

Public Building Commission Meeting Minutes

May 21, 2026

The Public Building Commission of St. Clair County met at 10 Public Square, Belleville, Illinois 62220 on May 21, 2026. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

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

Members Absent:

Edmond Brown

Others Present:

James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Lee Graham, Sheriff's Department
Traci Firestone, 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 Bouse and seconded by Commissioner Richter, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of April 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 May 29, 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 May 29, 2026. Motion carried.

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Commissioner Dinges reviewed the **Monthly Budget Analysis Report for May 2026** and stated the Operations and Maintenance 2026 Budget is in line with the projected percentage of 41.7% expenditures.

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

PUBLIC BUILDING COMMISSION OPERATIONS

A reminder by Director Brede, the Board approved an x-ray machine two months ago for a price not to exceed \$45,000.00 which we found out was for the wrong voltage for power. It was for a 120 unit instead of a 220 unit. We need to purchase the new 220 unit at a price of \$53,499.00. Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to approve Patterson's Veterinary proposal for an x-ray machine, installation, and shipping fees for a total amount of \$53,499.00 plus any additional freight charges if necessary. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to approve IDEXX's quote for an IHD Analyzer and connectivity components in the amount not to exceed \$50,078.37. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to approve Patterson's Veterinary proposal for anesthesia equipment and a monitoring system in the amount of \$27,111.01 plus any necessary freight charges. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to approve Mayer Landscaping, Inc. bid for landscaping and fencing for a total amount not to exceed \$664,100.50 and give Director Brede permission to sign the agreement when ready. Motion carried.

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FAIRGROUND OPERATIONS

No business.

AIRPORT OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to ratify and accept this report of the use of the emergency procurement procedures for the replacement of the fire water line section. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to approve utilization of a purchasing cooperative to complete rubber removal and associated striping through Hi-Lite Services, LLC for a cost not to exceed to \$250,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Dinges, it was unanimously agreed to approve a professional services agreement with CMT for the GIS Data Development for the Asset Lifecycle Management System (ALMS) project for a cost not to exceed \$52,910.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

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

A general discussion was held regarding the June and July Board meetings. The time and dates will be the same, but the locations will change. June's meeting will be at the new Animal Services Facility, and the July meeting will be at the Belle-Clair Fairgrounds Park Expo Center.

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

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard J. Sargent

CHAIRMAN

PROJECT

New Animal Services Facility

PATTERSON VET - X-RAY MACHINE

Our new Animal Services Facility requires an x-ray machine in the veterinary room. A proposal submitted from Patterson Veterinary includes the cost of one x-ray machine, the installation and shipping fees. The quote is subject to additional freight charges if necessary.

Total Amount: **\$53,499.00** *plus additional freight charges if necessary*

MOTION: Approve Patterson's Veterinary proposal for an x-ray machine, installation, and shipping fees for a total amount of \$53,499.00 plus any additional freight charges if necessary.

Board Date: 5/21/26

PROJECT

New Animal Services Facility

IDEXX - IHD ANALYZER

Our new Animal Services facility will require a urinalysis analyzer. IDEXX has provided a quote for the equipment and connectivity components.

Total Amount:

\$50,078.37

MOTION: Approve IDEXX's quote for an IHD Analyzer and connectivity components in the amount not to exceed \$50,078.37.

Board Date: 5/21/26

PROJECT

New Animal Services Facility

PATTERSON VET – ANESTHESIA EQUIPMENT

Our new Animal Services facility will need anesthesia equipment and a monitoring system for the surgical room. Patterson Vet has provided a quote which we agreed was a reasonable cost.

Total Amount:

\$27,111.01 *plus freight charges*

MOTION: Approve Patterson's Veterinary proposal for anesthesia equipment and a monitoring system in the amount of \$27,111.01 plus any necessary freight charges.

Board Date: 5/21/26

PROJECT

New Animal Services Facility

MAYER LANDSCAPING, INC – LANDSCAPING AND FENCING

Our new Animal Services Facility requires landscaping and fencing. We went out for bid and received 2 complete bids. The lowest responsible bidder was Mayer Landscaping, Inc. with a base bid of \$377,141.50 plus Schedule A Fencing for \$167,374.00 and Schedule B Seeding/Sod for \$119,585.00.

Total Amount: not to exceed...\$664,100.50

MOTION: Approve Mayer Landscaping, Inc. bid for landscaping and fencing for a total amount not to exceed \$664,100.50.

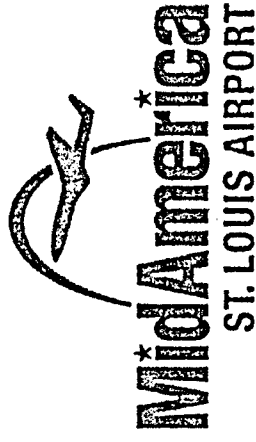
PUBLIC BUILDING COMMISSION OF ST. CLAIR COUNTY – BID TABULATION

Project Name: Animal Services Facility – Landscaping and Fencing
 Bid Date: May 15, 2026 – 10 a.m.

CONTRACTOR	BASE BID	Schedule A Fencing	Schedule B Seeding/Sod	Schedule C Dog Walking Trail	Alternate	BOND
Munie Greencare Professionals	\$48,310.00 Landscaping Irrigation Erosion				\$46,763.00 Topsoil	No
Mayer Landscaping, Inc.	\$377,141.50	\$167,374.00	\$119,585.00	\$68,515.00	\$21,667.50 Additional Fencing	Yes
Gelly Excavating & Construction	\$527,095.00	\$199,395.00	\$287,400.00	\$40,300.00	\$23,050.00 Additional Fencing	Yes

base bid 377,141.50
 Sched A-fencing 167,374.00
 Sched B-Sod/Seeding 119,585.00

Total \$ 664,100.50



Public Building Commission
St. Clair County, Illinois
May 21, 2026

Darren V. James | Airport Director



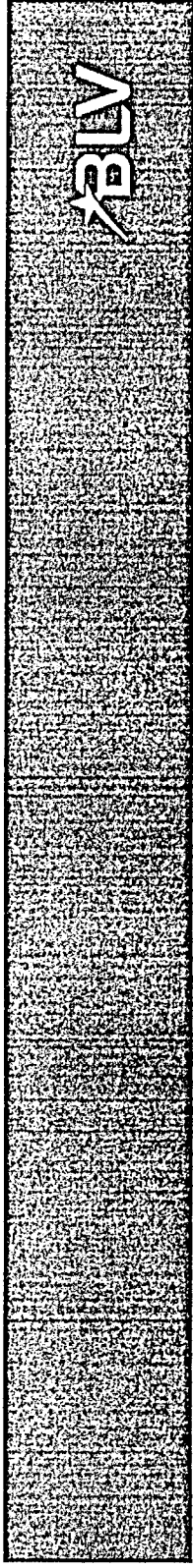
1. Fire Waterline Emergency Repair – Haier Plumbing

The MidAmerica St. Louis Airport building fire protection systems are served by a dedicated fire protection main. This main was constructed in the late 1990's and over the last several years the main has experienced frequent breaks, mostly confined to a ~1,000' stretch. In April 2025, the PBC approved a contract with CMT to study the issue and design a repair.

On March 30, 2026, the Airport experienced a failure of a critical segment of the fire water main located within an existing utility easement on Scott Air Force Base property. The Airport engaged Haier Plumbing to complete an emergency repair using a repair sleeve. After the system was returned to service and pressurized, additional surface leakage was observed in the same vicinity, confirming that localized repairs would not provide a reliable or safe long-term solution. On April 8, 2026, six experienced contractors were contacted, and four complete proposals were received by April 10, 2026. All bidders proposed replacing the existing 12-inch ductile iron pipe with a new HDPE line installed within the existing alignment. The key differentiators between proposals were material availability, overall project duration, and cost. The Illinois PBC Act allows utilization of certain procedures for procurement in the case of emergency. As such, utilization of these emergency procedures was recommended to the PBC Chairman. The Chairman approved use of the emergency procedures, and the Airport executed a contract (Contract 2026-09) with Haier Plumbing for \$280,000 to complete the work by 06/15/26.

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

Motion: Ratify and accept this report of the use of the emergency procurement procedures for the replacement of the fire water line section.



2. Rubber Removal and Striping – Hi-Lite Airfield Services

During the normal use of airport runways, aircraft landing gear deposit rubber on the runway pavement surfaces. This rubber must be removed from time to time as it decreases the skid resistance of the pavement and obstructs critical pavement marking. Due to increased workload and the advantages of utilizing specialized equipment, rubber removal and the associated pavement marking are being completed under contract on a bi-annual basis with the BLV Maintenance department completing a partial rubber removal operation on an as needed basis. Runway 14L/32R is in need of rubber removal. The scope of the work includes rubber removal on Runway 14L/32R, restoration of impacted pavement markings, and other striping as identified through the markings assessment. Utilizing a Purchasing Cooperative is a legal method of procurement and Sourcewell's procurement resulted in Contract #110122-HLA with Hi-Lite Airfield Services, LLC (effective 01/11/2023 - 01/13/2027) and 20% discount. The airport requested a proposal from Hi-Lite and received a proposal based on unit prices. The total proposal price is \$211,041.20, which is based on actual measured quantities.

Financial Impact: Budgeted under the Airport Operating Budget in FY2026.

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

Motion: Approve utilization of a purchasing cooperative to complete rubber removal and associated striping through Hi-Lite Services, LLC for a cost not-to-exceed to \$250,000 and authorize the Chairman to execute the agreement when appropriate.

3. Asset Lifecycle Management System GIS Data Dev'1 – CMT

Management of assets at MidAmerica St. Louis Airport has been completed utilizing several different methods. A software package, Manager Plus, has been in use since near Airport inception but this package is no longer serving the unique needs of the Airport. Implementing an Asset Lifecycle Management System (ALMS) is a complex process. Creating a shared vision by preparing an ALMS Roadmap before selecting and configuring a software system can help to overcome common implementation challenges. In August 2025, the PBC approved a professional services agreement with Crawford, Murphy & Tilly (CMT) to complete the ALMS roadmap, and the Airport has begun the solicitation process for an ALMS proposal.

The proposed ALMS will rely heavily on a robust Geographic Information System (GIS). While the Airport has existing GIS data, there is a need to expand upon the existing Airport data and coordinate this data with other CAD based data and other GIS data acquired through recent Master Planning efforts. The Airport has been negotiating with CMT to complete this work.

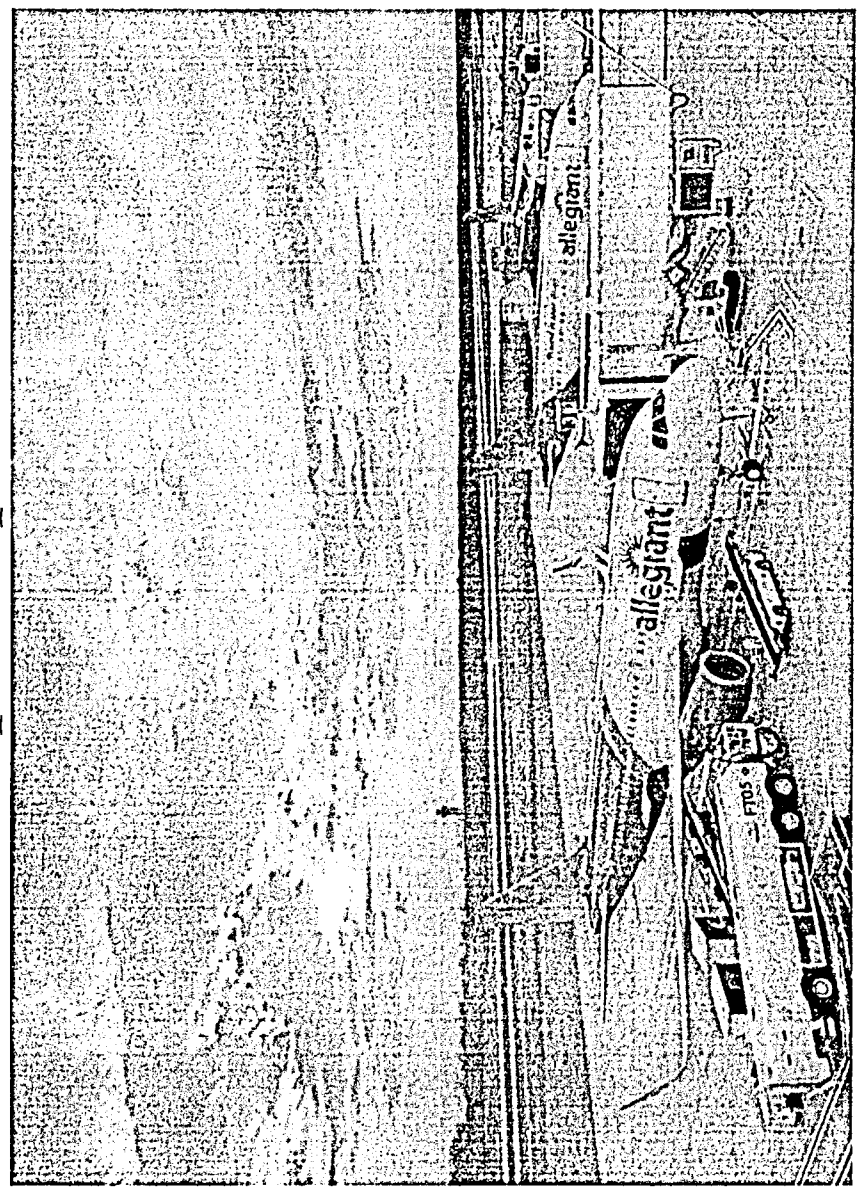
Financial Impact: Project was budgeted under the FY2026 Airport Operating Budget.

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

Motion: Approve a professional services agreement with CMT for the GIS Data Development for the Asset Lifecycle Management System (ALMS) project for a cost not-to-exceed \$52,910 and authorize the Chairman to execute the agreement when appropriate.



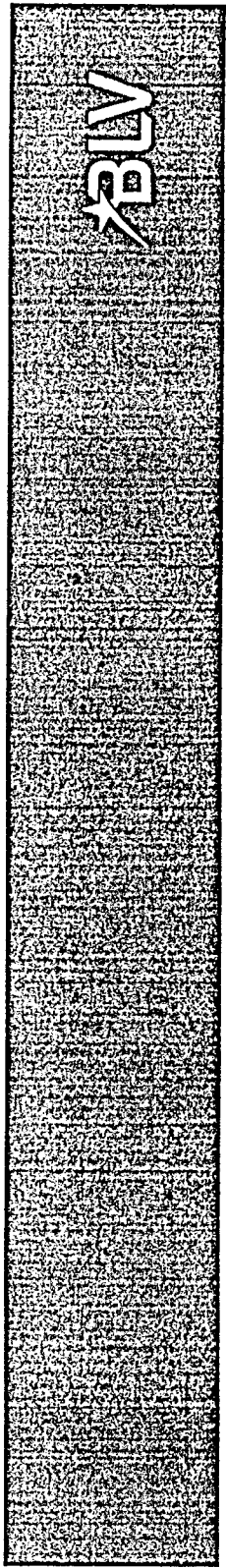
Airport Update





Top Illinois Airports (per enplanements - January 2025 - December 2025)

Locid	City	Airport Name	SL	Hub	2024 Rank	State Rank DOT (January 2025 - December 2025)	Emp DOT (January 2025 - December 2025)	Alleiant Total Passengers (January 2025 - December 2025)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	33,499,853	331
MDW	Chicago	Chicago Midway International	P	L	31	2	9,015,265	117,891
PIA	Peoria	General Downing - Peoria International	P	N	166	3	400,487	353,471
MLI	Moline	Quad Cities International	P	N	169	4	342,015	145,084
BLV	Belleville	Scott AFB/MidAmerica St Louis	P	N	205	5	192,058	382,843
BMI	Bloomington- Normal Airport	Central II Regional/Bloomington- Normal	P	N	202	6	159,230	75,696
RFD	Rockford	Chicago/Rockford International	P	N	214	7	145,889	287,925
CMI	Savoy	University of Illinois/Willard	P	N	242	8	86,460	96
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	49,090	35,389
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	12,035	790
DEC	Decatur	Decatur	P	N	386	11	10,821	0
UII	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	3,608	0



Enplanements

MidAmerica St. Louis Airport
Monthly Passenger Enplanements

Month	2026				2025				2024				2023				2022			
	Departures ⁴	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	Load Factor ³
Jan	77	9,983	129.6	75%	62	8,546	137.8	80%	58	7,908	136.3	78%	55	8,327	148.7	86%	63	7,456	118.3	86%
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	90%
Mar	135	20,204	149.7		144	20,043	139.2	80%	92	13,585	147.7	86%	91	13,945	153.2	90%	108	16,315	151.1	90%
Apr	99	14,064	142.1		93	12,768	137.3	81%	85	11,117	130.8	77%	95	12,974	136.6	81%	102	14,392	141.1	81%
May	138	20,582	149.1		137	19,339	144.8	82%	98	15,164	154.7	85%	93	13,754	147.9	87%	107	16,226	151.6	87%
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	22,390	156.6	90%
Jul	191	30,394	159.1		178	28,319	159.1	89%	144	22,201	154.2	86%	131	21,501	164.1	90%	155	24,300	156.8	90%
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	77%
Sep	75	10,471	139.6		83	11,085	133.6	77%	65	9,015	136.6	81%	55	8,178	148.7	88%	57	8,220	144.2	88%
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	86%
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	85%
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	90%
TOTAL	1417	206,045	145.4		1350	192,081	142.3	82%	1071	153,242	143.1	82%	976	147,228	150.8	87%	1111	162,710	146.5	87%
FAA Total CY Enplaned Passenger Data					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

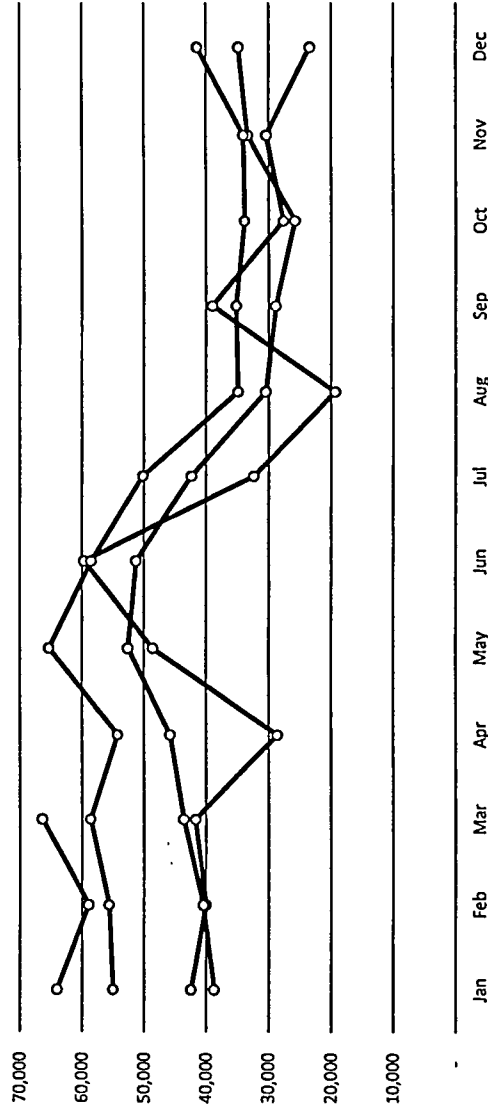
- Future enplanements projected utilizing previous year's number of scheduled departures and average of three previous year's enplanements per departure.
- FAA TAF (downloaded on 03/02/26) for FY 2026 is 199,660 and FY 2027 is 201,234. This equates to a CY 2026 forecast of 200,054 and CY 2027 forecast of 201,471.
- Load factor for departures only calculated from T-100 Segment data.
- Calculations for departures only consider aircraft with greater than 30 passengers.

Passenger Facility Charge (PFC)

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

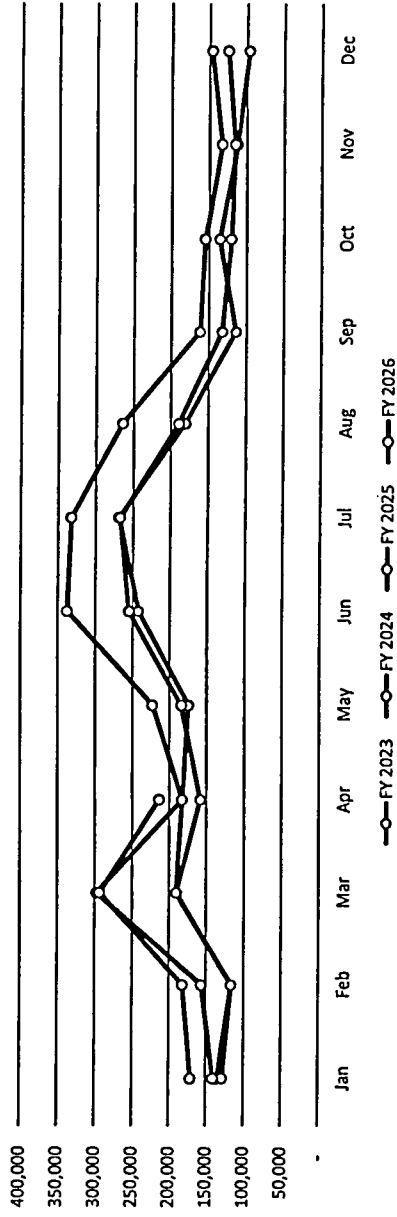
	PFC
FY2023	\$432,792
FY2024	\$467,658
FY2025	\$576,520
FY2026 March	\$189,195

PFC Revenue Trend



Parking Revenue

Parking Revenue Trend

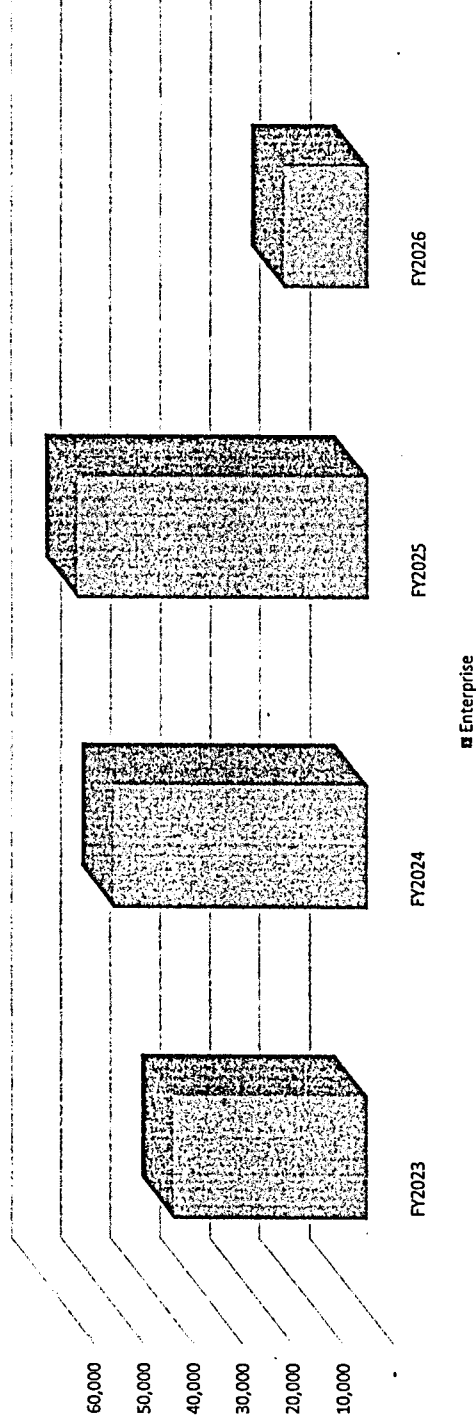


	Parking Revenue
FY2023	\$1,949,051
FY2024	\$1,982,099
FY2025	\$2,530,107
FY2026 YTD Apr	\$859,718

Car Rental Revenue – Enterprise (CFC)

	FY2023	FY2024	FY2025	FY2026 (MID/ADP)
Enterprise	\$38,873	\$50,906	\$58,253	\$16,781

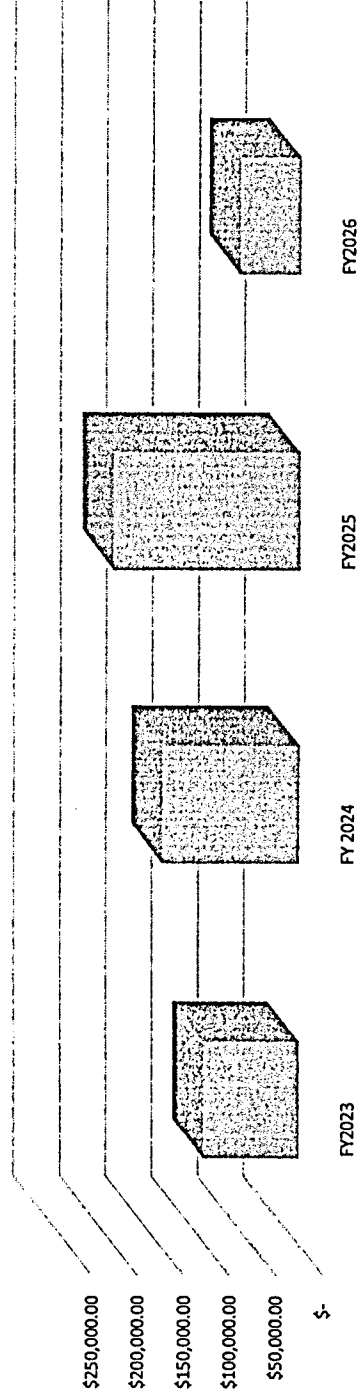
Car Rental Revenue Trend



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

	FY2023	FY2024	FY2025	FY2026 (VIP/APR)
Food & Beverage Concessionaire Revenue	\$103,241	\$148,272	\$201,472	\$64,929

Food & Beverage Revenue Trend



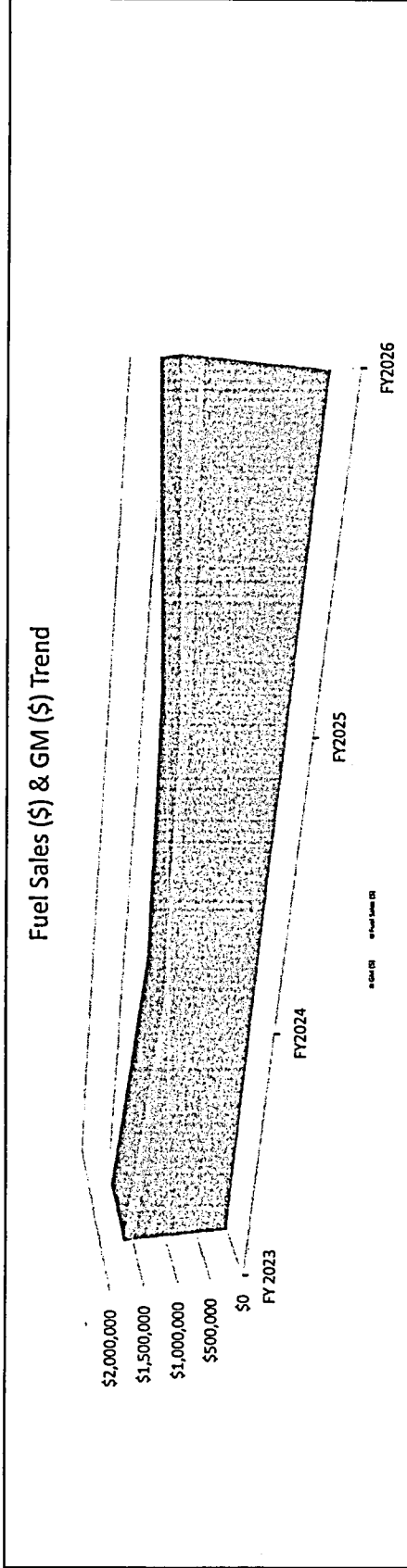
Note: Roy-el agreement expired as of 10/31/2022. A new concession agreement with Tailwind became effective as of Nov. 1, 2022 with \$100,000 minimum annual guarantee ("MAG").

Fuel Sales

	FY2023 Adj	FY2024 Adj	FY2025 Adj	FY2026 Adj
Fuel Volume (Gallons)	568,929	406,309	595,776	577,666
Fuel Sales (\$) (A)	\$2,069,822	\$1,679,238	\$1,774,046	\$2,276,964
Fuel Cost (B)	\$1,858,467	\$1,514,608	\$1,595,979	\$1,932,242
GM (\$) (A-B)	\$211,355	\$164,630	\$178,067	\$344,722
GM (%)	10%	10%	10%	15%

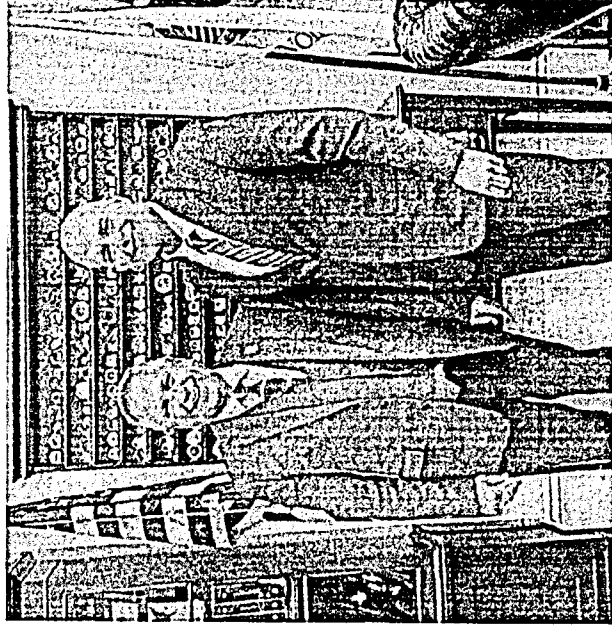
Fuel Sales (\$) & Fuel Gross Margin (\$) – Historical Trend

	FY2023	FY2024	FY2025	FY2026
Fuel Sales (\$)	\$2,069,822	\$1,679,238	\$1,774,046	\$2,276,964
GM (\$)	\$211,355	\$164,630	\$178,067	\$344,722



Airport / Terminal Update

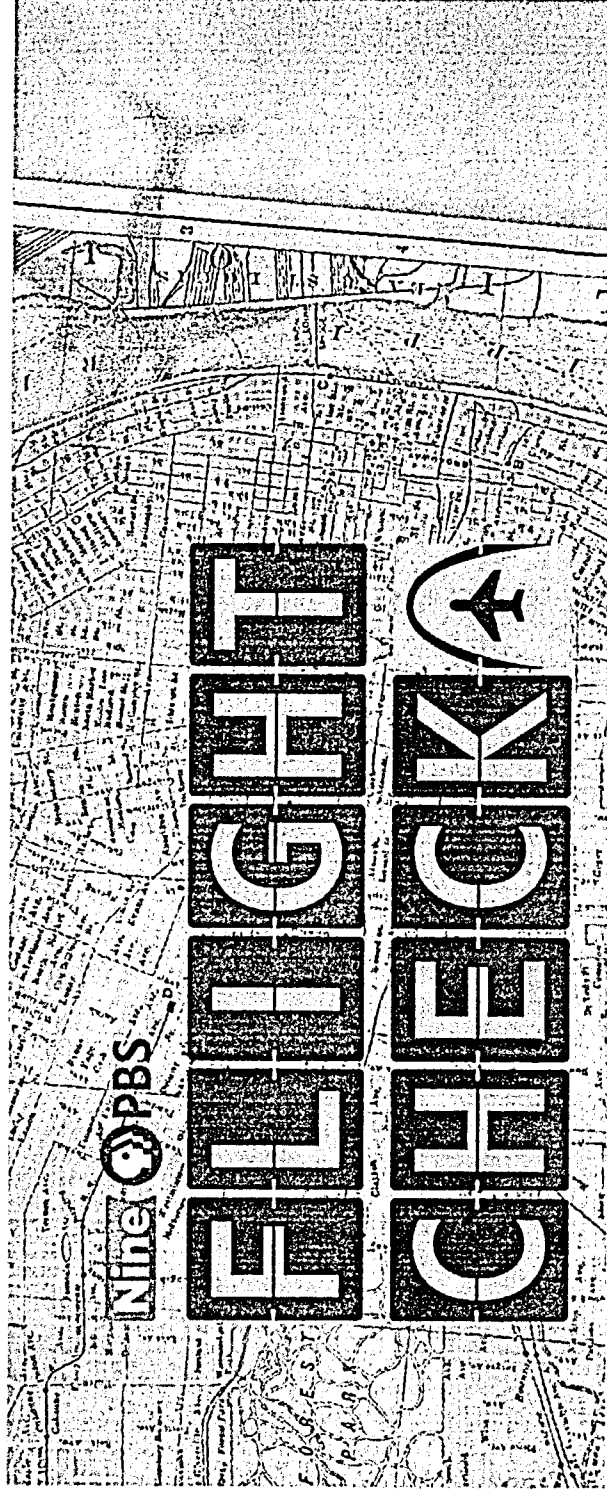
I met with MidAmerica Airport Director Darren James to discuss the airport's growth and infrastructure needs. MidAmerica is a critical asset for the region, and I am working to secure federal funding to extend an on-site service road that will improve safety and access across the airfield.





BLV

Airport / Terminal Update

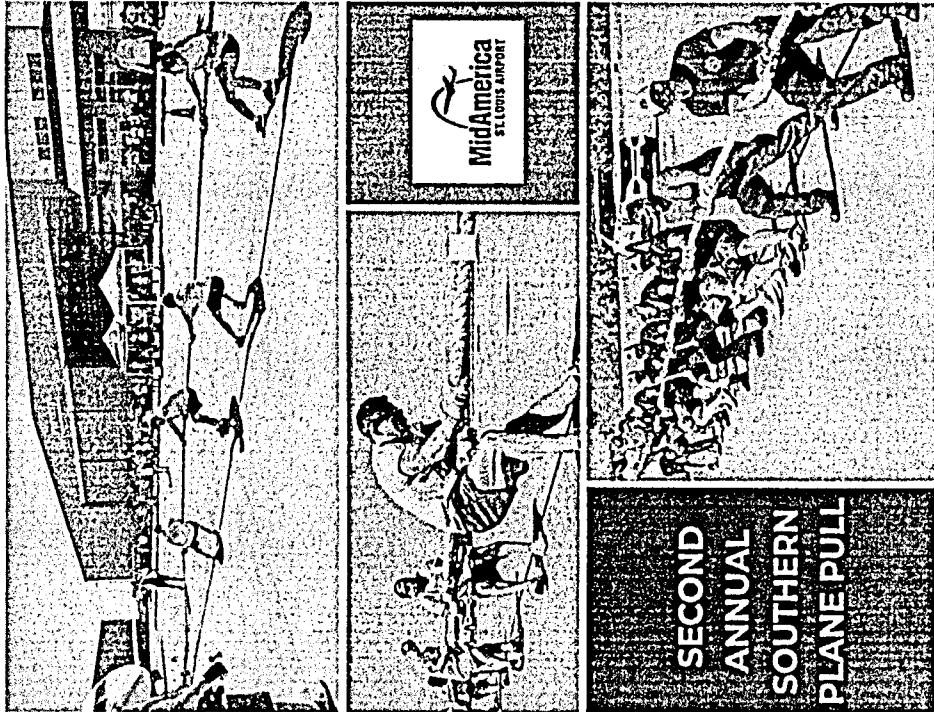


Nine PBS

Premiere broadcast: Monday, May 18, 7 pm
Encores: May 20, 1:30 pm; May 21, 7:30 pm; May 23, 1:30 am
Streaming on the PBS app after the premiere.
<https://www.ninepbs.org/blogs/local/flight-check/>



BLV



SECOND
ANNUAL
SOUTHERN
PLANE PULL

Community Engagement

