

Public Building Commission Meeting Minutes

August 20, 2026

The Public Building Commission of St. Clair County met at 10 Public Square, Belleville, Illinois 62220 on August 20, 2026. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

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

Members Absent:

Donna Richter

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Lee Graham, Sheriff's Department
Lakahn Davidson, Financial Analyst
Traci Firestone, Secretary
Randy Pierce, The Tribune
Alexis Cortez, 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 Effinger and seconded by Commissioner Beach, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of July 16, 2026. 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 August 28, 2026. 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 August 28, 2026. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for August 2026** and stated the Operations and Maintenance 2026 Budget is in line with the projected percentage of 66.7% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for July 2026**, 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 Pro Finish Painting and Drywall, Inc.'s quote for repainting the kitchen at the St. Clair County Jail in the amount not to exceed \$22,910.00. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown, it was unanimously agreed to approve the Professional Kitchen Solutions Inc.'s quote for a custom model walk-in cooler for the new St. Clair County Animal Services Facility in the amount not to exceed \$28,694.64. Motion carried.

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve the RCS Construction Inc.'s change order for winter concrete, bollards and pads, chiller foundations, mechanical enclosure drain tile, sump pit, waterstop, rock and unreinforced 4-inch concrete slab-on-grade in the amount not to exceed \$73,135.83. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to approve and authorize the Chairman to execute the letter of engagement between MidAmerica St. Louis Airport and Daley Policy Group for 1-year at a cost not to exceed \$72,000.00. Motion carried.

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Upon a motion by Commissioner Bouse and seconded by Commissioner Beach, it was unanimously agreed to approve and authorize the Chairman to execute the Ground Services Amendment #6 between MidAmerica St. Louis Airport and AGI Ground, Inc. Motion carried.

Upon a motion by Commissioner Beach and seconded by Commissioner Brown, it was unanimously agreed to approve and authorize the Chairman to execute the Ground Handling Services and Use Agreements between MidAmerica St. Louis Airport and Sun Country, Inc. when appropriate. Motion carried.

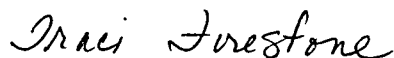
Upon a motion by Commissioner Brown and seconded by Commissioner Effinger, it was unanimously agreed to approve Rooters American Maintenance, Inc. as lowest responsible bidder for cost plus 15% contingency not to exceed \$197,128.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

For updates on Enplanements, Airport Financial Report and Terminal Update, please see the attached documents.

September PBC Board meeting has been rescheduled for September 24, 2026.

Upon a motion by Commissioner Brown and second by Commissioner Beach, it was unanimously agreed to adjourn the meeting at 10:33 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:

 **VICE CHAIRMAN**

CHAIRMAN, Vice



Public Building Commission
St. Clair County, Illinois
August 20, 2026

Darren V. James | Airport Director





1. Professional Services – Daley Policy Group (DPG)

MidAmerica St Louis Airport relies on certain federal funds to develop, maintain, and expand the airport's core infrastructure (runways, taxiways, aprons, terminal building, lighting, signage, NAVAIDs, and land acquisition airport certification requirements, etc.), which supports the operation of air carrier, cargo, military, and general aviation aircraft operations. The Airport Improvement Program provides grants to public agencies (St. Clair County) for the planning and development of public-use airports that are included in the National Plan of Integrated Airport Systems. The Airport desires to continue engaging DPG and have DPG continue representing the Airport's interest before Congress, Federal Agencies, and other officials with the Administration. Recent support and coordination by DPG helped BLV secure the Congressionally Directed Spending grants for \$3.25M, \$2.5M, \$4M and a pending grant for \$2.45M.

Financial Impact: The professional services agreement with Daley Policy Group was included in the FY2026 Airport Budget and will be included in the FY2027 budget.

Motion: Approve and authorize the Chairman to execute the letter of engagement between MidAmerica St. Louis Airport and Daley Policy Group for 1-year at a cost Not to Exceed \$72,000.



2. Services Agreement – AGI Ground, Inc. Amendment #6

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. This amendment incorporates above wing services cost for charter aircraft operations. The ‘above’ and ‘below’ wing services provided by AGI will be essential for the airport’s continued growth.

Financial Impact: Funding for the AGI ground service agreement was included in the FY2026 Airport Budget.

Legal: Reviewed Amendment #6 and found it legally sufficient.

Motion: Approve and authorize the Chairman to execute the Ground Services Amendment #6 between MidAmerica St. Louis Airport and AGI Ground, Inc.



3. Ground Handling Services / Use Agreements – Sun Country, Inc.

Sun Country Airlines was founded in 1982 by former Braniff International Airways employees and operated its first flight on January 20, 1983. Sun Country's charter business includes ad hoc, short-term and long-term service contracts with casinos, Major League Soccer, collegiate sports teams, and the Department of War.

The Airport has had ongoing discussions with Sun Country. In June 2026, Sun Country contacted the Airport about the possibility of moving a casino charter to BLV. Following negotiation, Sun Country plans to move its Caesar Casino charter to BLV as soon as October 2026, with the potential of other casino charters to follow. This decision necessitates an amendment to the Airport's agreement with AGI, incorporating above wing services cost for charter aircraft operations (previous agenda item). The 'above' and 'below' wing services provided by AGI will support the Sun Country charters through the requested Ground Handling Service Agreement, while the Use Agreement outlines terms and conditions of airfield use. Once Allegiant and Sun Country have a single operating certificate, charter operations will be conducted under the current Allegiant Marketing and Use Agreement.

Financial Impact: Revenue from the ground handling services and use agreements will be used solely for the operations and maintenance of the Airport.

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

Motion: Approve and authorize the Chairman to execute the Ground Handling Services and Use Agreements between MidAmerica St. Louis Airport and Sun Country, Inc. when appropriate.



4. Landside Pavement Maintenance – Bid Approval

In addition to the main terminal parking lot, quite a few parking lots are in use throughout the airport. In general, a sealcoat of each of these parking lots has been scheduled to occur on a five-year recurring schedule. Most of the parking lots were sealed in 2025, including approximately 40% of the terminal lot. Due to the challenges associated with performing maintenance on a parking lot which is always in use, a great deal of phasing is required. The remainder of the terminal lot is scheduled to be sealed in 2026. On July 13, 2026, the plans and specifications for Solicitation 2026-18, Landside Pavement Maintenance – 2026 were issued for bid. The Advertisement to Bid was advertised in the Belleville News Democrat, listed on the Airport website and the St. Clair County website, and advertised with SIBA. A pre-bid meeting and site visit was conducted on July 27, 2026.

The scope of the work includes crackseal, sealcoat, and restripe of approximately 60% of the terminal lot. The terminal lot scope will also include ADA parking enhancements to include the addition of 6 new ADA spaces to better accommodate passenger needs. Four bids were received on 08/11/26. The bid results are on the next slide.

Financial Impact: Funding for this project was included in the FY2026 Airport Operating Budget.

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

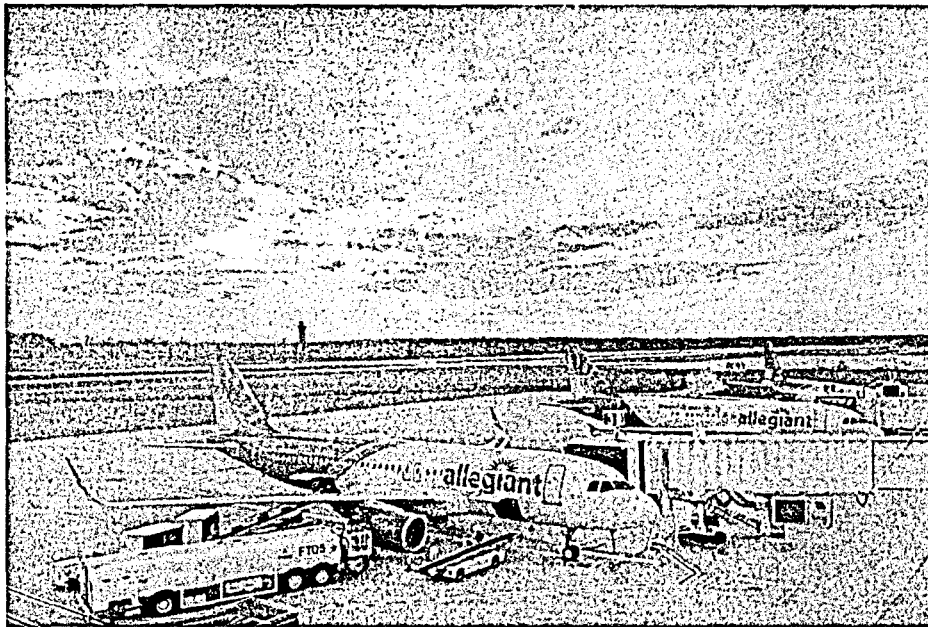
Motion: Approve Rooters American Maintenance, Inc. as lowest responsible bidder for cost plus 15% contingency not to exceed \$197,128.00 and authorize the Chairman to execute the agreement when appropriate.



Bidder		Cost
<i>Engineer's Estimate</i>		<i>\$182,676.87</i>
1	Rooters American Maintenance, Inc. (Beckmeyer, IL)	\$171,415.6E
2	Asphalt <u>Services</u> , LLC (Maryland Heights, MO)	\$172,500.0C
3	Sonnenberg <u>Asphalt</u> Co., Inc. (Belleville, IL)	\$192,848.16
4	Hank's Excavating & Landscaping, Inc. (Belleville, IL)	\$197,348.16



Airport Update





Top Illinois Airports (per enplanements - May 2025 - April 2026)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (May 2025 - April 2026)	Enp DOT (May 2025 - April 2026)	Allegiant Total Passengers (May 2025 - April 2026)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	34,527,033	331
MDW	Chicago	Chicago Midway International	P	L	31	2	9,078,589	105,157
PIA	Peoria	General Downing - Peoria International	P	N	166	3	402,289	339,923
MLI	Moline	Quad Cities International	P	N	169	4	341,032	145,379
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	205	5	196,233	391,165
BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	202	6	167,785	82,434
RFD	Rockford	Chicago/Rockford International	P	N	214	7	147,857	291,250
CMI	Savoy	University of Illinois/Willard	P	N	242	8	87,238	237
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	48,732	32,847
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	12,086	790
DEC	Decatur	Decatur	P	N	386	11	9,965	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	4,322	0



Enplanements



MidAmerica St. Louis Airport Monthly Passenger Enplanements

	2026				2025				2024				2023				2022		
Month	Departures ¹	Enp	Avg Enp	Load Factor ³	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
Jan	77	9,983	129.6	75%	62	8,546	137.8	80%	58	7,908	136.3	78%	56	8,327	148.7	86%	63	7,456	118.3
Feb	85	12,185	143.4	86%	79	11,303	143.1	83%	55	8,174	148.6	85%	53	8,329	157.2	90%	61	8,425	138.1
Mar	135	20,204	149.7	89%	144	20,043	139.2	80%	92	13,585	147.7	86%	91	13,945	153.2	90%	108	16,315	151.1
Apr	99	14,064	142.1	84%	93	12,768	137.3	81%	85	11,117	130.8	77%	95	12,974	136.6	81%	102	14,392	141.1
May	140	22,524	160.9		137	19,839	144.8	82%	98	15,164	154.7	88%	93	13,754	147.9	87%	107	16,276	151.6
Jun	176	28,081	159.6		177	25,945	146.6	84%	142	21,589	152.0	85%	125	20,225	161.8	90%	143	22,390	156.6
Jul	187	30,107	161.0		178	28,319	159.1	89%	144	22,201	154.2	86%	131	21,501	164.1	90%	155	24,300	156.8
Aug	136	18,566	136.5		134	18,368	137.1	77%	101	13,373	132.4	75%	84	11,766	140.1	77%	99	13,442	135.8
Sep	75	10,471	139.6		83	11,086	133.6	77%	66	9,015	136.6	81%	55	8,178	148.7	88%	57	8,220	144.2
Oct	101	13,852	137.2		86	11,789	137.1	80%	73	9,660	132.3	78%	70	9,943	142.0	86%	72	9,964	138.4
Nov	91	12,153	133.5		77	9,849	127.9	75%	73	9,483	129.9	76%	61	8,713	142.8	85%	62	8,931	144.0
Dec	108	15,811	146.4		100	14,226	142.3	83%	84	11,973	142.5	83%	62	9,573	154.4	90%	82	12,649	154.3
TOTAL	1410	208,002	147.5		1350	192,081	142.3	82%	1071	153,242	143.1	82%	976	147,228	150.8	87%	1111	162,710	146.5

FAA Total CY Enplaned Passenger Data

192,593

152,632

147,421

162,819

Legend

Departures based on Allegiant schedule.

Departures calculated based on average of previous three 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 (downloaded on 03/02/26) for FY 2026 is 199,660 and FY 2027 is 201,234. This equates to a CY 2026 forecast of 200,054 and CY 2027 forecast of 201,471.

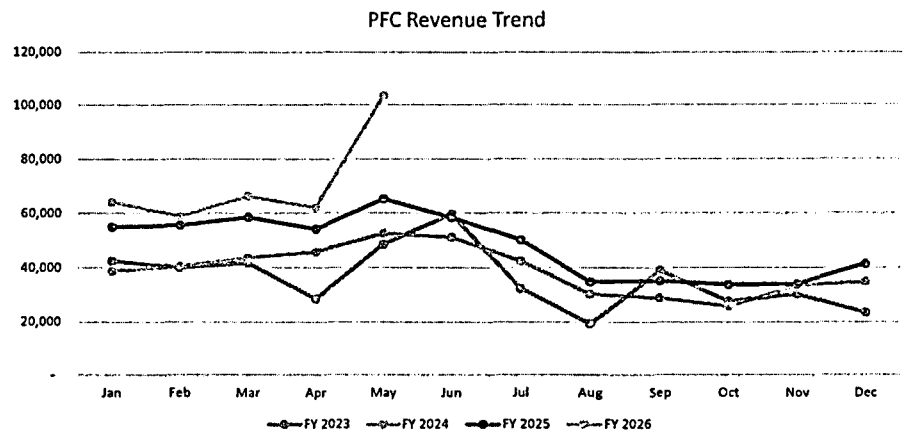
3. Load factor for departures only calculated from T-100 Segment data.

4. Calculations for departures only consider aircraft with greater than 30 passengers.

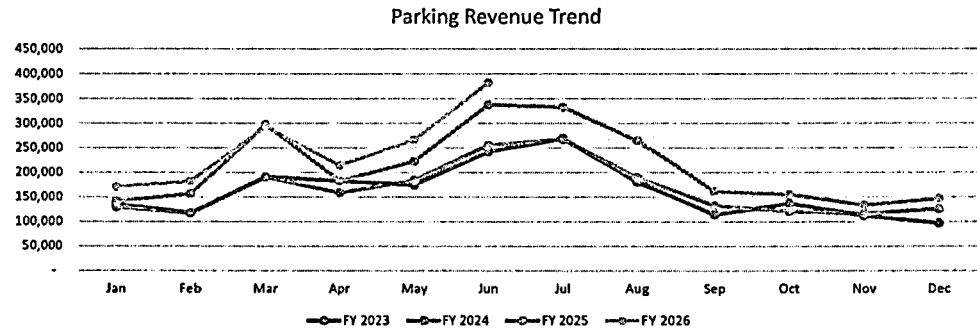
Passenger Facility Charge (PFC)

Note: The current PFC is \$4.50 per revenue passenger

	PFC
FY2023	\$432,792
FY2024	\$467,658
FY2025	\$576,520
FY2026 May	\$354,929



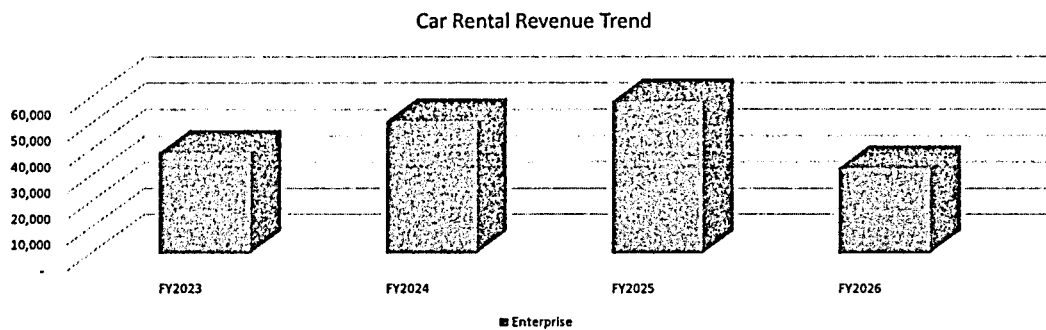
Parking Revenue



	Parking Revenue
FY2023	\$1,949,051
FY2024	\$1,982,099
FY2025	\$2,530,107
FY2026 YTD June	\$1,508,933

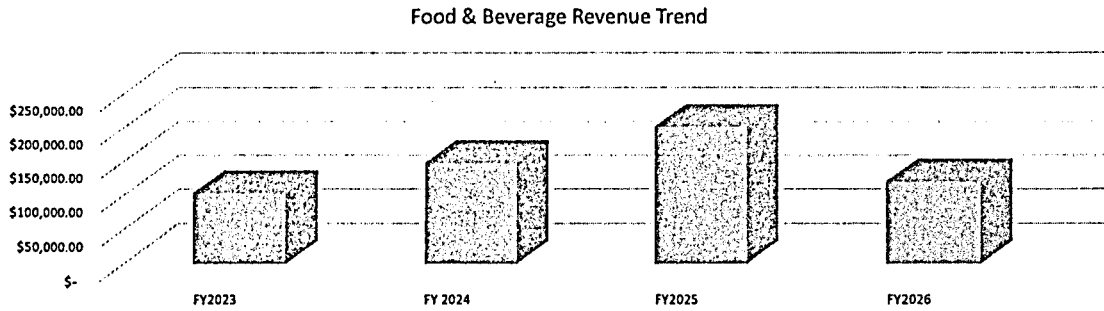
Car Rental Revenue – Enterprise (CFC)

	FY2023	FY2024	FY2025	FY2026 YTD Jun
Enterprise	\$38,873	\$50,906	\$58,253	\$32,960



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

	FY2023	FY2024	FY2025	FY2026 (ADJUDIC)
Food & Beverage Concessionaire Revenue	\$103,241	\$148,272	\$201,472	\$120,749



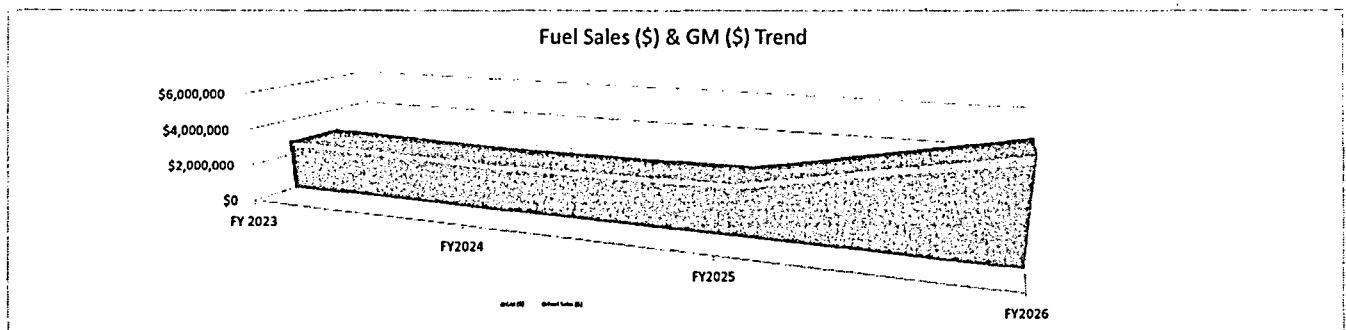
Note: Roy-el agreement expired as of 10/31/2022. A new concession agreement with Tailwind became effective as of Nov. 1, 2022 with \$100,000 minimum annual guarantee ("MAG").

Fuel Sales

	FY2023 June	FY2024 June	FY2025 June	FY2026 June
Fuel Volume (Gallons)	634,837	896,604	1,106,479	1,145,113
Fuel Sales (\$) (A)	\$3,242,383	\$3,011,368	\$3,200,279	\$4,675,300
Fuel Cost (B)	\$2,910,722	\$2,716,110	\$2,874,728	\$4,259,194
GM (\$) (A-B)	\$331,661	\$295,258	\$325,551	\$416,105
GM (%)	10%	10%	10%	9%

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

	FY2023	FY2024	FY2025	FY2026
Fuel Sales (\$)	\$2,539,627	\$2,246,614	\$2,373,140	\$4,675,300
GM (\$)	\$253,005	\$233,620	\$225,089	\$416,105





Airport / Terminal Update

