Airport Operating Budget.

**Motion: None necessary, provided as information only.**

# GoodMaps



GoodMaps' patented AI-driven platform provides interactive digital maps and real-time navigation and is available globally in transit hubs, universities, museums, malls, and more. Robustly tested, GoodMaps' UI and UX, as well as its built-in accessibility functionality, have been evaluated by 100s of users across multiple disability demographics.

25 (and counting) Airport Partners: ABE, ATH, AUS, BDL, BNA, CVG, DFW, EUG, EWR, FCO, HRN, LAL, LHR, MXP, PDX, PVD, PWM, SBN, SDF, VLC, VVI, YDF, YFC, YYC +  
Notable Partners: Network Rail, Intel, Deloitte, PANYNJ, Sound Transit, and the IOC

## Key Features

1. Patented (with 3 more pending) sole source technology – the only provider in the market.
2. Infrastructure-free implementation; no beacons or QR codes required.  
Discover more about GoodMaps' scanning process.
3. Industry leading accuracy for user's position within environment  
Below 30 centimeters 80% of the time and 1 meter 100%.
4. Interactive digital maps (with route preview from A to B) that can replace static PDFs on your website and kiosks. Try it yourself by exploring SDF's web map.
5. Augment 3rd-party mapping providers like Atrius, MappedIn, and MapsPeople with live and dynamic audio guidance for users who are blind or have low vision.
6. Multilingual functionality. Support for 18 languages to assist LEP individuals and addresses Title VI requirements.
7. Ability to ingest existing map data (like LiDAR and IMDF) to reduce costs and effort while also making the map accessible.

## In Aviation (videos)

- An exploration of GoodMaps at PDX + case study
- A User Journey through SDF

## In the Press

- WLKY News Louisville at SDF
- KPTV FOX 12 at PDX
- New partnership with EWR

## Accessibility and Inclusion

GoodMaps provides accessible real-time, turn-by-turn navigation for every passenger that fulfills requirements outlined in the Americans with Disabilities Act (which mandates that all public and commercial facilities be accessible to individuals with disabilities via navigation aids and accessible signage that are detectable by touch and sound), and the Web Content Accessibility Guidelines 2.1 (which requires that online maps be navigable with a keyboard and that all map markers have alternate text, as they are via GoodMaps' platform).

For more information visit [goodmaps.com](http://goodmaps.com) or contact [evlyn.tichenor@goodmaps.com](mailto:evlyn.tichenor@goodmaps.com)



BLV



## Airport Update



Top Illinois Airports (per enplanements - October 2024 - September 2025)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (October 2024 - September 2025)	Emp DOT (October 2024 - September 2025)	Allegiant Total Passengers (October 2024 - September 2025)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	33,068,736	505
MDW	Chicago	Chicago Midway International	P	L	31	2	9,166,736	120,086
PIA	Peoria	General Downing - Peoria International	P	N	166	3	388,902	346,141
MLJ	Moline	Quad Cities International	P	N	169	4	343,065	143,540
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	205	5	186,693	372,985
BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	202	6	158,801	71,944
RFD	Rockford	Chicago/Rockford International	P	N	214	7	141,428	277,847
CMI	Savoy	University of Illinois/Willard	P	N	242	8	86,073	377
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	48,115	35,110
DEC	Decatur	Decatur	P	N	386	10	12,198	254
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	11	11,962	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	3,650	0



# Enplanements

MidAmerica St. Louis Airport  
Monthly Passenger Enplanements

Month	2026				2025				2024				2023				2022			
	Departures	Enp	Avg Enp	Load Factor <sup>1</sup>	Departures	Enp	Avg Enp	Load Factor <sup>1</sup>	Departures	Enp	Avg Enp	Load Factor <sup>1</sup>	Departures	Enp	Avg Enp	Load Factor <sup>1</sup>	Departures	Enp	Avg Enp	Load Factor <sup>1</sup>
Jan	78	10,995	142.0	50%	62	8,246	137.5	50%	58	7,908	135.3	78%	56	8,327	148.7	86%	63	7,426	145.3	86%
Feb	86	12,857	160.7	63%	79	11,303	143.1	63%	55	6,174	145.6	83%	53	6,325	137.2	90%	61	6,423	135.1	90%
Mar	137	20,628	246.7	80%	142	20,033	199.2	81%	92	13,589	147.7	56%	91	13,545	193.2	90%	102	16,313	191.1	90%
Apr	100	13,188	164.9	81%	93	12,768	137.3	81%	55	11,117	193.8	77%	93	12,974	136.6	81%	102	14,352	141.1	81%
May	132	20,582	247.0	82%	137	19,339	144.8	82%	98	15,164	154.7	52%	93	13,754	147.9	87%	107	16,226	151.6	87%
Jun	151	27,723	333.5	84%	177	25,843	246.6	84%	142	21,589	192.0	82%	123	20,225	161.8	90%	143	22,350	166.6	90%
Jul	191	38,354	459.7	89%	175	26,319	195.1	89%	141	22,201	154.2	86%	131	21,301	164.1	90%	155	24,300	166.8	90%
Aug	107	16,607	196.3	77%	134	18,388	197.1	77%	101	13,373	152.4	73%	84	12,766	140.1	77%	99	13,482	132.8	77%
Sep	68	9,434	113.5		83	11,036	133.6		56	6,039	136.6	61%	53	5,178	143.7	88%	57	6,230	144.2	88%
Oct	77	10,564	127.2		86	11,789	137.1		73	9,660	132.3	78%	70	9,543	142.0	86%	72	9,954	135.2	86%
Nov	71	9,543	115.5		77	9,549	117.9		73	9,483	119.9	76%	61	6,713	142.8	85%	62	6,931	144.0	85%
Dec	83	11,378	137.1		101	13,190	160.9		84	11,973	142.3	83%	62	6,973	144.4	90%	82	12,649	154.3	90%
TOTAL	1317	192,723	146.3		1331	193,045	142.9	83%	1071	193,242	143.1	82%	976	147,228	150.8	87%	1111	162,710	146.5	87%
FAA Total CY Enplaned Passenger Data																				
Legend																				
	Departures based on Airport schedule																			
	Departures calculated based on average of previous three year's departures per month																			
	Passenger enplanements projected utilizing average of three previous years average enplanements per departure per month applied to scheduled departures.																			

Notes:  
 1. Future enplanements projected utilizing previous years number of scheduled departures and average of three previous years enplanements per departure.  
 2. FAA 747 (updated January 2023) for FY 2023 is 178,199 and FY 2025 is 176,007. This equates to CY 2023 forecast of 178,406 and CY 2025 forecast of 176,250.  
 3. Load factor for departures only calculated from T-100 Segment data.



# Terminal Modification

