

Public Building Commission Meeting Minutes

March 20, 2025

The Public Building Commission of St. Clair County met at the County Annex Building at 19 Public Square on March 20, 2025. The meeting was called to order by Chairman Richard Sauget at 9:59 a.m.

Members Present:

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

Members Absent:

Others Present:

James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Debra Moore, County Administrator
Attorney Bernard Ysursa
Raymond Coyne, Executive Director, Oppenheimer & Co., Inc.
Sean White, Oppenheimer & Co., Inc.
Monica McMurphy, County Financial Analyst
Col. Thomas Knapp, Sheriff's Department
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
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 Brown and seconded by Commissioner Effinger, it was unanimously agreed to approve the Regular Monthly Meeting Minutes and the Executive Meeting Minutes of February 24, 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 **Regular Expense Claims Report with Payroll Ledger Report** of March 28, 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 March 28, 2025. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for March 2025** and stated the Operations and Maintenance 2025 Budget is in line with the projected percentage of 25.0% expenditures.

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

RESOLUTIONS:

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to approve authorizing and providing for the issue of not to exceed \$30,000,000.00 Public Building Revenue Bonds, of the Public Building Commission of St. Clair County, Illinois. Motion carried.

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve Wright Construction Services' Change Order #1 in the amount of \$258,095.64. Motion carried.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to reaffirm the approval for Chairman Sauget to authorize Director Brede to sign IMPACT Strategies Change Order #1 for Package D Lobby Addition in the amount of \$97,787.00. Motion carried.

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FAIRGROUND OPERATIONS

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to approve the acquisition of properties as follows:

- | | |
|--|---|
| 1) 1130 S. Church St.; Betty Haskins | \$63,250.00 plus real estate and closing costs |
| 2) 1134 S. Church St.; Larry Gould | \$120,000.00 plus real estate and closing costs |
| 3) 1134 S. Charles St.; Raven Securities | \$16,000.00 plus real estate and closing costs |
| 4) 1140 S. Charles St.; Mark Dulle | \$217,000.00 plus real estate and closing costs |

Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve and authorize the Chairman to execute the consulting services agreement for 1-year with Clayborne & Wagner LLP for a cost not to exceed \$96,000.00.

Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was agreed to unanimously approve and authorize the Chairman to execute the Sixth Amendment of the service agreement between MidAmerica St. Louis Airport and Republic Parking. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was agreed to unanimously ratify and accept this report of the use of the emergency procurement procedures for execution of a Task Order with Kone, Inc. to repair Escalator 01 at a cost of \$24,430.56. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown, it was agreed to unanimously ratify and accept this report of the use of the emergency procurement procedures for execution of Change Order 1 to the TFT Shelter Removal project at a cost of \$59,572.00. Motion carried.

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Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was agreed to unanimously approve a sole source contract with Nutrien Ag Solutions to apply insecticide broad leaf weed control at a cost not to exceed \$18,000.00. Motion carried.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was agreed to unanimously approve Baer Heating and Cooling as lowest responsive bidder for Base Bid and Alternate 1 as indicated in the bid tabulation and authorize 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 Effinger and seconded by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:53 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard Sault

CHAIRMAN



Public Building Commission
St. Clair County, Illinois
March 20, 2025

Darren V. James | Airport Director



2. Parking Service Agreement Amendment – Republic Parking

The purpose of the Sixth Amendment is to extend the parking service agreement for twelve months. During this period, the airport will evaluate a longer-term agreement, as well as whether additional parking management technology would improve the customer experience and provide for greater revenue control and accountability.

Financial Impact: All parking revenue will be used to operate and maintain the airport. The financial obligations contained within the service agreement were included in the FY2025 Airport Budget.

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

Motion: Approve and authorize the Chairman to execute the Sixth Amendment of the service agreement between MidAmerica St. Louis Airport and Republic Parking.

4. Boeing TFT Shelter Removal – Change Order #1

In December 2024, the PBC approved award of a contract for \$193,686.00 to Keeley Construction Group, Inc. for removal of two of three aircraft shelters associated with the Boeing F15QA Lease / Improvement proposal (aka Transitional Flight Training). At the time, Boeing had intended to leave one of the three shelters in place for use by the airport for miscellaneous equipment storage. On 2/20/25, Boeing informed BLV that the third shelter would need to be disassembled and turned over to Boeing as soon as possible. The Airport sought a cost proposal from Keeley to remove the third shelter and requested that Keeley consider honoring their Additive Alternate Bid of \$59,572.00. Keeley indicated on 02/21/25 that they would honor Add Alt Bid if they could proceed with the work immediately upon completion of the base bid scope.

The Illinois PBC Act allows utilization of certain procedures for procurement in the case of emergency. Utilization of these emergency procedures was recommended to the PBC Chairman. The Chairman approved use of the emergency procedures and the Airport Director executed a change order to Contract 2024-30 with Keeley Construction Group, Inc. for \$59,572.00 on 02/25/25, increasing the total contract cost to \$253,258.00.

Financial Impact: This project will be funded out of the Airport Operating Budget. Costs for this demolition were anticipated and collected through the original lease.

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

Motion: Ratify and accept this report of the use of the emergency procurement procedures for execution of Change Order 1 to the TFT Shelter Removal project at a cost of \$59,572.00.

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 median life cycle of an air-cooled chiller is 15-20 years.

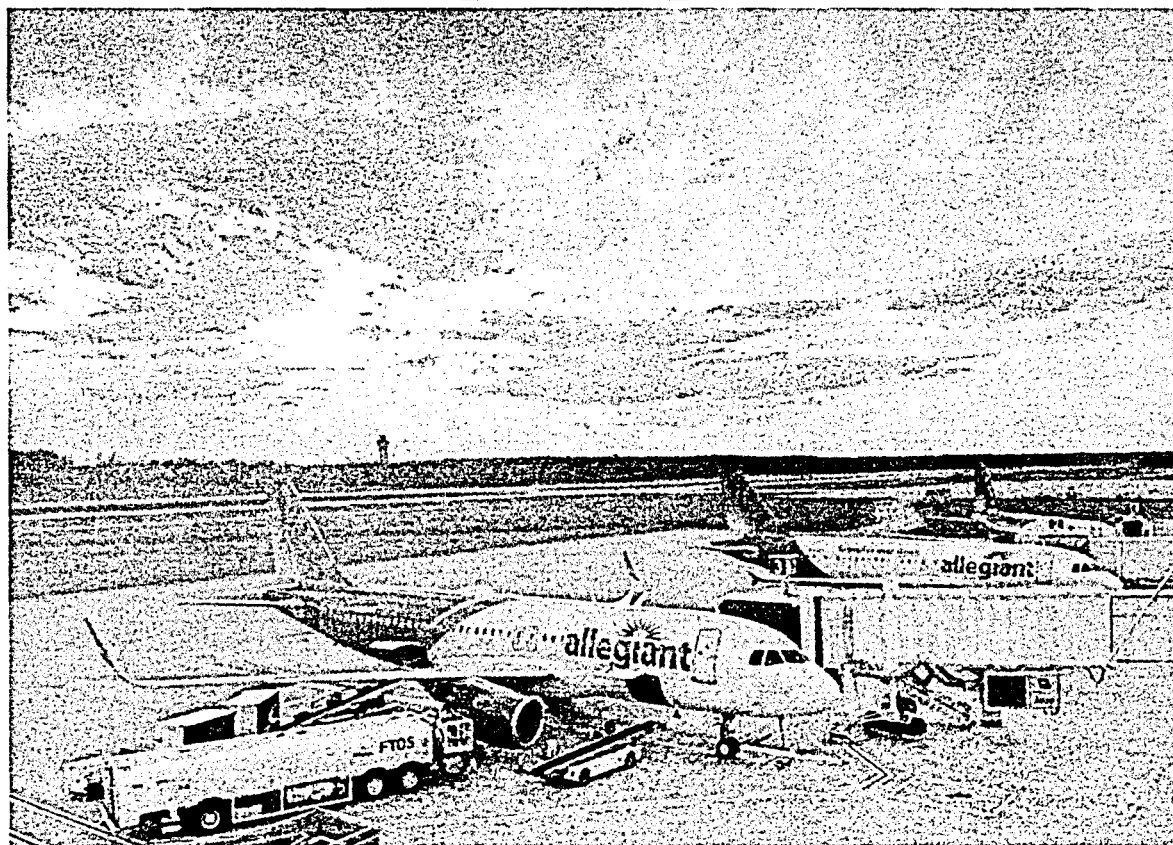
The terminal's 17-year-old Carrier chiller has been experiencing failures and is due for replacement. On 02/03/25, the Airport issued an Invitation to Bid for the Replace Passenger Terminal Chiller project (Solicitation 2025-04). The information was advertised in the Belleville News Democrat, advertised with SIBA, listed on the Airport and St. Clair County websites, and notices were sent directly to 20 potential bidders. The scope of the work includes replacement of the 300-Ton Air Cooled Chiller on the roof of the terminal with a ~220-Ton Air Cooled Chiller. A pre-bid meeting was held on 02/21/25. Bid documents were requested by fourteen (14) potential bidders and bids were received on 03/04/25. Bid tabulation provided on next slide.

Financial Impact: This project will be funded out of the 2025 Airport Operating Budget.

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

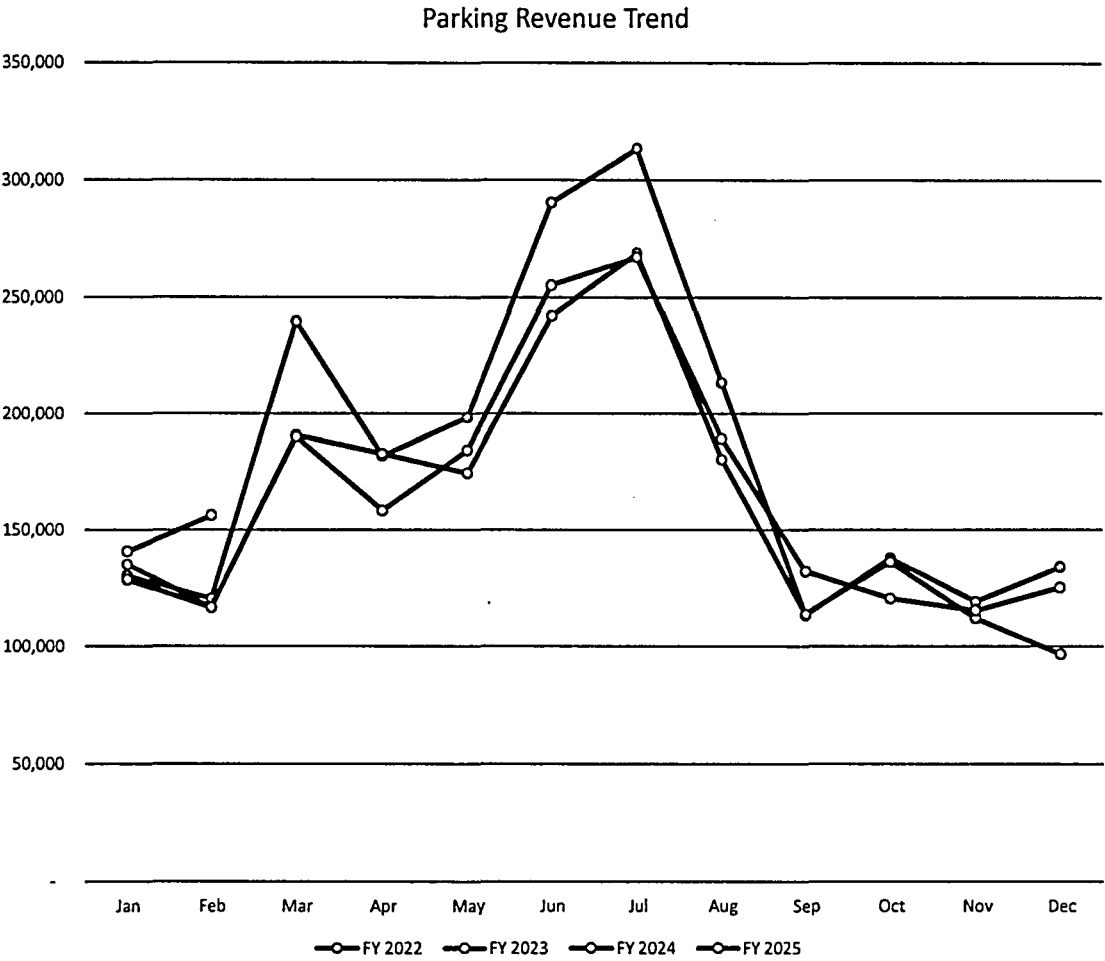
Motion: Approve Baer Heating and Cooling as lowest responsive bidder for Base Bid and Alternate 1 as indicated in the bid tabulation, and authorize the Chairman to execute the agreement when appropriate.

Airport Update



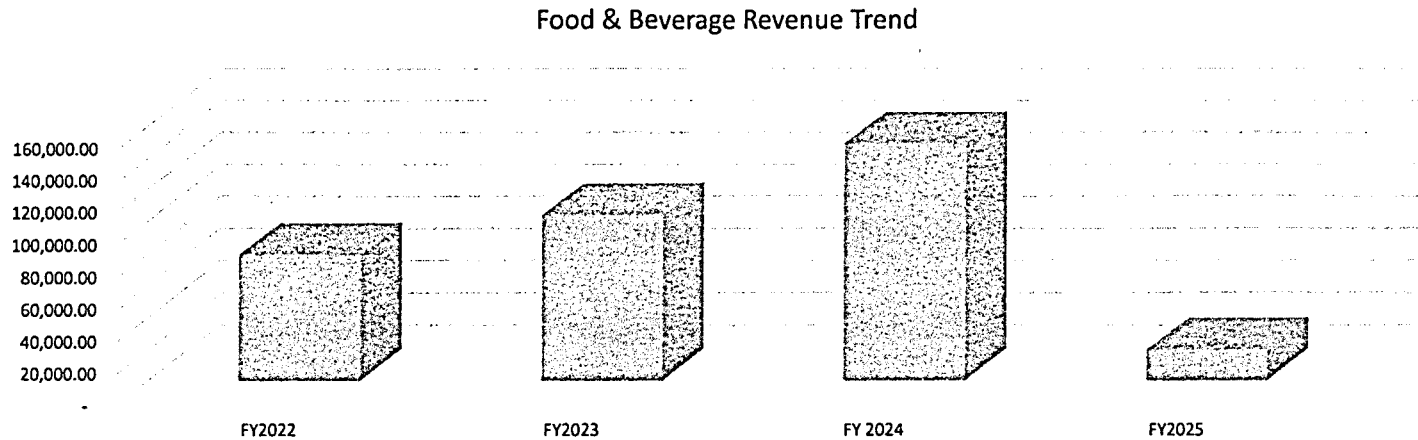
Parking Revenue

	Parking Revenue
FY2022	\$2,191,262
FY2023	\$1,949,051
FY2024	\$1,982,099
FY2025 YTD Feb.	\$296,894



Concessionaire Revenue (Food & Beverage)

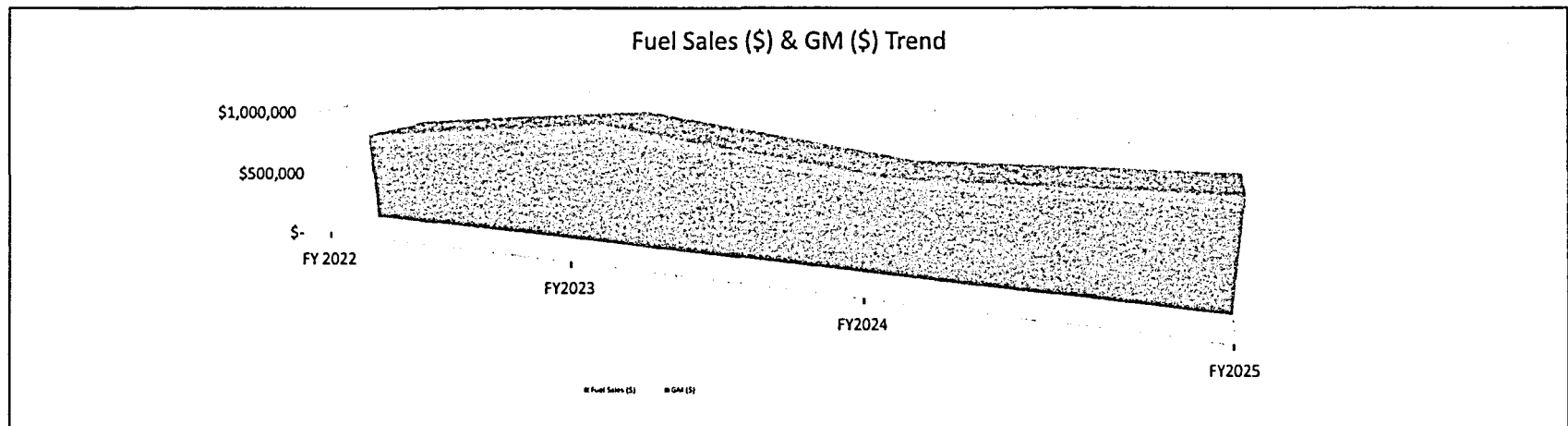
	FY2022	FY2023	FY2024	FY2025 (MTD February)
Food & Beverage Concessionaire Revenue	*\$78,804	\$103,241	\$148,272	\$19,535



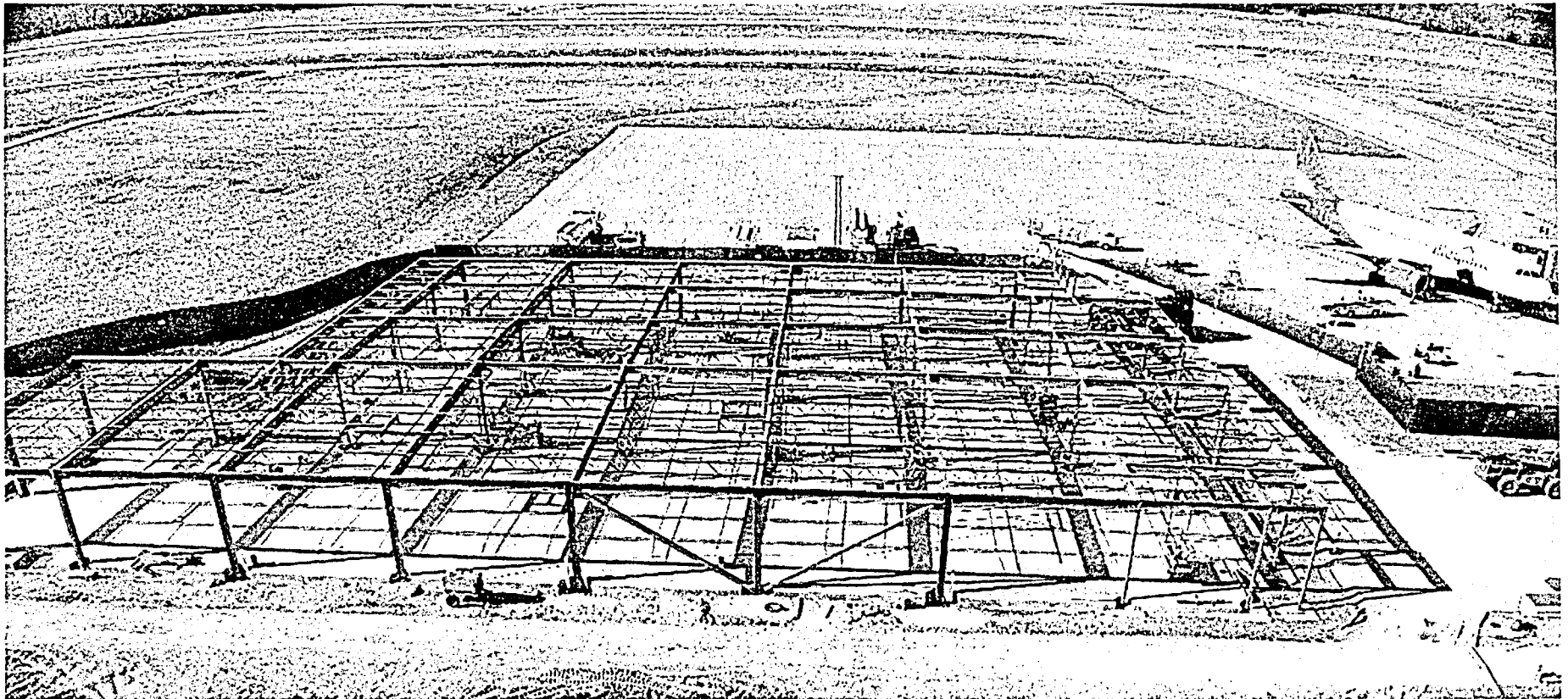
Note: Roy-el agreement expired as of 10/31/2022. A new concession agreement with Tailwind became effective as of Nov. 1, 2022 with \$100,000 minimum annual guarantee ("MAG").

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

	FY2022 YTD Feb	FY2023 YTD Feb	FY2024 YTD Feb	FY2025 YTD Feb
Fuel Sales (\$)	\$621,673	\$854,063	\$645,748	\$697,845
GM (\$)	\$105,115	\$97,593	\$63,360	\$87,758



Terminal Modification





Thank You.

