

Public Building Commission Meeting Minutes

February 24, 2025

The Public Building Commission of St. Clair County met in the Annex Conference Room on February 24, 2025. The meeting was called to order by Chairman Richard Sauget at 9:58 a.m.

Members Present:

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

Members Absent:

Others Present:

Mark Kern, Chairman
Debra Moore, Director of Administration
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Monica McMurphy, St. Clair County Financial Analyst
Attorney Bernard Ysursa
Traci Firestone, Secretary
Natalie Birk, Executive Assistant

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 Annual Meeting Minutes and the Regular Monthly Meeting Minutes of January 16, 2025. 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 February 28, 2025. Motion carried.

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Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of February 28, 2025. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for February 2025** and stated the Operations and Maintenance 2025 Budget is in line with the projected percentage of 16.7% expenditures.

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

Commissioner Sauget introduced the newly appointed Board Member, Donna Richter.

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve the PM Leaching Painting Company for painting St. Clair County Building – Security and Energy Improvements – Package D Lobby Addition in the amount not to exceed \$348,945.00. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve the Bazon Painting Co. for lead based paint removal scope only for St. Clair County Administration Building – Security and Energy Improvements – Package D Lobby Addition in the amount not to exceed \$225,000.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to approve the Impact Strategies Change Order #2 for the Package D Lobby Addition in the amount not to exceed \$45,671.00. Motion carried.

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FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve to reaffirm the approval for Chairman Sauget to authorize Jim Brede to sign Millennium Construction's contract for General Trades for the Belle-Clair Fairgrounds Park Expo Center Renovations & Additions Phase 1 for \$1,277,577.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve Impact Strategies Project Addendum #23 for preconstruction services for the Fairgrounds Racetrack in the amount not to exceed \$37,625.00. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was agreed to unanimously approve and authorize the Chairman to execute the JPALS Lease Extension #2 between the Public Building Commission and the Boeing Company. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown, it was agreed to unanimously approve and authorize the Chairman to execute Amendment #2 – Ground Access License between MidAmerica St. Louis Airport and Boeing, Inc. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was agreed to unanimously approve the Supplemental Agreement 5 to Right of Entry No. 1/AMC/ROE/Scott-10-002 and authorize the Airport Director to execute the agreement. 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 Change Order 7 for the Terminal Modifications 4A project with Holland Construction for a total of \$71,205.81, which increases the project GMP to \$14,930,360.52. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was agreed to unanimously approve Change Order 2 to Contract 2024-28.02, Cargo Apron Temporary

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Facilities Sitework, with Keller Construction, Inc. for a total of \$2,200.80, increasing the total cost to \$674,837.00 and authorize the Airport Director to sign Change Order 2 when appropriate. Motion carried.

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

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was agreed unanimously to leave the open session and go into executive session to discuss possible litigation and real estate at 10:35 a.m. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was agreed unanimously to leave the executive session and return to the open session at 11:07 a.m. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 11:07 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard J. Taylor

CHAIRMAN



Public Building Commission
St. Clair County, Illinois
February 24, 2025

Darren V. James | Airport Director



1. Boeing JPALS Lease – Extension #2

The JPALS is a software-based precision approach landing system that guides aircraft onto aircraft carriers and amphibious assault ships in all weather and surface conditions. In October 2020, the PBC approved the original lease agreement, which commenced on 01/01/21 with an initial term through 02/28/23 and automatic renewal for two additional periods of six months which ended on 02/28/24. In January 2024, The PBC approved Extension #1 with a renewal period of (3/1/2024-2/28/2025) and a rate increase from \$26/mo. to \$30/mo. Extension #2 includes a renewal period of (3/1/2025-2/28/2026) and four (4) consecutive additional periods of twelve (12) months each at a rate of \$30/mo.

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

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

Motion: Approve and authorize the Chairman to execute the JPALS lease Extension #2 between the Public Building Commission and the Boeing Company.

2. Boeing Ground Access License – Amendment #2

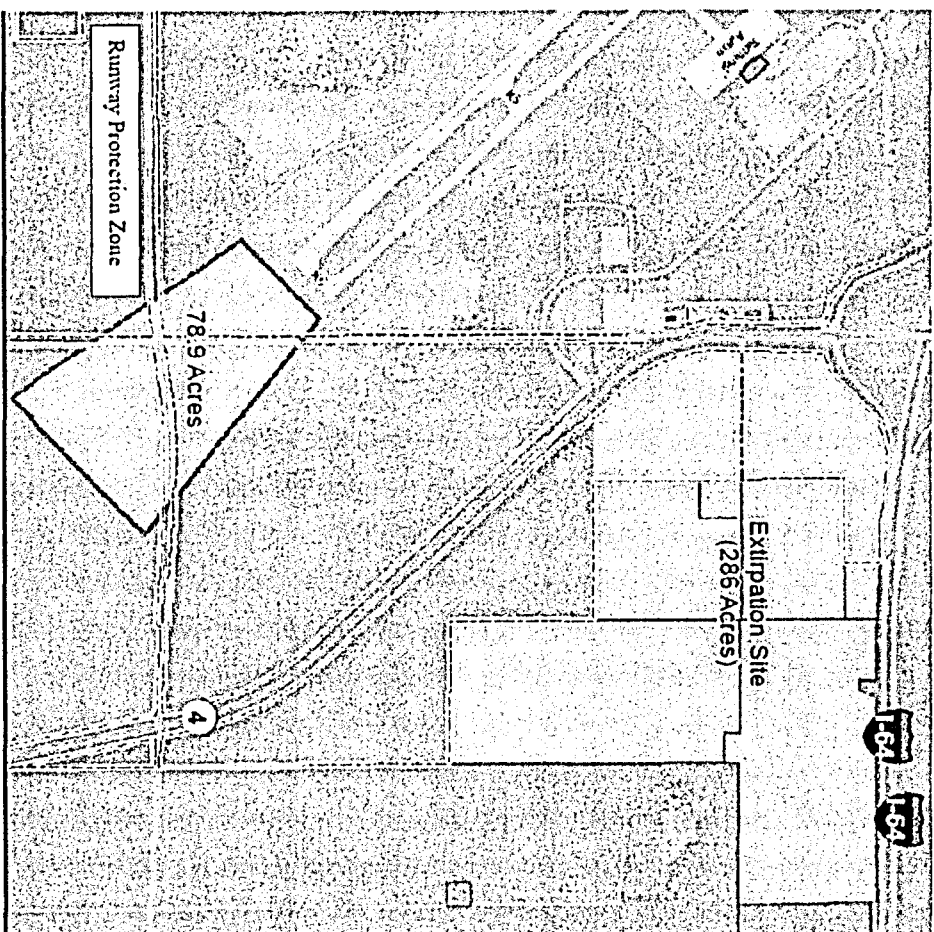
Aviation history occurred on 09/17/21 with Boeing's announcement to build the MQ-25 Stingray at MidAmerica St. Louis Airport in a new 300,000 square foot, high tech production facility. The Airport is home to Boeing's MQ-25 aircraft program, which will continue with the assembly of test and production aircraft, and hundreds of test flights.

Amendment #1 expires on 02/28/2025, so the Airport would like to extend ground access rights for premises that include the runway protection zone for runway 32R (approximately 79 acres) and an area near I-64 and IL Route 4 (approximately 286 acres). They are both identified and will be used as an Extirpation site for Boeing. The term will be two (2) years (03/01/25-02/28/27) with two (2) automatic 1-year options.

Financial Impact: No financial impacts for the Airport.

Legal: Legal counsel drafted and approved Amendment #2.

Motion: Approve and authorize the Chairman to execute Amendment #2 – Ground Access License between MidAmerica St. Louis airport and Boeing, Inc.



3. Supplemental Agreement 5 Right of Entry – Scott AFB

In March 2010, St. Clair County granted a Right of Entry to the United States of America to install 8-12 temporary direct push borings on MidAmerica Airport property south of the base landfill in addition to the installation, maintenance, and removal of up to 8 permanent monitoring wells. Four Supplemental Agreements have been executed, the last in November 2023. The Right of Entry is set to expire on 02/28/25 and Supplemental Agreement 5 extends the agreement from 03/01/25 to 02/28/30 and reduces the number of wells from 15 to 13.

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

Legal: Agreement reviewed and approved by PBC legal counsel.

Motion: Approve Supplemental Agreement 5 to Right of Entry No. 1/AMC/ROE/Scott-10-002, and authorize the Airport Director to execute the agreement.

4. Terminal Modifications, Phase 4A - Change Order 7

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, BLV issued NTP to begin construction and construction began. In October 2024, the PBC approved PCCO 2 which increased costs by \$72,731 due to a funding delay.

After construction began, several items were identified through the RFI and submittal process which resulted in changes to the structural steel. These items were documented in PCO 13 (Bulletin 5 Curtainwall and Steel Changes) and PCO 14 (Steel Changes from RFI 34, 41, 49, 60, and 93). These PCOs were aggregated and identified as Change Order (PCCO) 7 at a cost of \$71,205.81, increasing the total GMP to \$14,930,360.52. These changes have resulted in delays to the project, and those costs haven't yet been realized or included herein.

Financial Impact: The overall Terminal Modifications Phase 4A project budget is \$18,248,835 (next slide)

Motion: Approve and authorize the Chairman to execute Change Order 7 for the Terminal Modifications 4A project with Holland Construction for a total of \$71,205.81, which increases the project GMP to \$14,930,360.52.

Anticipated Costs	
Project Component	Total Cost
CMAR Construction	
Pre-Construction Services (approved at 01/19/23 PBC)	\$ 100,000
Phase 4A Guaranteed Maximum Price (approved at 03/26/24 PBC)	\$ 14,686,424
PCCO 2 (CDS Grant Funding Delay) (approved at 10/17/24 PBC)	\$ 72,731
PCCO 7 (Misc Steel Changes)	\$ 71,206
Subtotal (GMP)	\$ 14,930,361
Design and Construction Phase Services	
Concepts and Schematic Design Development (Amendment 7 to 2018-14) (approved at 10/23/22 PBC)	\$ 288,220
Design (Amendment 9 to 2018-14) (approved at 02/16/23 PBC)	\$ 968,133
Additional Design Phase Services (Amendment 10 to 2018-14) (approved at 08/17/23 PBC)	\$ 181,121
Phase 4A Construction Phase Services (Amendment 11 to 2018-14) (approved at 03/26/24 PBC)	\$ 1,881,000
Subtotal (Design and CPS)	\$ 3,318,474
Total Project Costs:	\$ 18,248,835
Anticipated Funding - Phase 4A	
CDS Grant	\$ 3,250,000
BIL AIG	\$ 3,648,323
PFC (Application Forthcoming)	\$ 5,673,206
State (DCEO)	\$ 5,328,011
IDA Match	\$ 276,564
BLV Local Match	\$ 72,731
Total Anticipated Funding:	\$ 18,248,835

5. Cargo Apron Temporary Facilities Sitework – Change Order 2

Boeing is coordinating with BLV for the lease of additional space for temporary facilities. As a part of this lease, BLV will be providing temporary infrastructure to support these temporary facilities.

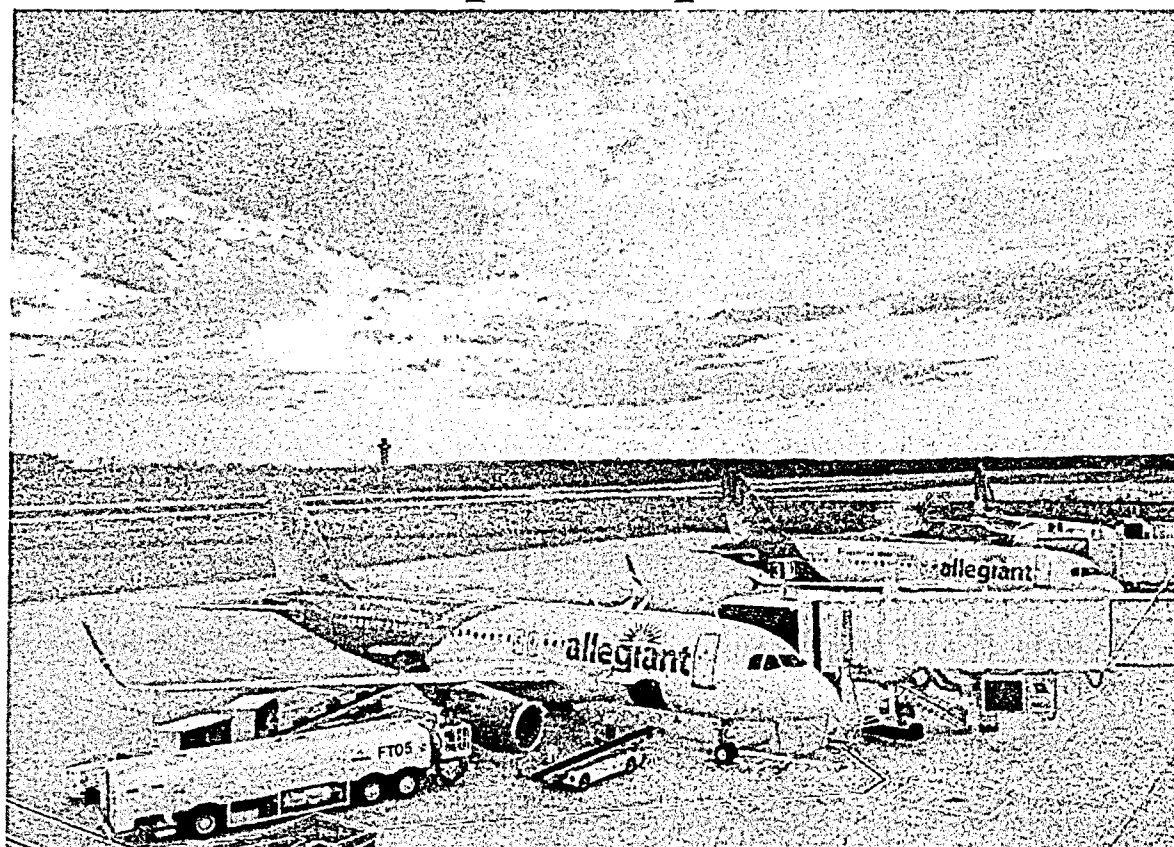
On 10/07/24, the PBC approved a contract with Keller Construction, Inc. for \$653,585.00 to complete the Cargo Apron Temporary Facilities Sitework project (Contract No. 2024-28.02). The scope of the work includes sitework for temporary facilities on and/or near the Cargo Apron including utilities for a 5-trailer complex on the landside, utilities for 6 trailers on the airside, and work associated with a new pedestrian turnstile.

On 01/02/25, the Airport issued a NTP to begin construction. Since construction began, Boeing has made requests for three items which result in additional costs to the project. Change Order 1 was issued on 01/02/25 for \$19,051.20 and includes expedited delivery of the switchgear and a revision to the specified communications conduit. Change Order 1 was below the \$20,000 threshold and approved in-house. Change Order 2, for \$2,200.80, includes costs to upsize the telecommunications termination box. Boeing has approved both changes as they will be funding all work.

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

Motion: Approve Change Order 2 to Contract 2024-28.02, Cargo Apron Temporary Facilities Sitework, with Keller Construction, Inc. for a total of \$2,200.80, increasing the total cost to \$674,837.00, and authorize the Airport Director to sign Change Order 2 when appropriate.

Airport Update

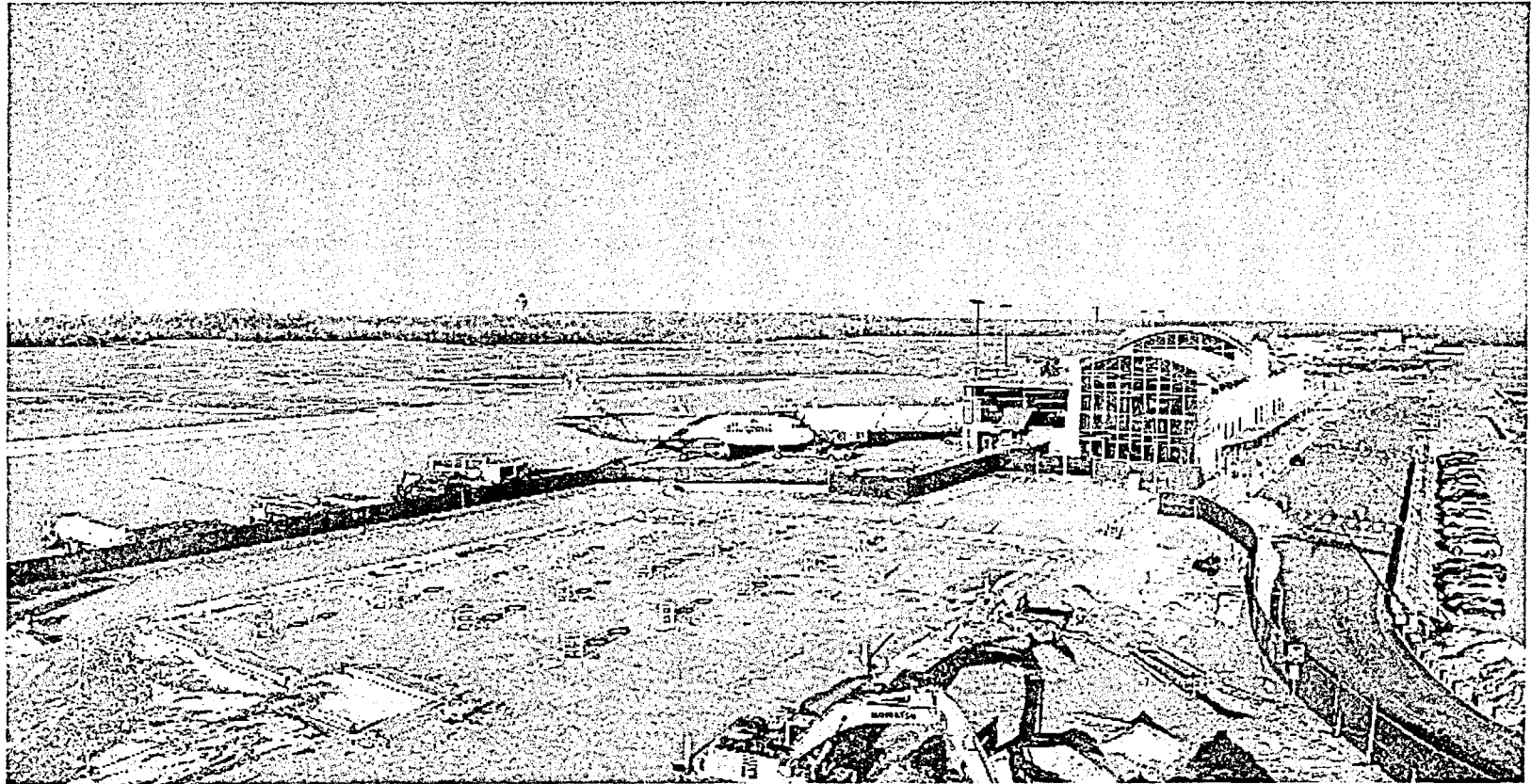




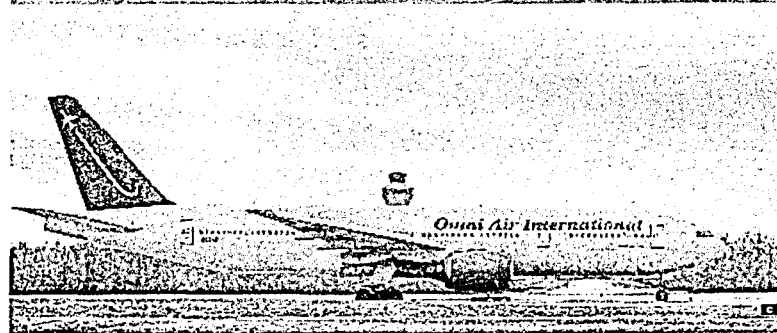
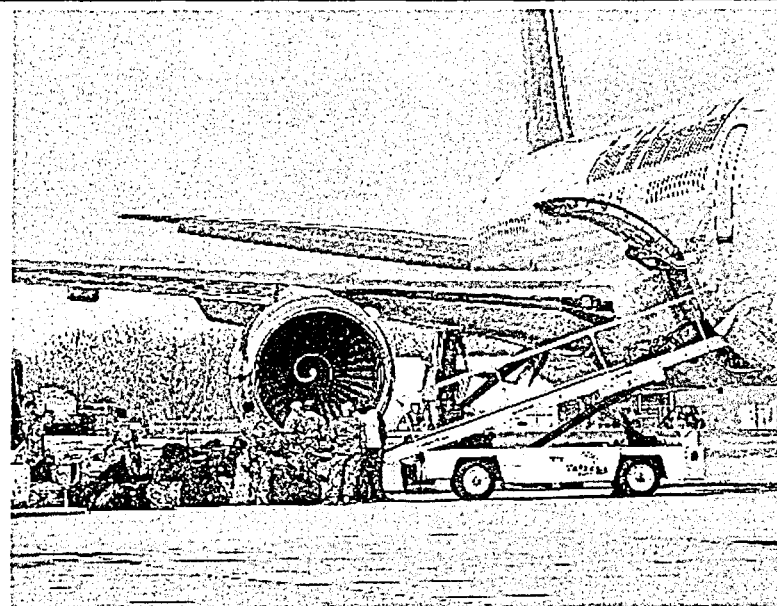
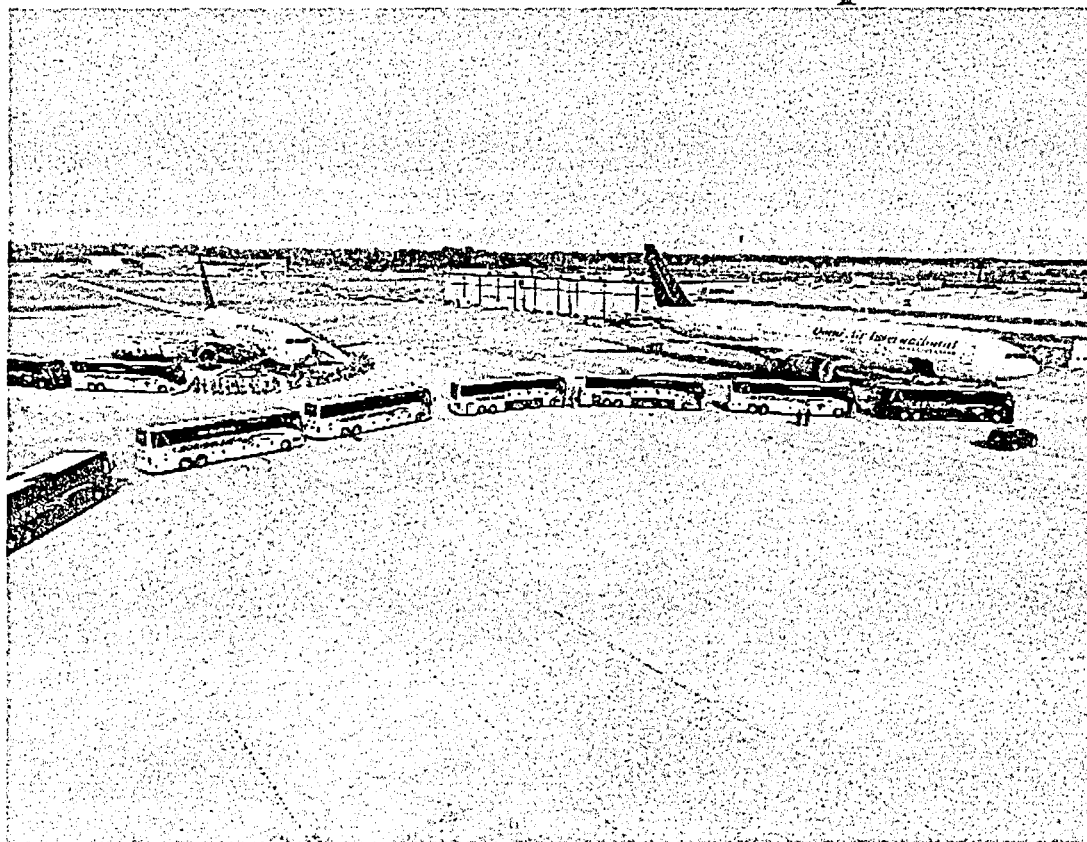
Top Illinois Airports (per enplanements - November 2023 - October 2024)

Locid	City	Airport Name	S/L	Hub	2023 Rank	State Rank DOT (December 2023 - November 2024)	Enp DOT (December 2023 - November 2024)	Allegiant Total Passengers (December 2023 - November 2024)
ORD	Chicago	Chicago O'Hare International	P	L	5	1	31,326,573	877
MDW	Chicago	Chicago Midway International	P	L	30	2	10,034,834	129,928
PIA	Peoria	General Downing - Peoria International	P	N	166	3	336,333	313,097
MLI	Moline	Quad Cities International	P	N	176	4	320,686	131,815
BMI	Bloomington-Normal Airport	Central Il Regional/Bloomington-Normal	P	N	198	5	160,124	68,018
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	203	6	150,449	300,157
RFD	Rockford	Chicago/Rockford International	P	N	216	7	129,243	253,586
CMI	Savoy	University of Illinois/Willard	P	N	251	8	84,852	585
SPI	Springfield	Abraham Lincoln Capital	P	N	270	9	51,570	31,711
MWA	Marion	Veterans Airport of Southern Illinois	P	N	403	10	13,755	1,284
DEC	Decatur	Decatur	P	N	394	11	12,317	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	473	12	3,998	0

Terminal Modification



Operations





Thank You.

