

Public Building Commission Meeting Minutes

July 16, 2026

The Public Building Commission of St. Clair County met at Belle-Clair Fairgrounds Park Expo Center, 200 South Belt East, Belleville, Illinois 62220 on July 16, 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
Kevin Bouse
Terry Beach
Edmond Brown
Donna Richter

Members Absent:

Others Present:

Mark Kern, Chairman
Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Lee Graham, Sheriff's Department
Cynthia Romero, Assistant Secretary
Natalie Birk, Executive Assistant
Lexi Cortes, Belleville News Democrat
Joshua Carter, Belleville News Democrat
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 June 18, 2026. Motion carried.

Public Building Commission Meeting Minutes

July 16, 2026

Page 2

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 July 30, 2026. 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 July 30, 2026. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for July 2026** and stated the Operations and Maintenance 2026 Budget is in line with the projected percentage of 58.3% expenditures.

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

NEW BUSINESS

RESOLUTIONS-Fairgrounds

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to approve the Resolution Approving Lease Agreement between St. Clair County and WM Marketing, Inc. Motion carried.

PUBLIC BUILDING COMMISSION OPERATIONS

Item #1- Jail Kitchen Painting Proposal removed from agenda and will be presented later.

Item #2-Animal Services Epoxy Flooring Change Order removed from the agenda.

Public Building Commission Meeting Minutes

July 16, 2026

Page 3

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve the Holland Construction Change Order #5 for Phase 1A/1B schedule extension as well as Phase 1C added scope of work for the Belle-Clair Fairgrounds Park Improvements in the amount not to exceed \$88,270.08. Motion carried.

AIRPORT OPERATIONS

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to approve a professional services agreement with Gresham Smith at a cost not to exceed \$191,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Beach, it was unanimously agreed to approve Amendment 1 to the Engineering Agreement with Horner & Shifrin for the Tree Obstruction Removal Project at a cost not to exceed \$24,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve a sole source service agreement with Utilitra to extend the WiFi to the ARFF and Maintenance buildings at a cost not to exceed \$59,000.00 and authorize the Airport Director to execute the agreement. Motion carried.

Public Building Commission Meeting Minutes

July 16, 2026

Page 4

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve and authorize the Chairman to execute the Terminal Advertising Lease Agreement Amendment between MidAmerica St. Louis and EXP Realty, LLC. Motion carried.

Upon a motion by Commissioner Beach and seconded by Commissioner Dinges, it was unanimously agreed to approve and authorize the Chairman to execute the Consulting Agreement with The Hauser Group for a first-year cost not to exceed \$82,000.00 with gradual escalation each year so total hours of service remain the same over the course of the Three (3) Year Contract. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to approve and authorize the Chairman to sign the 2nd Amendment to the Ground Lease for the Paint Hangar and the 3rd Amendment to the Ground Lease for Maintenance Hangar within the Agreements between the PBC and AVMATS. Motion carried.

Public Building Commission Meeting Minutes

July 16, 2026

Page 5

For updates on Enplanements, Passenger Facility Charge, Parking Revenue, Car Rental Revenue, Concessionaire Revenue, and Fuel Sales, please see the attached documents.

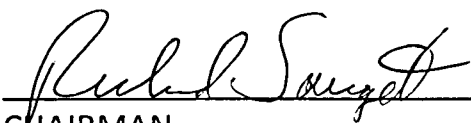
Upon a motion by Commissioner Effinger and seconded by Commissioner Richter/Beach, it was unanimously agreed to adjourn the meeting at 10:48 a.m. Motion carried.

Respectfully submitted,



Cynthia Romero, Assistant Secretary

APPROVED:



CHAIRMAN



Public Building Commission
St. Clair County, Illinois
July 16, 2026

Darren V. James | Airport Director



1. Monument Signage / Design Phase – Gresham Smith

The MidAmerica St. Louis Airport entrance monument was initially designed and constructed when the airport opened in the mid-1990s. The monument is dated and portrays the original airport logo and branding. Airport wayfinding signage is in need of a general update, and expansion as the new MetroLink station comes on board and the extension of Airport Blvd opens a secondary entrance to the airport.

On August 12, 2025, the Airport advertised Solicitation 2025-23, Request for Qualifications for Architectural Design Services for Airport Entrance Monument and Wayfinding Signage. In November 2025, the PBC approved a professional services agreement with Gresham Smith (GS) at a not to exceed cost of \$59,000 for Schematic Design. Since that time, GS has completed the schematic design phase with a final concept (shown in paper), and the airport is ready to proceed with the design phase. GS provided a proposal for \$190,447.83 to complete the design phase (provided in paper).

Financial Impact: Funding for these activities will be provided from the Airport Operating Budget.

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

Motion: Approve a professional services agreement with Gresham Smith at a cost not-to-exceed \$191,000 and authorize the Chairman to execute the agreement when appropriate.

2. Tree Obstruction Removal Design Amendment & Rebid – Horner & Shifrin

In June 2021, the PBC approved the selection of Horner and Shifrin, Inc. (H&S) to complete professional services as necessary to provide environmental, design, construction phase services, and any special services or studies for a Tree Obstruction Removal project to eliminate existing and future obstructions. In October 2022, the PBC approved a professional services agreement for \$235,707 for the environmental study. In August 2025, the PBC approved a professional services agreement at a cost not to exceed \$358,026 to complete the design and prepare bid documents. Following negotiations, scope reductions, and an Independent Fee Analysis conducted by IDA, the final design agreement amount was \$272,866.93.

H&S subsequently prepared the bid documents, and on May 5, 2026, the Airport issued an Invitation to Bid for the Tree Obstruction Removal and Service Route Project (Solicitation 2025-25.02). Three bids were received on June 8, 2026; however, all were significantly higher than the engineer's estimate. As a result, the project could not be awarded. Following informal discussions with the bidders, several opportunities were identified to revise the project requirements and improve competitiveness, which are expected to result in lower bid prices. H&S has submitted a proposal to revise the bid documents and provide support for rebidding the project at a cost Not-to-Exceed \$23,214.74.

Financial Impact: The tree obstruction removal project will be paid out of the St. Clair County Capital Replacement Fund which receives Airport Improvement Program reimbursement for eligible costs.

Motion: Approve Amendment 1 to the engineering agreement with Horner & Shifrin for the Tree Obstruction Removal project at a cost Not-to-Exceed \$24,000 and authorize the Chairman to execute the agreement when appropriate.

3. ARFF & Maintenance WiFi Sole Source – Utilitra

In July 2022, in coordination with SCC IT, the PBC approved an amendment to an agreement with CMT (with Faith Group and HOK as subconsultants) to complete an analysis of the existing Structured Cabling System (SCS) in the passenger terminal, complete a wireless LAN survey, and produce design documents to upgrade the SCS in the passenger terminal. This report envisioned extension of the WiFi from the Terminal to the airport's Airport Rescue and FireFighting (ARFF) and Maintenance buildings. The report estimated the cost at \$61,000 for the ARFF and \$37,000 for the Maintenance building. In August 2023, the PBC approved Change Order 17 to the Construction Manager at Risk (CMAR) Agreement for Non-AIP eligible work associated with the Terminal Modifications project. This change order included WiFi in the terminal and associated communications infrastructure. The agreement was with Holland Construction Services with Utilitra as a subcontractor.

Due to their familiarity with the Airport's existing WiFi and communications infrastructure, SCC IT and the Airport approached Utilitra to request a proposal to extend the WiFi to the ARFF and Maintenance buildings. Utilitra provided a proposal to design, procure, and install all components at a cost of \$51,862.62.

Financial Impact: The project will be paid for from the FY2026 Airport Operating Budget.

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

Motion: Approve a sole source service agreement with Utilitra to extend the WiFi to the ARFF and Maintenance buildings at a cost not to exceed \$59,000 and authorize the Airport Director to execute the agreement.

4. Terminal Advertising Lease Agreement Amendment – EXP Realty, LLC

Airports often utilize wall space in terminals for advertising. While MidAmerica does not currently have a robust terminal advertising program, the Airport is looking to capitalize on this additional revenue.

The current lease agreement is with EXP Realty, LLC for a +/- 65 square foot wall wrap near bag claim. Under the lease agreement, the initial term of 12 months was at \$60 per month. The first renewal was an additional 12 months at \$200 per month. The second renewal is being amended to an additional 12 months at \$250 per month and will be collected quarterly.

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

Legal: PBC legal counsel has reviewed the amendment and determined it to be legally sufficient.

Motion: Approve and authorize the Chairman to execute the terminal advertising lease agreement amendment between MidAmerica St. Louis Airport and EXP Realty, LLC.

5. Consultant Agreement – The Hauser Group

The Hauser Group is a St. Louis-based public relations firm focused on raising awareness, generating results for a host of noteworthy clients. The Hauser Group provides personalized and individualized services designed to generate results and help clients achieve their communications goal. The Airport has a current consulting agreement for Media and Public Relations with an initial term extending through July 2026. In Sep 2025, the PBC approved a marketing services agreement Change Order 2 with the Hauser Group for a cost of \$32,000.

The proposed agreement combines Public Relations and Marketing activities, and the scope of work is outlined in the talking paper. Total compensation will not exceed \$82,000 in year one and will gradually escalate each year so total hours of service remain the same over the course of the three (3) year contract.

Financial Impact: Consulting services are included in the FY2026 Airport Budget.

Legal: PBC legal counsel reviewed the agreement and found it to be legally sufficient.

Motion: Approve and authorize the Chairman to execute the Consulting Agreement with the Hauser Group for a first-year cost not to exceed \$82,000 with gradual escalation each year so total hours of service remain the same over the course of the three (3) year contract.

6. Ground Lease Amendments – AVMATS

AVMATS has operated both a Maintenance Hangar and a Paint Hangar 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.

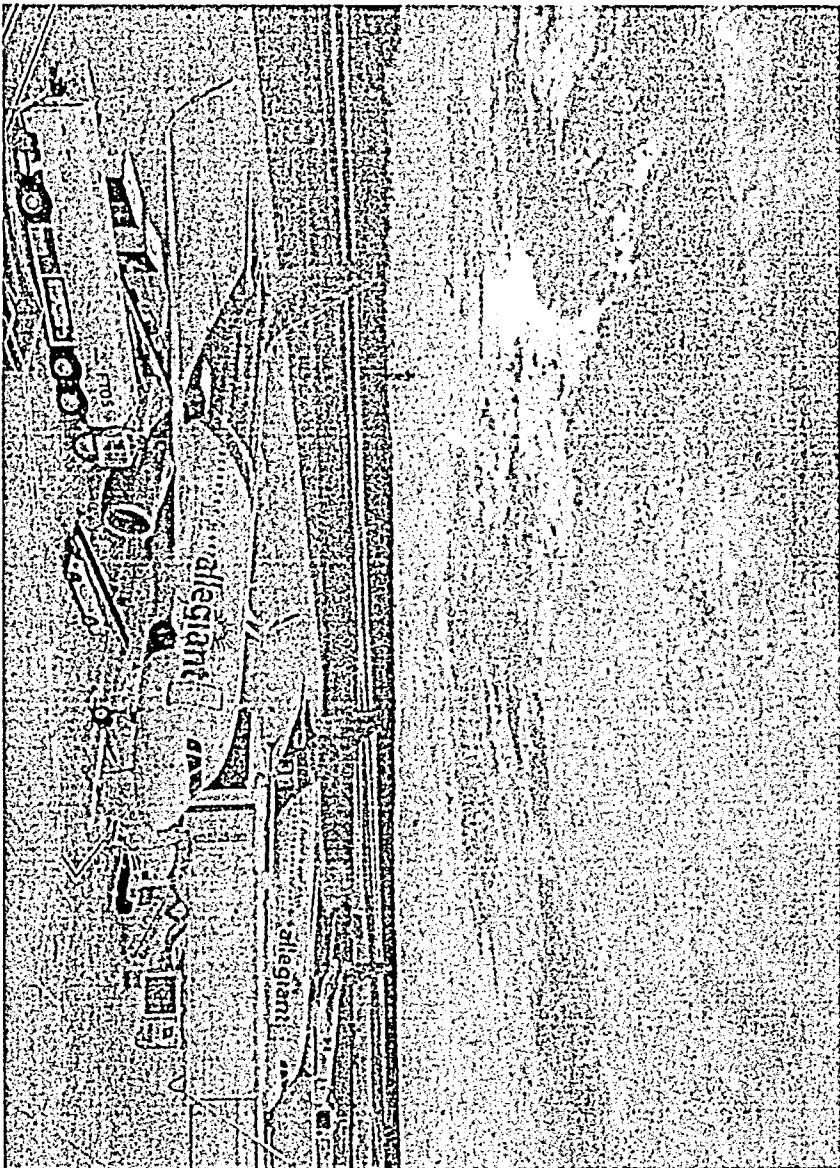
AVMATS is seeking to sell these hangars. To facilitate separate sales of the facilities, AVMATS requested amendments to both ground leases to modify the associated square footage. In May 2008 the 1st Amendment to the ground lease for the Paint Hangar modified the actual square footage to 56,802 sq ft. The requested 2nd Amendment will modify the square footage associated with the Paint Hangar to 24,368 sq ft. In November 2014, the 2nd Amendment to the ground lease for the Maintenance Hangar modified the actual square footage to 44,961 sq ft. The requested 3rd Amendment will modify the square footage associated with the Maintenance Hangar to 72,395 sq ft. Total leased square footage remains the same at 101,763.

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

Legal: The amendments have been reviewed by legal counsel and found to be legally sufficient.

Motion: Approve and authorize the Chairman to sign the 2nd Amendment to the ground lease for the Paint Hangar and the 3rd Amendment to the ground lease for the Maintenance Hangar within the agreements between the PBC and AVMATS.

Airport Update



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

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (April 2025 - March 2026)	Enp DOT (April 2025 - March 2026)	Allegiant Total Passengers (April 2025 - March 2026)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	34,215,004	331
MDW	Chicago	Chicago Midway International	P	L	31	2	9,040,923	109,550
PIA	Peoria	General Downing - Peoria International	P	N	166	3	405,093	345,799
MLI	Moline	Quad Cities International	P	N	169	4	340,068	143,672
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	205	5	194,775	387,917
BMI	Bloomington-Normal Airport	Central Il Regional/Bloomington-Normal	P	N	202	6	164,769	80,530
RFD	Rockford	Chicago/Rockford International	P	N	214	7	145,859	287,121
CMI	Savoy	University of Illinois/Willard	P	N	242	8	87,145	237
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	48,741	33,052
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	12,045	790
DEC	Decatur	Decatur	P	N	386	11	10,169	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	4,117	0

