

**Public Building Commission Meeting Minutes**

**February 19, 2026**

The Public Building Commission of St. Clair County met in the Annex Conference Room on February 19, 2026. The meeting was called to order by Chairman Richard Sauget at 10:03 a.m.

**Members Present:**

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

**Members Absent:**

Thomas Dinges

**Others Present:**

Debra Moore, Director of Administration  
James Brede, Director of Buildings  
Darren James, MidAmerica St. Louis Airport Director  
Attorney Bernard Ysursa  
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 Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve the Annual Meeting Minutes and the Regular Monthly Meeting Minutes of January 22, 2026. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the **Regular Expense Claims Report with Payroll Ledger Report** of February 27, 2026. Motion carried.

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Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the **Airport Expense Claims Report** of February 27, 2026. Motion carried.

Commissioner Effinger reviewed the **Monthly Budget Analysis Report for February 2026** and stated the Operations and Maintenance 2026 Budget is in line with the projected percentage of 16.7% expenditures.

Commissioner Effinger reviewed the **Trial Balance Report for January 2026** and it can be available when requested in the Public Building Commission Office.

### PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve the C & C Group (a Government Contract Holder for Source Well) Proposal for cameras at a cost not to exceed \$74,576.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve the Egyptian Workspace Partners Proposal to provide furniture for the new Animal Services facility in the amount not to exceed \$60,276.24. Also using Source Well contract with the County for the avenue of purchasing. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the CI Laundry Systems Proposal for new laundry units for the new Animal Services Facility in the amount not to exceed \$71,305.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve Hurford Architects Inc. Proposal to renovate 330 West Main Street in the amount not to exceed \$97,800.00. Motion carried.

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**FAIRGROUND OPERATIONS**

No Business

**AIRPORT OPERATIONS**

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was agreed to unanimously approve and authorize the Airport Director to execute the service cooperative agreement to procure an Altoz TFX766i Zero Turn All-terrain mower from Mascoutah Equipment Co. at a cost not to exceed \$26,492.63. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was agreed to unanimously approve The Baer Heating and Cooling, Inc. Change Order 3 at a cost not to exceed \$63,332.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was agreed to unanimously approve reimbursement to Naturion West, LLC, in the amount of \$191,400.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown, it was agreed to unanimously approve the lowest responsible bidder (Mayer Landscaping, Inc.) for the Base Bid plus Alternates A and C as indicated in the bid tabulation at a cost of \$462,444.35 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Beach and seconded by Commissioner Brown, it was agreed to unanimously approve a professional services agreement with CMT for the Pedestrian Crossing project at a cost not to exceed \$98,500.00 and authorized the Chairman to execute the agreement when appropriate. Motion carried.

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Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was agreed to unanimously approve the sole source implementation of a fire alarm network upgrade by Johnson Controls at a cost not to exceed \$49,950.00 and authorize the Airport Director to sign 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 seconded by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:43 a.m. Motion carried.

Respectfully submitted,

*Traci Firestone*

Traci Firestone, Secretary

APPROVED:

*Robert Saugst*

CHAIRMAN



Public Building Commission  
St. Clair County, Illinois  
February 19, 2026

Darren V. James | Airport Director



## 1. Equipment Procurement – Rough Terrain Mower

MidAmerica St. Louis Airport owns, maintains, and operates multiple pieces of equipment for the purposes of maintaining the grounds on the airside and landside of the airport. FAA regulations dictate the standards to which the airside turfs and fence lines must be maintained. Of the mowing equipment the Airport currently owns, none are specifically designed to mow some of the rough terrain and tight slopes & fence lines that this mower will accomplish. This mower will allow mechanical mowing access to areas that previously were only accessible by hand cutting. This will improve efficiency of maintenance personnel and improve personnel safety. This piece of equipment is included as part of an existing contract with Sourcewell, a service cooperative. St. Clair County is an existing member of this service cooperative.

Utilizing a service cooperative is a legal method of procurement per the IL Procurement Code (30 Ill. Com. Stat. § 525/2 (2017) Joint purchasing authority) and per the St. Clair County Code (31-3-12 Cooperative Purchasing). Sourcewell's procurement resulted in Contract #070821-ATZ, ALTOZ Inc, in Greenbush, MN. The Sourcewell discount for this contract is 15% off Altoz list prices. The local dealer for this equipment is Mascoutah equipment Company in Mascoutah, Illinois. The approximate cost with options will be \$26,492.63 after discount.

Financial Impact: The Rough Terrain mower was included in the FY2026 Airport Operating Budget.

**Motion: Approve and authorize the Airport Director to execute the service cooperative agreement to procure an Altoz TFX766i Zero Turn All-terrain mower from Mascoutah Equipment Co at a cost not-to-exceed \$27,000.00.**

26,492.63



## 2. Replace Passenger Terminal Chiller – Change Order #3

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. The expanded terminal facility of approximately 95,000 SF is now cooled by a combination of the chiller and three new Roof Top Units.

In March 2025, the PBC approved a \$312,000 contract (2025-04, Replace Passenger Terminal Chiller) with Baer Heating and Cooling, Inc. to replace the 17-year-old Carrier chiller. The chiller has since been installed. In December 2025, the PBC approved change order #1 for \$25,782.00 to replace the ~27-year-old pumps which were a part of the subject chilled water system. Change order #2 for \$10,050 added Variable Frequency Drives (VFD's) to the two pumps. A final recommendation from the airport commissioned assessment of the chilled water system was to convert to variable flow by completing the following modifications: 1) Replace 3-way CHW valves with 2-way modulating CHW valves at 6 AHUs, 1 MAU, 2 FCUs; 2) Add a modulating bypass line (CHWS→CHWR) with control valve to maintain minimum flow rate through the chiller; 3) Add a Differential Pressure (DP) sensor to the piping system which will provide feedback to the VFD and pump on the required flow rate for the system: and 4) Update the controls system programming.

Financial Impact: The project will be funded out of the CY26 Airport Operating Budget.

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

**Motion:** Approve Change Order 3 at a cost not to exceed \$63,332.00 and authorize the Chairman to execute the agreement when appropriate.



### 3. Wetland Mitigation Credit Purchase – Naturion West, LLC

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 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.

In December 2025, the PBC approved purchase of 7.152 credits from SCCTD. In addition to the 7.152 credits from the SCCTD, the Airport is required to purchase additional credits to meet the wetland credit obligations identified in the Environmental Assessment. The Airport (through their consulting engineer) has coordinated the purchase of 3.19 wetland credits through Naturion West, LLC from the Sweet Water Stream & Wetland Mitigation Bank at a cost of \$60,000 per credit for a total of \$191,400.00.

Financial Impact: The project is included in the CY26 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 Naturion West, LLC, in the amount of amount of \$191,400.00 and authorize the Chairman to execute the agreement when appropriate.**



## 4. Pedestrian Crossing / Access Road Rehab – Approval of Bids

In June 2025, the PBC approved a consultant agreement with CMT for the preliminary design and engineer's report for the total project and the final design and construction documents for the pedestrian crossing. CMT completed design of the pedestrian crossing project, which was identified as the Pedestrian Mobility Improvements project. The project includes Rectangular Rapid Flashing Beacon (RRFB) Assemblies and the associated pavement markings to accommodate pedestrians across Airport Blvd and sidewalk improvements to complete accommodations to the existing central sidewalk through the Terminal Parking Lot.

The project (Pedestrian Mobility Improvements, Solicitation 2025-21.02) was issued on 01/09/26, advertised in the Belleville News Democrat on 01/11/26, 01/18/26, and 01/25/26, posted on [www.flymidamerica.com](http://www.flymidamerica.com), and distributed directly to 38 potential bidders. 22 contractors requested the bid documents. Two bids were received on 2/10/2026.

Financial Impact: The project was included in the CY26 Airport Budget.

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

**Motion:** Approve the lowest responsible bidder (Mayer Landscaping, Inc.) for the Base Bid plus Alternates A and C as indicated in the bid tabulation at a cost of \$462,444.35 and authorize the Chairman to execute the agreement when appropriate.

## **5. Pedestrian Crossing / Access Road Rehab – Construction Phase Services (CMT)**

In June 2025, the PBC approved a consultant agreement with CMT for the preliminary design and engineer's report for the total project and the final design and construction documents for the pedestrian crossing. CMT completed design of the pedestrian crossing project, which was identified as the Pedestrian Mobility Improvements project. The previous PBC agenda item was for approval of construction bids to complete that project. The focus of this agenda item is the associated Construction Phase Services work.

The Construction Phase Services work, including construction observation, submittal review, RFI review, coordination, testing, etc, will be completed by CMT as a Cost Plus Fixed Fee contract. The final scope and fee is still under negotiation but will not exceed \$98,500.

Financial Impact: The project was budgeted in the CY26 Airport Budget.

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

**Motion:** Approve a professional services agreement with CMT for the Pedestrian Crossing project at a cost not-to-exceed \$98,500 and authorized the Chairman to execute the agreement when appropriate.



## 6. Fire Alarm Network Upgrade – Sole Source Approval

The Airport's fire alarm system operates on a Johnson Controls (JCI) proprietary token ring network supported by multimode fiber optic cabling interconnecting eight campus nodes with the main control panel in the Airport Rescue and Firefighting Facility (ARFF) Airport Operations Center. The existing proprietary token ring network is old technology being kept alive by JCI to serve legacy installations. JCI no longer deploys new networks with this technology, and the parts are becoming increasingly difficult to source for repairs or expansion. The new FIS Building was intended to connect to the existing Fire Alarm (FA) network using new fiber optic cabling routed to the existing Terminal Building. However, the required single mode to multimode fiber optic converter did not function as intended.

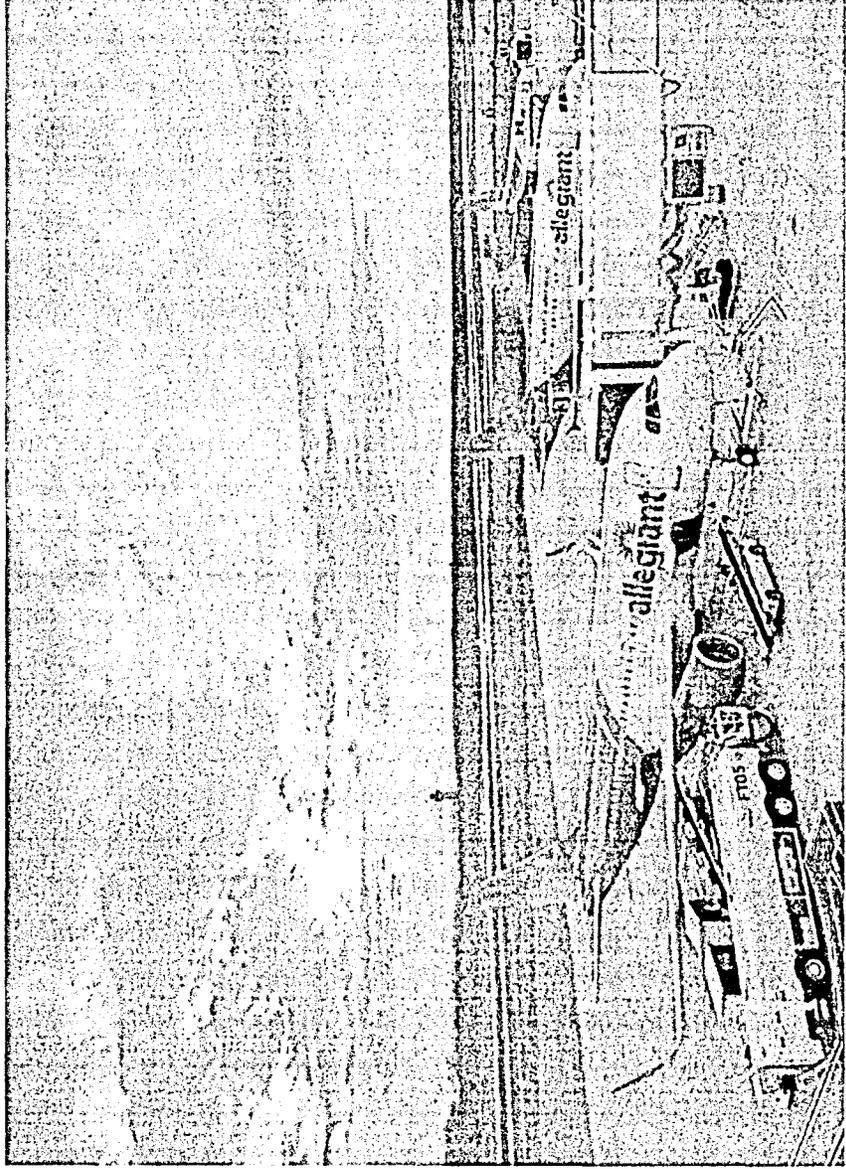
There were a few solutions considered to allow integration of the new facility into the FA network. The only permanent solution with no long-term impacts involves upgrading the existing FA Network to ESNET. This solution consists of new cards in each panel to allow upgrade of the existing network to the ESNET network, which uses industry standard IP Technology. In addition, the ESNET upgrade allows diagnostic capability not available in our current network. Due to the proprietary nature of this system, the materials must be procured from and the work completed by Johnson Controls.

Financial Impact: The project was included in the CY26 Airport Budget.

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

**Motion:** Approve the sole source implementation of a fire alarm network upgrade by Johnson Controls at a cost not-to-exceed \$49,950 and authorize the Airport Director to sign the agreement when appropriate.

## Airport Update





Top Illinois Airports (per enplanements - December 2024 - November 2025)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (December 2024 - November 2025)	Enp DOT (December 2024 - November 2025)	Alleiant Total Passengers (December 2024 - November 2025)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	33,451,506	505
MDW	Chicago	Chicago Midway International	P	L	31	2	9,066,321	118,940
PIA	Peoria	General Downing - Peoria International	P	N	166	3	398,660	353,399
MLI	Moine	Quad Cities International	P	N	169	4	343,693	146,270
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	205	5	189,340	378,277
BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	202	6	159,193	75,169
RFD	Rockford	Chicago/Rockford International	P	N	214	7	145,903	287,036
CMI	Savoy	University of Illinois/Willard	P	N	242	8	86,763	96
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	49,254	35,748
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	12,199	790
DEC	Decatur	Decatur	P	N	386	11	11,316	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	3,624	0



# Enplanements

MidAmerica St. Louis Airport Monthly Passenger Enplanements																			
	2026				2025				2024				2023				2022		
Month	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp
Jan	77	9,983	129.6		62	8,546	137.8	80%	58	7,903	136.3	78%	56	8,327	148.7	85%	63	7,456	118.3
Feb	85	12,717	149.6		79	11,303	143.1	83%	55	8,174	148.6	85%	53	8,329	157.2	90%	61	8,425	138.1
Mar	137	20,098	146.7		144	20,043	139.2	80%	92	13,585	147.7	86%	91	13,945	153.2	90%	108	16,315	151.1
Apr	100	13,488	134.9		93	12,768	137.3	81%	85	11,117	130.8	77%	95	12,974	136.6	81%	102	14,392	141.1
May	138	20,582	149.1		137	19,839	144.8	82%	98	15,164	154.7	86%	93	13,754	147.9	87%	107	16,226	151.6
Jun	181	27,779	153.5		177	25,945	146.6	84%	142	21,589	152.0	85%	125	20,225	161.8	90%	143	22,399	156.6
Jul	191	30,394	159.1		178	28,319	159.1	89%	144	22,201	154.2	85%	131	21,501	164.1	90%	155	24,300	156.8
Aug	136	18,566	135.5		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%	65	9,015	136.6	81%	55	8,178	148.7	88%	57	8,220	144.2
Oct	92	12,618	137.2		86	11,789	137.1	80%	73	9,660	132.3	76%	70	9,943	142.0	86%	72	9,964	138.4
Nov	71	9,482	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	82	12,005	146.4		100	14,226	142.3		84	11,973	142.5	83%	62	9,573	154.4	90%	82	12,649	154.3
<b>TOTAL</b>	<b>1365</b>	<b>198,183</b>	<b>145.2</b>		<b>1350</b>	<b>192,081</b>	<b>142.3</b>	<b>82%</b>	<b>1071</b>	<b>153,242</b>	<b>143.1</b>	<b>82%</b>	<b>976</b>	<b>147,228</b>	<b>150.8</b>	<b>87%</b>	<b>1111</b>	<b>162,710</b>	<b>146.5</b>
<b>FAA Total CY Enplaned Passenger Data</b>									<b>152,632</b>				<b>147,421</b>				<b>162,819</b>		

**Legend**

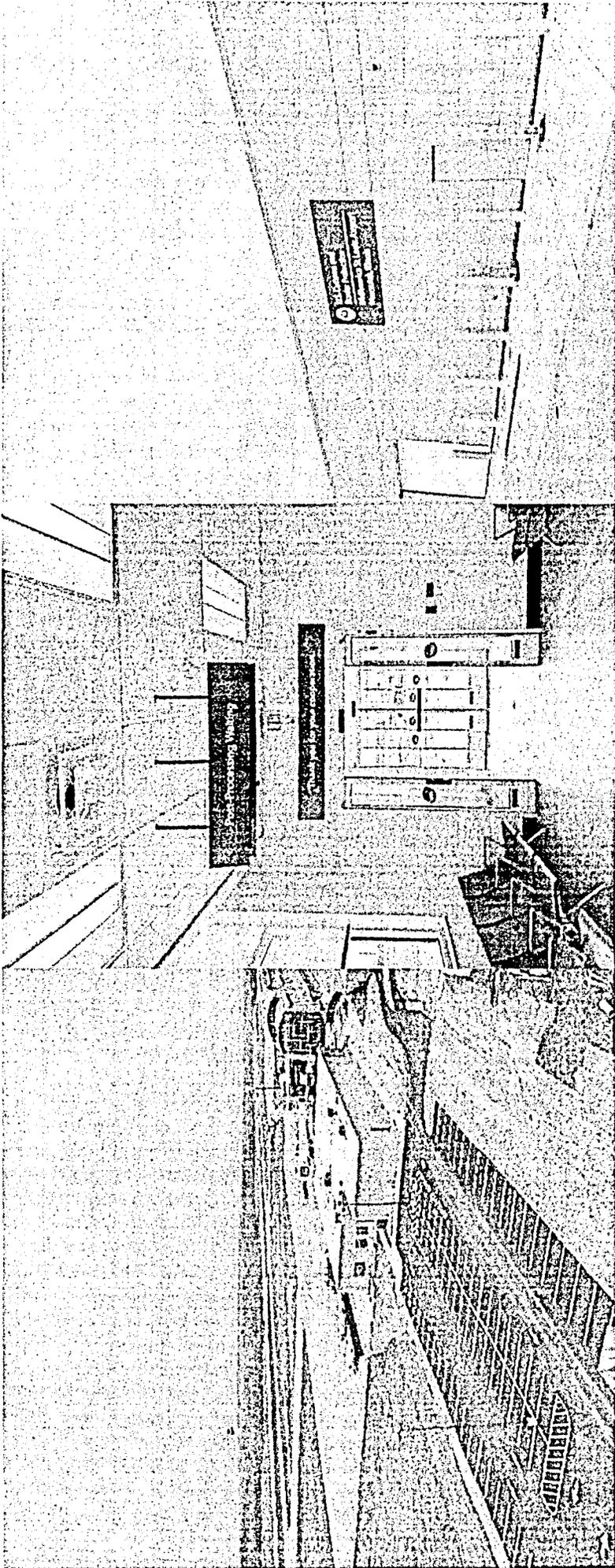
- Departures based on Allegiant schedule.
- Departures calculated based on average of previous three year's departures per month
- Passenger enplanements projected utilizing average of three previous year's average enplanements per departure per month applied to scheduled departures.

**Notes**

- Future enplanements projected utilizing previous year's number of scheduled departures and average of three previous year's enplanements per departure.
- 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.
- Load factor for departures only calculated from T-100 Segment data.



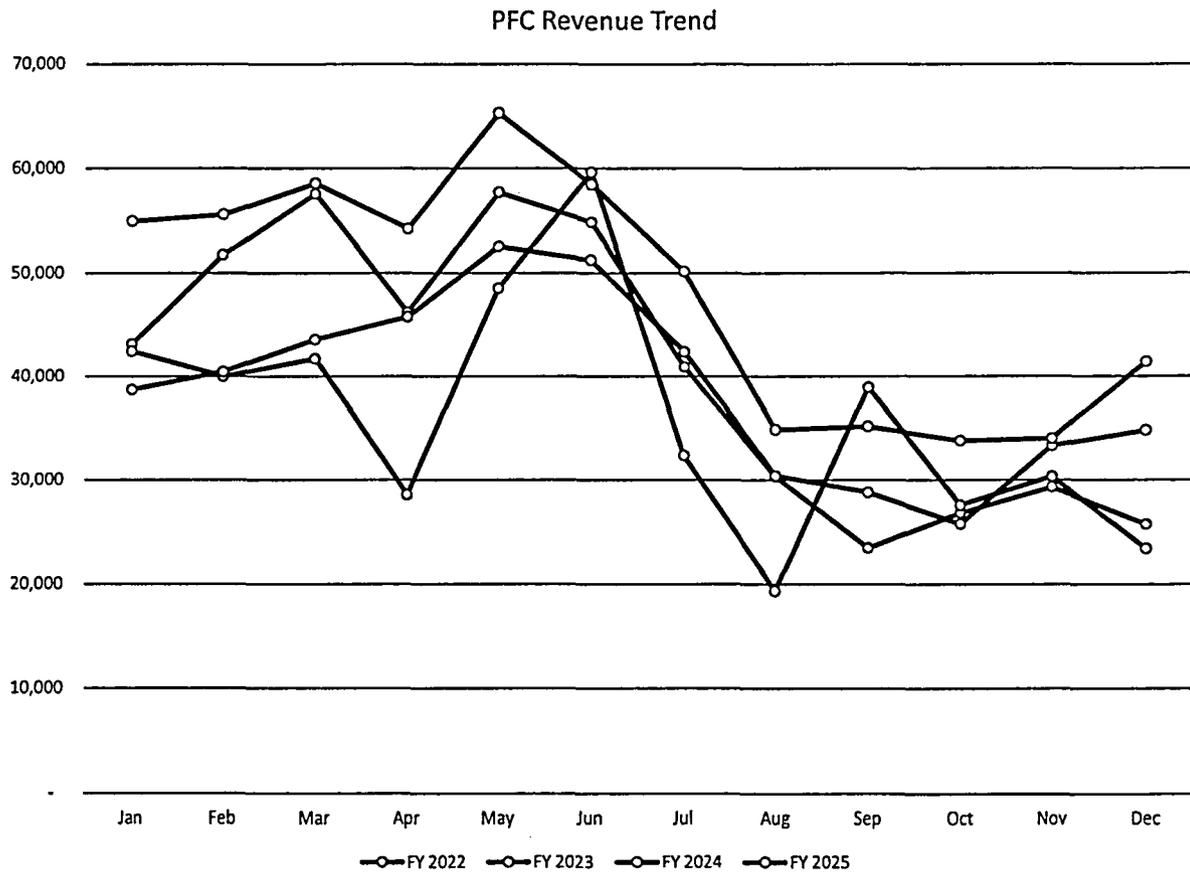
# Terminal Modification



# Passenger Facility Charge (PFC)

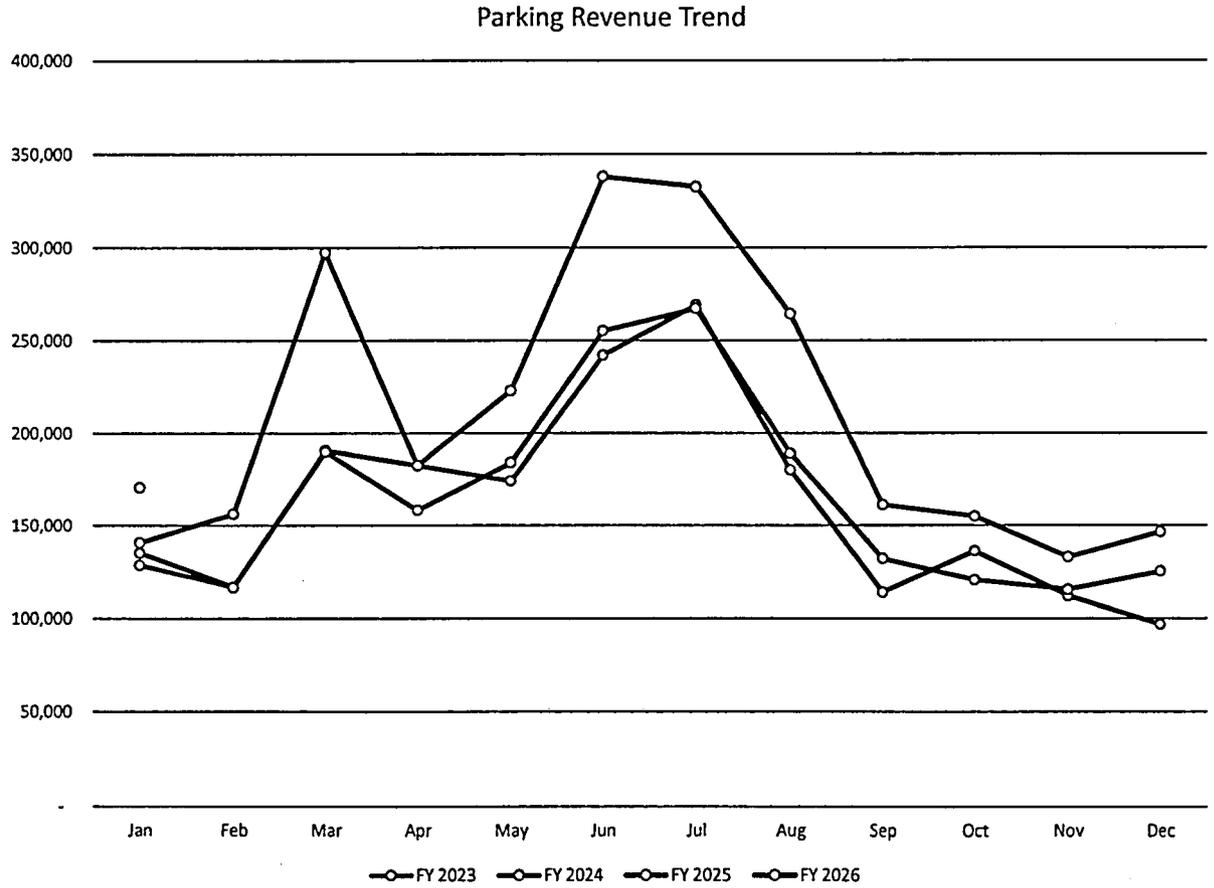
Note: The current PFC is \$3.00 per revenue passenger

	PFC
FY2022	\$487,757
FY2023	\$432,792
FY2024	\$467,658
FY2025 December	\$576,420



Parking Revenue  
 Parking Revenue  
 Revenue

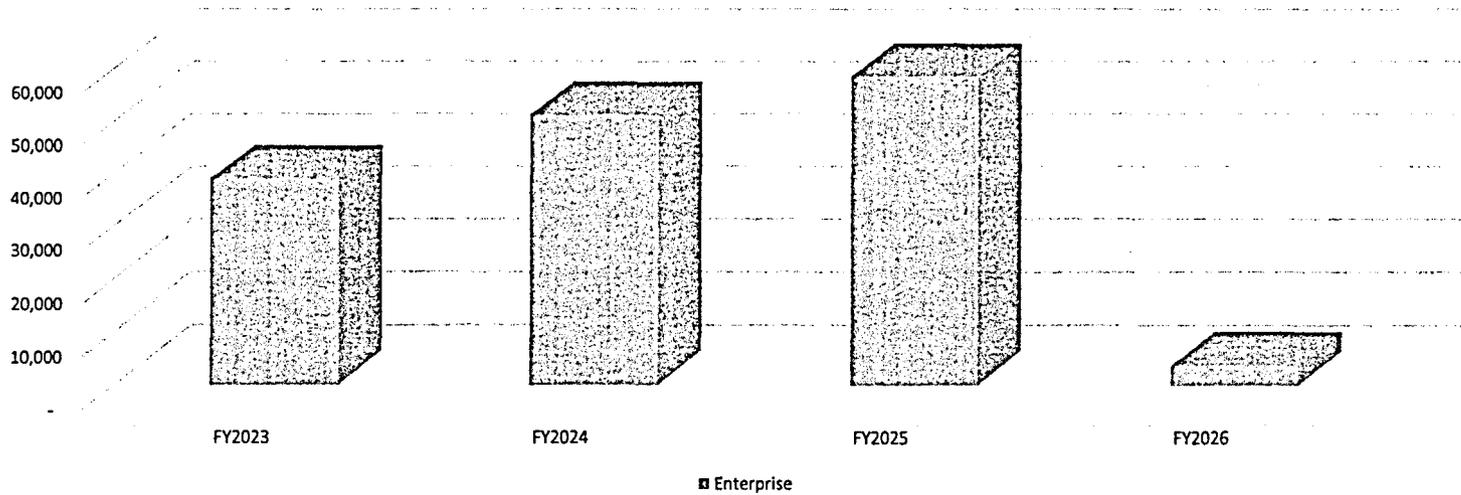
	Parking Revenue
FY2023	\$1,949,051
FY2024	\$1,982,099
FY2025	\$2,530,107
FY2026 YTD Jan	\$170,687



# Car Rental Revenue – Enterprise (CFC)

	FY2023	FY2024	FY2025	FY2026 YTD January
Enterprise	\$38,873	\$50,906	\$58,253	\$3,685

Car Rental Revenue Trend



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

# Concessionaire Revenue (Food & Beverage)

	FY2023	FY2024	FY2025	FY2026 YTD (to Nov)
Food & Beverage Concessionaire Revenue	\$103,241	\$148,272	\$201,472	\$10,261

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

	FY2023 Jan	FY2024 Jan	FY2025 Jan	FY2026 Jan
Fuel Volume (Gallons)	90,588	88,529	87,616	99,289
Fuel Sales (\$) (A)	\$380,320	\$292,439	\$267,525	\$275,667
Fuel Cost (B)	\$322,008	\$266,802	\$230,975	\$251,477
GM (\$) (A-B)	\$58,312	\$25,637	\$36,550	\$24,190
GM (%)	15%	9%	14%	9%

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

	FY2023	FY2024	FY2025	FY2026
Fuel Sales (\$)	\$380,320	\$292,439	\$267,525	\$275,667
GM (\$)	\$58,312	\$25,637	\$36,550	\$24,190

