

Public Building Commission Meeting Minutes

June 26, 2025

The Public Building Commission of St. Clair County met at 19 Public Square, Belleville, Illinois 62220 on June 26, 2025. The meeting was called to order by Chairman Richard Sauget at 9:59 a.m.

Members Present:

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

Members Absent:

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Traci Firestone, Secretary
Cynthia Romero, Assistant Secretary
Randy Pierce, The Tribune

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 May 15, 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 June 30, 2025. Motion carried.

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

Public Building Commission Meeting Minutes

June 26, 2025

Page 2

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for June 2025** and stated the Operations and Maintenance 2025 Budget is in line with the projected percentage of 50.0% expenditures.

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

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the 2025 Prevailing Wage Resolution. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the Impact Proposal for Parking Garage "A", Attendant Booth Renovations not to exceed \$145,883.00. Motion carried.

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and second by Commissioner Brown, it was unanimously agreed to approve Litteken Plumbing Co. Inc.'s Change Order which includes the changes made to the site water and sanitary line work as well as the cleanout and grease interceptor in the amount not to exceed \$51,546.00 and authorize the Director to execute such change order. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger/Dinges, it was unanimously agreed to approve and authorize the Chairman to provide consent for Avmats to sublet their premises when appropriate and approve Mr. Kehr as a future purchaser. Motion carried.

Public Building Commission Meeting Minutes

June 26, 2025

Page 3

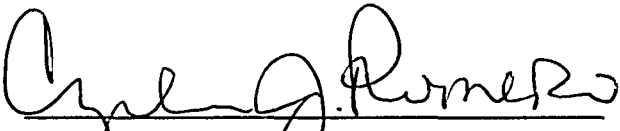
Upon a motion by Commissioner Bouse and seconded by Commissioner Brown, it was unanimously agreed to approve and authorize the Airport Director to remit \$153,837.49 to Republic Parking as part of the Illinois Voluntary Disclosure Program reconciliation. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve an agreement with CMT to complete design services for the Airport Access Roads Improvements project at a cost not to exceed \$300,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

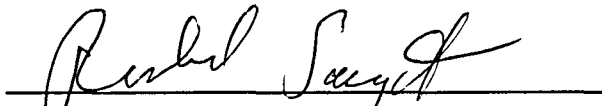
For updates on Enplanements and Terminal Modification, please see the attached documents.

Upon a motion by Commissioner Effinger and second by Commissioner Brown, it was unanimously agreed to adjourn the meeting at 10:47 a.m. Motion carried.

Respectfully submitted,


Cynthia J. Romero, Assistant Secretary

APPROVED:


CHAIRMAN



Public Building Commission
St. Clair County, Illinois
June 26, 2025

Darren V. James | Airport Director



1. Request Consent to Sublease Premises – AVMATS

AVMATS has operated both a Maintenance Hangar and a Paint Hanger located on the MidAmerica St. Louis Airport Golf Apron since May 31, 2003. The original Lease Agreement commenced on May 31, 2003 and had the initial term of twenty-five (25) years. The term expires in conformance with the lease as of May 31, 2028, with Lessee having the right to renew the lease for two (2) additional ten-year renewal terms. Pursuant to Section 901, Lessee may not assign the Lease or let or sublet the whole or any part of the premises without the express written consent of the PBC as agent for the County.

AVMATS seeks to sell its Maintenance and Paint Hangars. They have provided notification regarding the desire to initially sublet, and in the future, sell the premises to Mr. Joe Kehrer (private entity). AVMATS provided the necessary information outlined in Section 901 of the lease, to include identifying the sublessee's name, business address, proposed effective date of such sublet, the proposed sublet instrument, and to require the proposed transferee to provide financial information necessary for the County to determine financial ability to perform under the lease.

Financial Impact: No cost to the Airport. All revenue will offset Airport Operational Costs.

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

Motion: Approve and authorize the Chairman to provide consent for AVMATS to sublet their premises when appropriate, and approve Mr. Kehrer as a future purchaser.

2. IL Parking Excise Tax Reconciliation – Republic Parking

In May 2024, the Airport became aware of an Illinois Parking Excise Tax that became effective 1/1/2020 per 35 ILCS 525/10-1 et seq. and 86 Ill. Admin. Code Part 195. PBC legal was initially notified on 5/22/2024.

According to the statute, the “Operator” of a parking area is responsible for collecting and remitting the Parking Excise Tax to Illinois Department of Revenue (IDOR) as of 1/1/2020. The operator was made aware on 5/24/2024 and began withholding. In July 2024, the Airport directed Republic to collect the Excise Tax “on top” of the approved parking rates. A call with the Republic team took place on 11/12/2024 and they were asked to provide 4-years’ worth of projected receipts and total tax that would be due. Republic initially offered to pay 25% of the amount owed. On 12/5/2024, the Airport Director recommended Republic take advantage of the IL Voluntary Disclosure Program (VDP) and enter into an agreement with IDOR. The VDP limited the look back period to four years, penalties would be abated, and any possible audit period would be limited to the 4-year disclosure period. The Airport countered with paying 25% of the reconciliation. Negotiation continued resulting in a 67%/33% split for Republic and the Airport respectively. On 5/28/2025 IDOR provided a letter of completion for the disclosure. Total paid by Republic under VDP was \$551,857.92 (including interest charges) with \$85,683.72 coming from collected Excise Tax May-Dec 2024. Of the remaining \$466,174.20, the Airport will reimburse Republic \$153,837.49.

Financial Impact: Funds from within the FY2025 budget will be reallocated to cover the Airport portion.

Motion: Approve and authorize the Airport Director to remit \$153,837.49 to Republic Parking as part of the Illinois Voluntary Disclosure Program reconciliation.

3. Pedestrian Crossing/Access Roads Rehab/Airport Blvd Widening – CMT

The 2022 Airport Master Plan identified a need to widen Airport Blvd and rehabilitate the Airport Access Roads as two projects titled Rehab / Widen Existing Airport Access Roads – Ph 1 and Rehab / Widen Airport Access Roads – Ph2, originally to occur in 2023. In December 2023, the PBC approved the selection of Crawford, Murphy & Tilly, Inc. (CMT) to complete the design of a variety of airport projects from 2024-2028. Two of the projects identified in that agreement were *Rehab / Widen Existing Airport Access Roads – Ph 1* and *Rehab / Widen Airport Access Roads – Ph2*. In November 2024, the PBC approved the MidAmerica St. Louis Airport Transportation Improvement Proposal which included a FY 2025 project to design the projects with construction to occur in subsequent years.

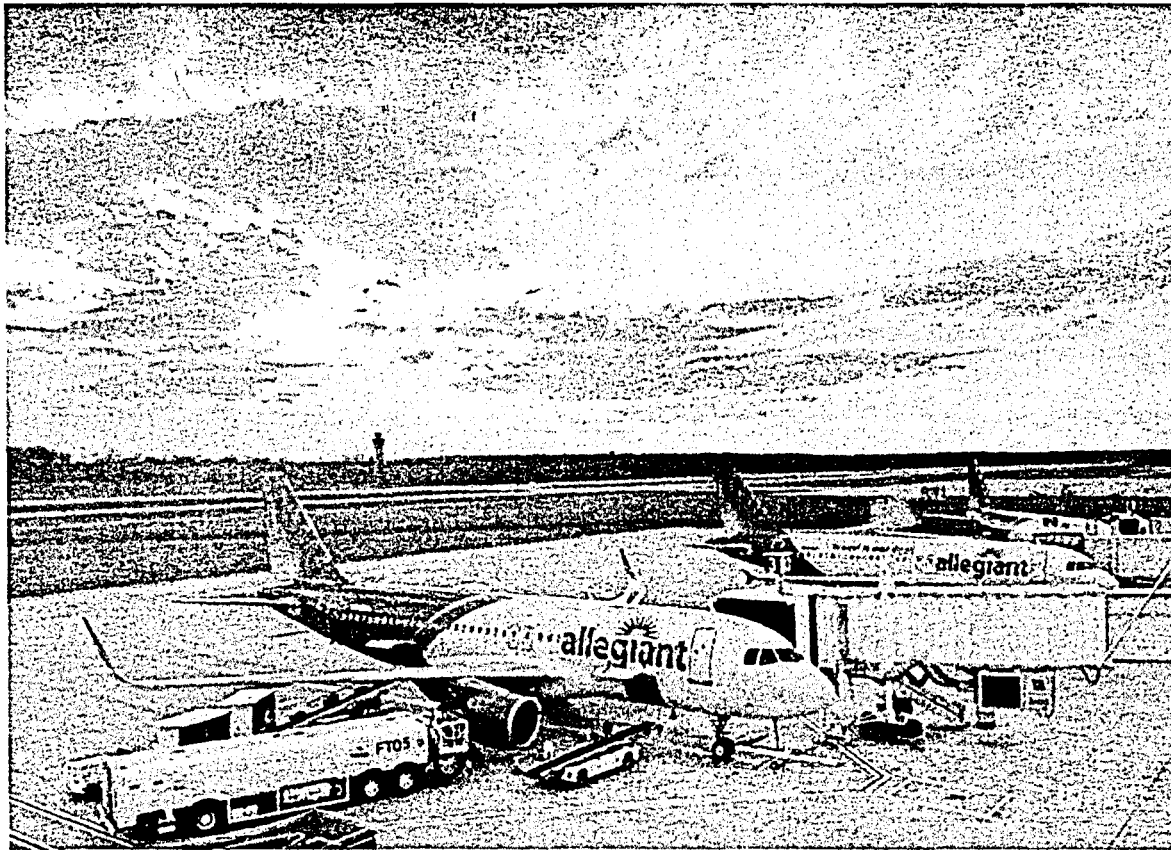
The Airport coordinated with CMT and requested a Scope of Services and Fee proposal for the design. CMT submitted a scope of services and fee proposal of \$877,000 to complete preliminary design, design, and construction documents for entirety of the project broken out into three phases including the Pedestrian Crossing, existing pavement rehabilitation, and widening. At this time, the Airport is seeking only the preliminary design and engineer's report for the total project and the final design and construction documents for the pedestrian crossing (NTE \$300,000,00).

Financial Impact: Funding for this project was included in the FY25 Airport Operating budget.

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

Motion: Approve an agreement with CMT to complete design services for the Airport Access Roads Improvements project at a cost NTE \$300,000.00 and authorize the Chairman to execute the agreement when appropriate.

Airport Update



Top Illinois Airports (per enplanements - April 2024 - March 2025)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (April 2024 - March 2025)	Enp DOT (April 2024 - March 2025)	Allegiant Total Passengers (April 2024 - March 2025)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	31,864,604	491
MDW	Chicago	Chicago Midway International	P	L	31	2	9,769,290	123,884
PIA	Peoria	General Downing - Peoria International	P	N	166	3	352,423	329,770
MLI	Moline	Quad Cities International	P	N	169	4	332,928	140,190
BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	202	5	162,552	70,246
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	205	6	161,943	324,455
RFD	Rockford	Chicago/Rockford International	P	N	214	7	134,005	262,050
CMI	Savoy	University of Illinois/Willard	P	N	242	8	88,973	377
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	51,406	35,565
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	13,913	1,042
DEC	Decatur	Decatur	P	N	386	11	12,984	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	3,975	0



Enplanements



MidAmerica St. Louis Airport Monthly Passenger Enplanements

	2025				2024				2023				2022			2021		
Month	Departures	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp
Jan	62	8,546	137.8	80%	58	7,908	136.3	78%	56	8,327	148.7	86%	63	7,456	118.3	57	6,405	112.4
Feb	79	11,303	143.1	83%	55	8,174	148.6	85%	53	8,329	157.2	90%	61	8,425	138.1	65	7,519	115.7
Mar	144	20,043	139.2		92	13,585	147.7	86%	91	13,945	153.2	90%	103	16,315	151.1	118	13,033	110.4
Apr	93	12,768	137.3		85	11,117	130.8	77%	95	12,974	136.6	81%	102	14,392	141.1	81	8,947	110.5
May	137	19,839	144.8		98	15,164	154.7	86%	93	13,754	147.9	87%	107	16,226	151.6	94	12,448	132.4
Jun	179	28,068	156.8		142	21,589	152.0	85%	125	20,225	161.8	90%	143	22,390	156.6	182	24,663	135.5
Jul	178	28,188	158.4		144	22,201	154.2	86%	131	21,501	164.1	90%	155	24,300	156.8	191	27,505	144.0
Aug	144	19,596	136.1		101	13,373	132.4	75%	84	11,766	140.1	77%	99	13,442	135.8	125	13,907	111.3
Sep	88	12,598	143.2		66	9,015	136.6	81%	55	8,178	148.7	88%	57	8,220	144.2	82	9,641	117.6
Oct	87	11,970	137.6		73	9,660	132.3	78%	70	9,943	142.0	86%	72	9,964	138.4	102	12,336	120.9
Nov	80	11,114	138.9		73	9,483	129.9	76%	61	8,713	142.8	85%	62	8,931	144.0	57	10,740	123.4
Dec	94	14,137	150.4		84	11,973	142.5	83%	62	9,573	154.4	90%	82	12,649	154.3	85	12,533	147.4
TOTAL	1365	198,171	145.2	82%	1071	153,242	143.1	82%	976	147,228	150.8	87%	1111	162,710	146.5	1269	159,677	125.8

FAA Total CY Enplaned Passenger Data

TBD

147,421

162,819

161,562

Legend

Departures based on Allegiant schedule.

Departures calculated based on previous year's departures per month

Passenger enplanements projected utilizing average of three previous year's average enplanements per departure per month applied to scheduled departures.

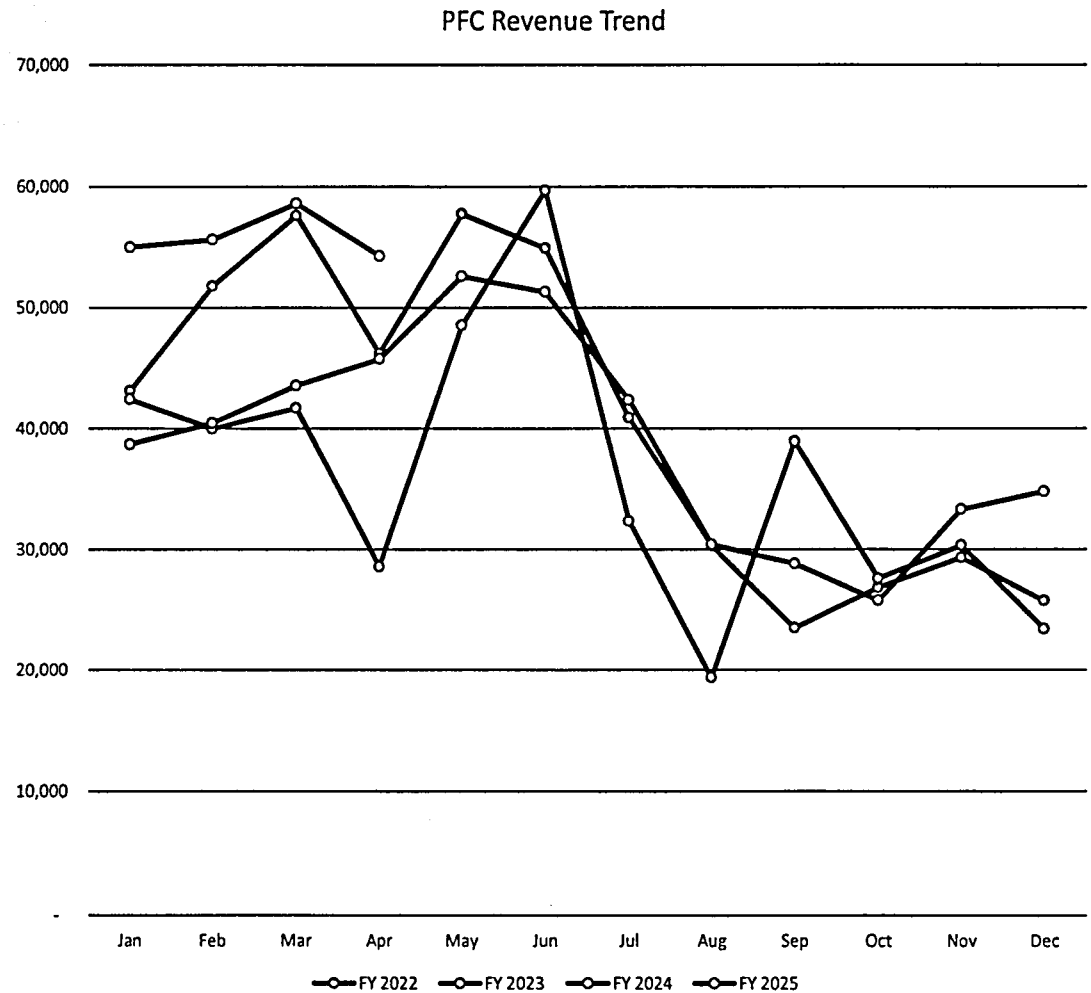
Notes

1. Future enplanements projected utilizing previous year's number of scheduled departures and average of three previous year's enplanements per departure.
2. FAA TAF (updated January 2025) for FY 2025 is 178,199 and FY 2026 is 179,027. This equates to a CY 2025 forecast of 178,406 and CY 2026 forecast of 179,239.
3. Load factor for departures only calculated from T-100 Segment data.

Passenger Facility Charge (PFC)

Note: The current PFC is \$3.00 per revenue passenger

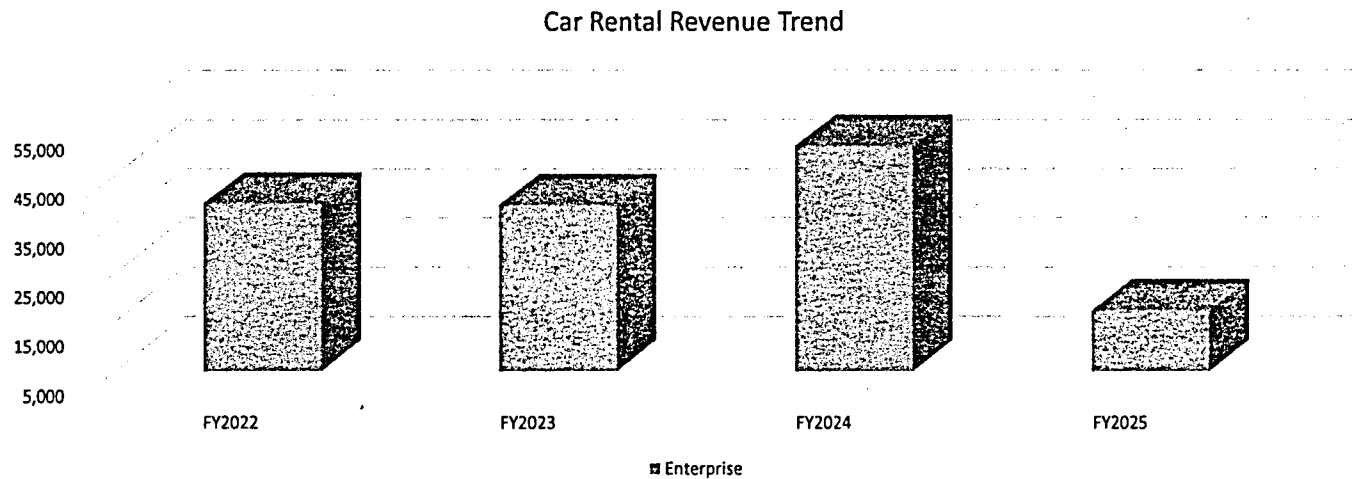
	PFC
FY2022	\$487,757
FY2023	\$432,792
FY2024	\$467,658
FY2025 Apr.	\$223,344



######

Car Rental Revenue – Enterprise (CFC)

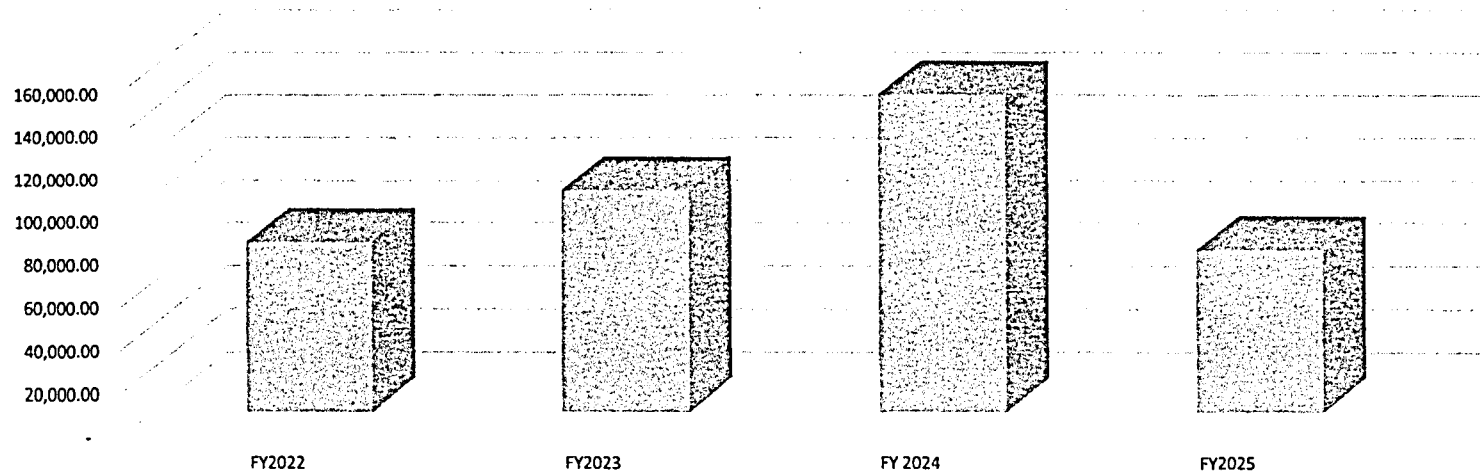
	FY2022	FY2023	FY2024	FY2025 YTD May
Enterprise	\$39,236	\$38,873	\$50,906	\$17,449



Note: All CFC revenue is restricted for car rental capital improvements (625 ILCS 5/6-305) (from Ch. 95 1/2, par. 6-305) Sec. 6-305

	FY2022	FY2023	FY2024	FY2025 (AID MEV)
Food & Beverage Concessionaire Revenue	*\$78,804	\$103,241	\$148,272	\$75,445

Food & Beverage Revenue Trend



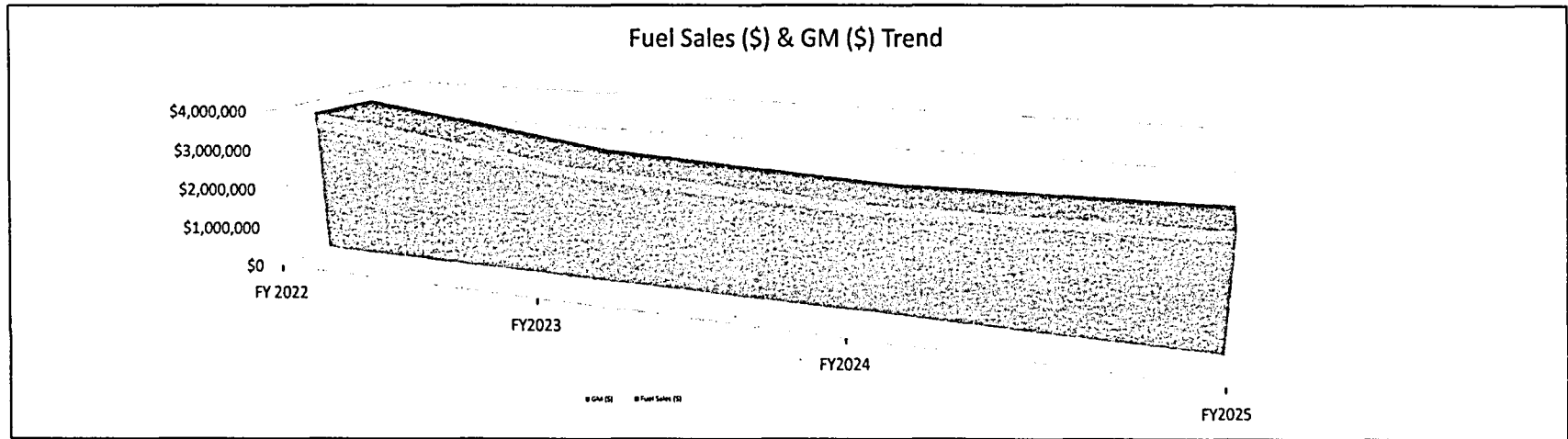
Note: Roy-el agreement expired as of 10/31/2022. A new concession agreement with Tailwind became effective as of Nov. 1, 2022 with \$100,000 minimum annual guarantee ("MAG").

Fuel Sales

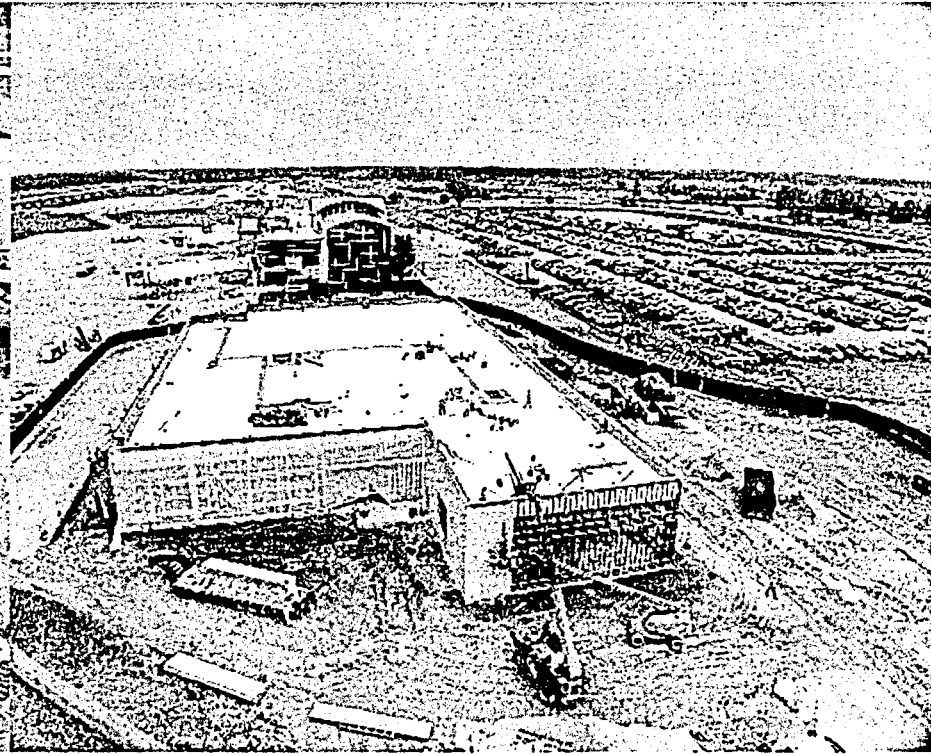
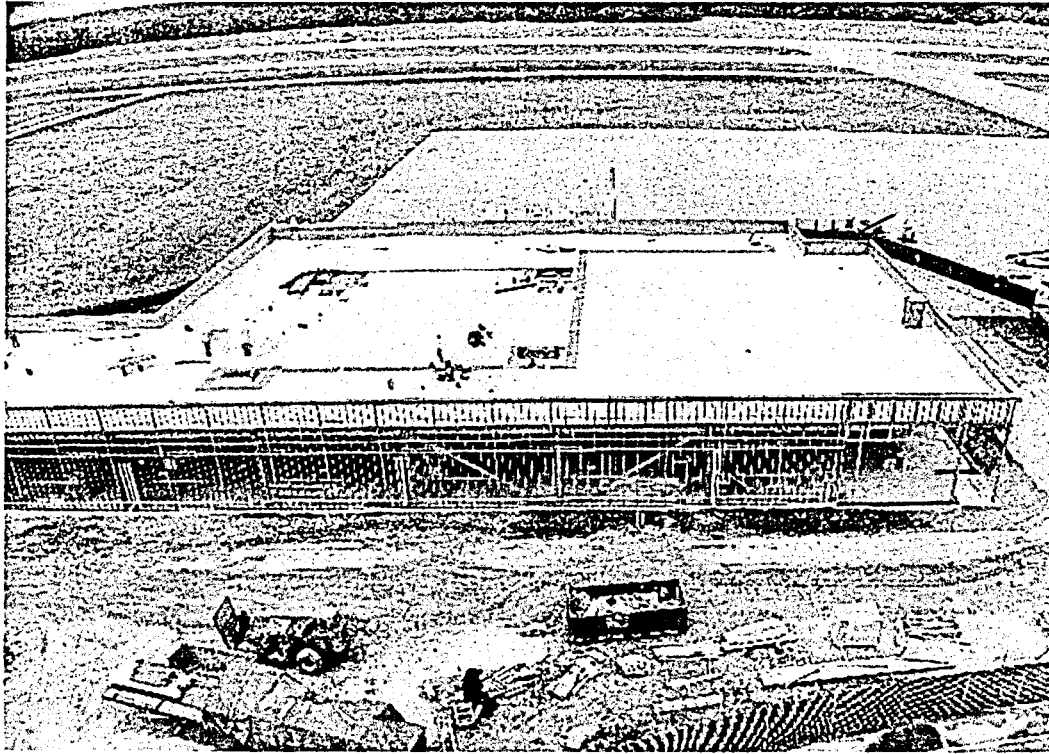
	FY2022 YTD May	FY2023 YTD May	FY2024 YTD May	FY2025 YTD May
Fuel Volume (Gallons)	786,800	725,425	653,515	814,505
Fuel Sales (\$) (A)	\$3,272,100	\$2,539,627	\$2,246,614	\$2,373,140
Fuel Cost (B)	\$2,839,914	\$2,286,621	\$2,012,993	\$2,148,052
GM (\$) (A-B)	432,185	\$253,005	\$233,620	\$225,089
GM (%)	13%	10%	10%	9%

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

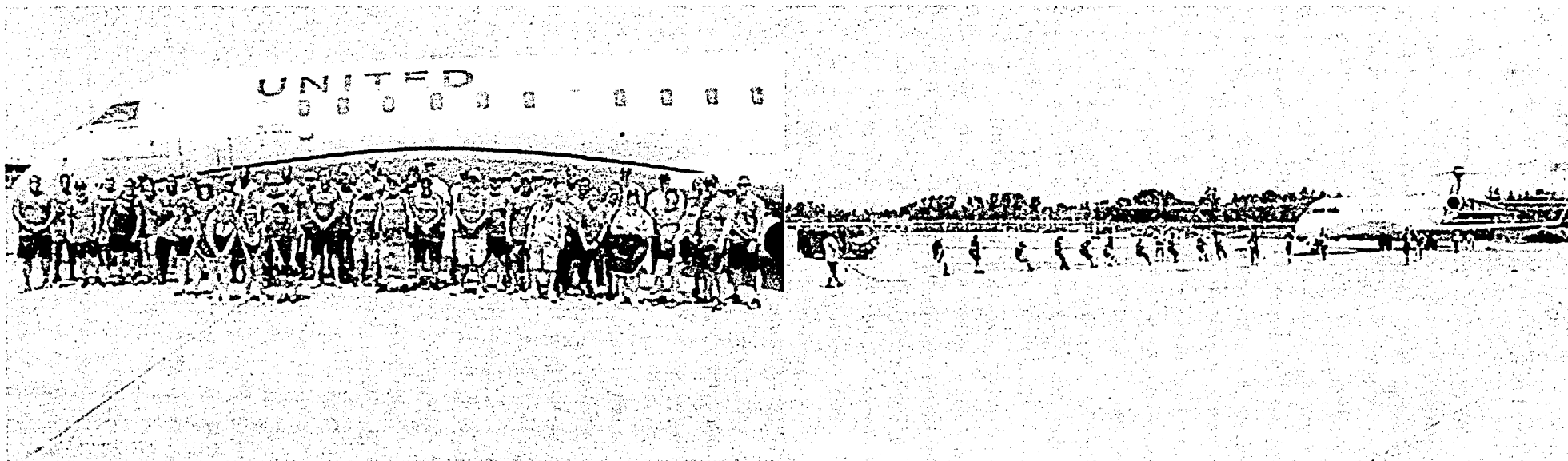
	FY2022 YTD May	FY2023 YTD May	FY2024 YTD May	FY2025 YTD May
Fuel Sales (\$)	\$3,272,100	\$2,539,627	\$2,246,614	\$2,373,140
GM (\$)	432,185	\$253,005	\$233,620	\$225,089



Terminal Modification



Community Engagement





Thank You.

