

**AGENDA**  
**PUBLIC BUILDING COMMISSION**  
**July 21, 2022**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**INTRODUCTION OF VISITORS:**

Mark Kern, County Board Chairman  
Debra Moore, Director of Administration  
James Brede, Director of Buildings  
Tom Knapp, Sheriff's Department

Bryan Johnson, MidAmerica St. Louis Airport Director  
Dan Trapp, MidAmerica St. Louis Eng/Planning Director  
Bernard Ysursa, Attorney

**COMMUNICATION:**

**MINUTES:**

- |                            |   |               |
|----------------------------|---|---------------|
| 1) Regular Monthly Meeting | - | June 16, 2022 |
|----------------------------|---|---------------|

**TREASURER AND FINANCE:**

- |   |   |               |
|---|---|---------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | July 29, 2022 |
| 2) Airport Expense Claims Report                            | - | July 29, 2022 |
| 3) Budget Analysis Report                                   | - | July 2022     |
| 4) Trial Balance Report                                     | - | June 2022     |

**FOR YOUR INFORMATION:**

**NEW BUSINESS:**

- |  |   |                 |
|--|---|-----------------|
| 1) Review of Executive Session Minutes | - | Attorney Ysursa |
|--|---|-----------------|

**RESOLUTIONS:**

**OPERATIONS:**

- |  |   |             |
|--|---|-------------|
| 1) Approval of Cooling Tower Replacement | - | James Brede |
| 2) Approval of Animal Control/ROE HVAC   | - | James Brede |
| 3) Package D Update                      | - | James Brede |
| 4) Emergency AC Replacement              | - | James Brede |

**AIRPORT OPERATION BUSINESS:**

- |  |   |               |
|--|---|---------------|
| 1) In-Terminal Lease Agreement - FAA   | - | Bryan Johnson |
| 2) TFT Lease Agreement – Boeing /Amendment #2  | - | Bryan Johnson |
| 3) Airport ARFF Services Agreement - Avports   | - | Bryan Johnson |
| 4) Non-AIP CMAR/Security System Enhancements/Amendment #2                              | - | Bryan Johnson |
| 5) Terminal Modifications/Departure Lounge & Security System/<br>Change Order #11, #12 | - | Bryan Johnson |
| 6) Terminal Modifications/Non-AIP/Professional Services/<br>Amendment #1               | - | Bryan Johnson |
| 7) Taxiway Lima & Bridge Project – Change Order #1                                     | - | Bryan Johnson |
| 8) ARFF Truck – Change Order #1  | - | Bryan Johnson |
| 9) Airport Forestry/Feller-Buncher/Bid Approval  | - | Bryan Johnson |
| 10) In-Terminal Concessionaire Selection   | - | Bryan Johnson |

**AIRPORT UPDATES:**

- |                               |   |               |
|-------------------------------|---|---------------|
| 1) Enplanements               | - | Bryan Johnson |
| 2) Terminal Expansion         | - | Bryan Johnson |
| 3) Boeing Production Facility | - | Bryan Johnson |

**EXECUTIVE SESSION:**

1. Real Estate
2. Pending Litigation
3. Personnel

**ADJOURNMENT:**

**MINUTES OF THE MONTHLY MEETING OF THE  
PUBLIC BUILDING COMMISSION OF ST. CLAIR  
COUNTY, ILLINOIS, HELD ON THURSDAY  
JULY 21, 2022 AT 10:05 A.M. AT THE  
ST. CLAIR COUNTY BUILDING, BELLEVILLE, ILLINOIS**

The Regular Monthly Meeting of the Public Building Commission of St. Clair County, Illinois was called to order by Chairman Richard Sauget at 10:05 a.m., on Thursday, July 21, 2022 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Richard Sauget, Charles Lee, Rick Effinger, Thomas Dinges, Edmond Brown, Terry Beach, and Kevin Bouse.

Also present for the meeting, or for a portion thereof, were the following: James Brede, Director of Buildings; Monica Taylor, St. Clair County Financial Analyst; Bryan Johnson, MidAmerica St. Louis Airport Director; Attorney Bernard Ysursa; Randy Pierce, Fairview Heights Tribune; Tom Knapp, Sheriff's Department; Traci Firestone; Secretary; Quentin Nungesser, and Sherry Nungesser.

Minutes of the June 16, 2022 Regular Monthly Meeting were reviewed. Commissioner Lee moved to approve the minutes as presented. Second by Commissioner Dinges and carried.

Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7   ABSENT: 0	NAYS: None

Motion carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for July 29, 2022, and moved to approve

payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
Commissioner Beach	:	Aye
Commissioner Brown	:	Aye
Commissioner Bouse	:	Aye
AYES: 7	ABSENT: 0	NAYS: None

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated July 29, 2022, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
Commissioner Beach	:	Aye
Commissioner Brown	:	Aye
Commissioner Bouse	:	Aye
AYES: 7	ABSENT: 0	NAYS: None

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for July 2022, and asked that it be placed on file, stating that the 2022 Budget is in line with the projected percentage of 58.3% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for June 2022 and it can be available when requested in the Public Building Commission Office.

Attorney Bernard Ysursa stated the review of executive session minutes will be done in executive session.

Under Operations, James Brede, Director of Buildings, presented for approval the Cooling Tower Replacement, which the lowest responsible bid was with C & K Heating and Cooling for \$679,000.00. Commissioner Effinger moved to approve the heating and cooling system for the cooling tower replacement for \$679,000.00, which was the lowest responsible

bidder. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7 ABSENT: 0	NAYS: None

Motion carried.

Director Brede presented for approval of Animal Control/ROE (Regional Office of Education) HVAC, which there are 3 units that need to be replaced, 2 are at animal control, and one is at the ROE building. Director Brede stated there was 2 bidders and only received one bid and that was for C & K, which their bid for those units was \$304,199.00. A general discussion was held that this was for both units. Director Brede added we did receive from the engineer that was within the range of their estimated cost for those units, which they do recommend the approval of this. Director Brede stated it is 2 units at animal control and one at ROE, for 3 units total. Commissioner Effinger moved to approve C & K for 2 units at animal control and one unit at ROE for \$304,199.00. Second by Commissioner Beach. Commissioner Brown inquired that there is a typical warranty on those replacements. Director Brede stated they are Trane units and they will have a year warranty. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7 ABSENT: 0	NAYS: None

Motion carried.

Director Brede stated he wanted to give an update, since they went out for bids for the new addition to the Courthouse 3 weeks ago and they only received about half the bids and

having a hard time finding people to bid, along with the bids received were extremely high. Director Brede added he spoke with the County Board Chairman and would like to defer and go out to rebid next year around February, if they feel that the environment is more conducive. Commissioner Effinger inquired what was being bid on. Director Brede stated it was Package D, the addition to the Courthouse, so they will try to rebid when the environment gets better.

Director Brede presented the emergency AC replacement, as there was an air conditioning unit that went out on the Adoption Center about 3 weeks ago, which we were trying to find a replacement compressor since the unit was 17 years old. Director Brede stated he called the Chairman and asked for an emergency approval to get a new unit ordered and it was installed yesterday, which he wanted to let the Board know the bidding process was sidestepped, as that unit was a smaller unit and looking at \$28,000.00 for that replacement. Director Brede added there was an emergency cost for temporary portable air conditioning for those 3 weeks, as we could not let the animals sit in there with no air conditioning.

Director Brede presented the ROE Emergency and stated a Transit bus ran into the side of the Regional Office of Education, which he contacted IMPACT immediately, and by the end of this week, they will start blocking that up to secure the building and to start going through the structural analysis. Director Brede added he did not go out for bids for a construction company, since IMPACT was here working. Director Brede stated insurance will pick that up, so our time is being documented and the cost for insurance. Commissioner Beach stated it was a small shuttle van operated by ATS, not Bi-State Metro. Director Brede added he called the Chairman for authorization to proceed with IMPACT and he gave the authority, but he does not know if the Board needs to affirm that. Chairman Sauget stated they have to see what the costs end up being and if it becomes such that it needs to be bid, but these things must be shut down as soon as possible. Director Brede stated they do, as the Public Building Commission owns and operates

that. Attorney Ysursa stated that the carrier must be notified. Director Brede stated this to be correct, which is the County. Attorney Ysursa added then the bus carrier is notified for liability, as they will end up paying for it. Director Brede stated he called Saturday night after he left there and notified Frank Bergman with the County, which he proceeded to call the insurance carrier, and they will call the bus carrier. Attorney Ysursa stated he wanted to make sure it was done, because a claim needs to be made. Director Brede added they have filled out the incident forms and they have been turned in.

Bryan Johnson, MidAmerica St. Louis Airport Director, stated the In-Terminal Lease Agreement is with the FAA and was established in 1998. Director Johnson added it is a very small space, 6 square feet, which the big difference is the price per square feet, so bringing them up to current standards, which is \$35.00 per square foot. Director Johnson stated anything being used by an outside industry, they will have an agreement with. Director Johnson added he is still waiting for the final document that he will get to Bernie. Commissioner Effinger moved to approve the lease agreement between MidAmerica St. Louis Airport and the Federal Aviation Administration for \$210.00 annual revenue. Second by Commissioner Brown. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7   ABSENT: 0   NAYS: None	

Motion carried.

Director Johnson stated MidAmerica established an agreement in 2021 with TFT (Transitional Flight Training), which this is a Boeing lease, and extends the current time period of one more 6-month renewal period. Director Johnson added it parallels what the Boeing

production facility track is on and it will be fully operational on July 2024 and this allows them to continue to do the MQ-25 testing and R&D and other work at the TFT facilities. Director Johnson stated the contingency line goes away since construction is done and they will move the MQ testing over to the new facility and it is likely they will want to engage in another lease agreement. Director Johnson added he requests their consideration and authorization to approve the Amendment 2 TFT Lease Agreement between MidAmerica and Boeing. Commissioner Brown moved to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7	ABSENT: 0
NAYS: None	

Motion carried.

Director Johnson presented an Airport ARFF Services Agreement and that they signed a new agreement with AvPorts. Director Johnson stated there is a significant amount of whether it is a regulatory environment, compliance, legal requirements, and that those companies provide those services to MidAmerica. Director Johnson added the ARFF group responds if there is an accident on the airfield and it is their public safety group, so they assist in the terminal building with medical emergencies, overseeing traffic control and traffic flow, assist in parking lots, and are the FAA arm, which provide items such as inspections. Director Johnson stated they need to add a Deputy Chief, as they currently have a Chief, 3 Captains, and an array of other support staff. Director Johnson added they need to add a deputy because of the amount of work that they are doing, as everything is scaling up with the terminal building that is under construction and doubling in size there, so needing some more support. A general discussion was held regarding the assignment of 2 ARFF staff members to MQ testing. Director Johnson stated with the new



Boeing Production Facility, there is another 3,000 feet of taxiway, which they will be responsible for doing the inspections. Director Johnson stated the current contract is \$1.1 million annually and this addition will move it to \$1.2 million and they have budgeted \$1.4 million. Director Johnson added this should satisfy their needs for the next 2 or 3 years. A general discussion was held regarding ARFF and the U.S. Navy, the U.S. Air Force, and civil aviation. Commissioner Effinger moved to execute the ARFF Airport Operations, Security Agreement between MidAmerica St. Louis Airport and AvPorts BLV, LLC. Second by Commissioner Beach. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7	ABSENT: 0
NAYS:	None

Motion carried.

Director Johnson stated item number 4 and item number 5 are directly associated with the terminal expansion, but item number 4 includes more than terminal expansion. Director Johnson added this is an internal PBC project for \$1.8 million, almost \$1.9 million, which is an infrastructure overhaul and applicable to the entire security system, so it is an IT enhancement. Director Johnson stated this includes a redesign of the IT room that is housed in the terminal building, the ARFF facilities and maintenance facilities, which includes the infrastructure so new fiber cable from the terminal building connecting all the facilities, along with running fiber over to the air traffic control tower at Scott Air Force Base. Director Johnson added back when the Airport started there was an IT effort at that time and it kind of morphed over the years but did not keep up with the current standards. Director Johnson stated he teamed up with County IT on this entire project and they have been involved with a lot of these recommendations. Director

Johnson added they were using switching devices from Radio Shack and there was a level of non-professional devices that became problematic, which recently they have gone through the migration from Airport IT to the entire County IT. A general discussion was held regarding doing a complete overhaul. Director Johnson stated this will be the things they are responsible for, so the first one is for items that are not eligible by the FAA. Director Johnson added number 5 will be an amendment to an FAA grant. Director Johnson stated AIP is Airport Improvement Program, so these are non-eligible items, which this has been a collaborative effort as they started unraveling the eligible and non-eligible items. Director Johnson added once County IT started looking at it, they started realizing there are some significant issues. Director Johnson stated that some of the switch devices are Cisco product, which is the standard and the spec used throughout the County and is to bring continuity to the entire system. Director Johnson added the nice thing for County IT is it also gives them remote access, so there is some added value to some of the choices that were made. Director Brede inquired if this will take care of the Airport's VoIP. Director Johnson stated it takes care of the infrastructure, but the phones are separate. Commissioner Effinger inquired if part of it is on the 2022 budget and part on the 2023 budget. Director Johnson added that is what is important here, which the Airport has \$400,000.00 budgeted for this year, and next year they will come back with \$1.4 million. Director Brede inquired if this is PBC funding. Director Johnson stated it is all PBC funding and have already gone through and talked to all the different individuals that would need to approve this. Director Johnson added they are at a point in time where they need to move forward on this, but if they delay, this will impact the County's IT ability to continue to migrate everything in from the Airport into the County. Commissioner Brown inquired who will be managing this and/or putting this together. Director Johnson stated because of the complexity of these projects, Holland is the primary contractor and they will sub that out to the Faith Group, which Faith

Group is known in the industry for developing these types of systems. Director Johnson added oversight is performed by another engineering company called CMT, so it is multiple entities. Director Johnson stated the Director of Engineering, Dan Trapp, has been leading this for many, many months, and then teamed up with Jeff Sandusky, Chip, and County IT to migrate all the analysis, as they are having to go through all the specs. A general discussion was held regarding using the outside expertise of Faith Group and HOK. Commissioner Effinger inquired if Holland got the bids to come up with this number. Director Johnson stated the number is coming from Faith Group and HOK, which Faith Group is very familiar with Airports and these types of programs. Commissioner Brown stated he is confused by the number on the last line under discussion, "Contract 2021-15". Director Johnson stated that is a contract number. Commissioner Beach moved to approve. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7	ABSENT: 0
NAYS: None	

Motion carried.

Director Johnson presented Change Order 11 and Change Order 12 to an existing agreement and they will bundle this into an amendment, which will attach this to an FAA grant. Director Johnson added there are 5 specific grants that are in play right now with the terminal expansion project and will wrap this into the phase 3 grant, which this is an FAA grant that will be issued to MidAmerica later this year for these improvements. Director Johnson stated when the concept or the expansion was first developed on the terminal building, Tim, Director Johnson's predecessor, envisioned on the first floor where the TSA screener is at, capping that and leave the upper section open, but as time has passed, MidAmerica's numbers have gone up,

the need for office space has been addressed, and now looking at seating and all of the other improvements that are part of what is called the departure lounge. Director Johnson added this is wrapped into this amendment, which the FAA has seen all these pieces and they can bundle those together and make this an amendment to an FAA agreement, and will be fully funded by the FAA. Director Johnson stated this is a continuation of all the complexities in building out a terminal, which includes the flooring, tile, carpet, chairs, lighting, windows, everything you can think of, and is an incredibly complex project, which the Federal Government/FAA is going to pay for this. Director Johnson added the total terminal project is about \$34 million, which this one piece is \$1.35 million. Commissioner Effinger inquired where is \$31,793,321.00 coming from on the second page. Director Johnson stated those all total the \$31 million, but those with a line through them are complete, which one of the most challenging pieces are the terminals, and the concept of this started in 2018. Director Johnson added some of the costs on item 4 relates to the lag or unavailability of certain products, such as they can get fiber pretty easily for running through a building, but if you need fiber that you want to take through infrastructure, there is a pretty significant lag time. A discussion was held regarding going through more details down the road to simplify things a little bit. Commissioner Effinger moved to execute Change Order 11 and Change Order 12 to Terminal Modifications with Holland Construction for a total cost of \$1,357,295.91. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7   ABSENT: 0   NAYS: None	

Motion carried.

Director Johnson stated number 6 is an extension of an agreement with CMT, which they

have been the Airport's professional service provider and they oversee the entire project. Director Johnson added they are overseeing on the engineering side, the entire terminal project, and need to add to their contract with Amendment 1 for a cost of \$115,059.00. Commissioner Effinger moved to approve. Second by Commissioner Brown. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7   ABSENT: 0   NAYS: None	

Motion carried.

Director Johnson presented the Taxiway Lima & Bridge Project, which this shows what is being built, and Plocher Construction was awarded a \$37 million project to build a connector between the existing taxiway and runway system and the Boeing Production Facility. Director Johnson added the State is funding this, so 100% of everything that is being done is being funded by the State, either through IDOT or DCEO, with \$32 million coming from DCEO and \$25 million coming from the IDOT side, which a lot of this is part of Rebuild Illinois. A general discussion was held on the taxing job of driving pile. Director Johnson stated this is Change Order #1 and it is 0.18% of the total value of the contracted amount, which is \$37.5 million, and the Change Order is for \$68,610.80. A general discussion was held regarding original construction of Airport, amount of dirt moved, type of materials, and the amount of fencing that needs to be done. Director Johnson added the Change Order is covered by the State. Commissioner Brown inquired if there was anything new or different related to environmental concerns. Director Johnson stated a year or so ago, he came to the Board and they had approval to purchase a certain number of environmental credits and can use the credits to mitigate any of the environmental issues that were to come. Director Johnson added they did some discovery and

some forecasting to tie that mitigation specifically to the work area that is underway right now.

Commissioner Effinger moved to execute Change Order 1, the Taxiway Lima & Bridge Project for \$68,610.80. Second by Commissioner Brown. Roll call as follows:

Commissioner Lee	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
Commissioner Beach	:	Aye
Commissioner Brown	:	Aye
Commissioner Bouse	:	Aye
AYES: 7	ABSENT: 0	NAYS: None

Motion carried.

Director Johnson stated they just took delivery of their first ARFF truck, which was 3,000 gallons, and both of their ARFF trucks are being purchased by FAA funds. Director Johnson added the first one was purchased at 100% using CRRSAA money and the second one was just ordered and will be delivered in about a year from now and using 95% of FAA funds. Director Johnson stated this is a change order package and when you do the initial request and the specifications to develop the entire ARFF package, there are certain limitations that apply. Director Johnson added in firefighting, there is a foam that is being used that has a chemical called PFAS, which the EPA is doing some analysis right now to determine the toxicity of PFAS and how that might affect humans. Director Johnson stated the sole purpose for this change order is to make sure that we limit all risks for contamination of PFAS, which currently, all ARFF services, all firefighting services at airports utilize a PFAS-based foam, which that is set to change. Director Johnson added recently the DOD, in partnership with the FAA, through their research and development program in Virginia have found a substitute that it is hoped to be distributed down through airports in 2023. Commissioner Effinger inquired if the new one can be used coming out on both trucks. Director Johnson stated this to be true and is the drive behind this to bring the compatibility together. Commissioner Effinger moved to execute Change Order



#1 to the ARFF Truck procurement agreement for \$26,511.00. Second by Commissioner Beach.

Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7	ABSENT: 0
NAYS: None	

Motion carried.

Director Johnson stated there is quite a bit of forestry land to manage at the Airport and they need equipment to do that, which they put this out there last year and did not have any interest, then they held off. Director Johnson added they put it in this year's budget to push it back out there. Director Johnson reviewed the bid result sheet. Director Johnson stated Bobcat of St. Louis could meet the specifications, which they were \$10,000.00 more than was anticipated, but there is some flexibility in the budget to account for this overage. Director Johnson added this will keep their forestry division working with the trees. A general discussion was held in how airplanes use navigation to get from airspace down to runways. Director Johnson stated the new system that was installed is unusable until the trees are removed or harvested. Director Johnson added this is a Feller-Buncher, which is a little bit smaller unit than some of the other cutting apparatus that the Airport owns. Director Johnson stated they cannot be chipped and have to be removed, which they have a company that will come in with a smokeless tree burning device, heats up to 2,000 degrees, they cut out a hole in the ground, feeding trees into this and it turns into ash, the ash has to be removed, but it is smokeless. Director Johnson added there is the Indiana Bat, so MidAmerica must get a biologist to go out and help mark trees for bats, which if there is a tree they cannot remove now, they have to wait until October for the bats to move. A general discussion was held regarding trying to get more than one bid with this being an unusual

piece of equipment and not able to find it in a lot of locations. Commissioner Beach moved to approve the motion as stated and authorize the Chairman/Vice-Chairman to execute the agreement for the Forestry Feller-Buncher Equipment with the lowest bidder. Second by Commissioner Effinger. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7   ABSENT: 0   NAYS: None	

Motion carried.

Attorney Ysursa requested Director Johnson to move item number 10 to Executive Session and Director Johnson will present Airport updates first.

Director Johnson stated that summer is the busiest travel time at the Airport because of Allegiant, and they fly to the major market destinations, Florida, Arizona, and Nevada. Director Johnson added month-by-month the left-hand number of 175,840 will slowly tick down, because the number of departures is becoming less. Director Johnson stated the departures from August with 129 and there has been 27 cancellations and are preemptive cancellations. Director Johnson stated Allegiant has a lack of workforce, which is a lack of pilots, lack of flight attendants, and the entire airline industry is seeing a shortage of technicians, mechanics, and skilled avionics workers. Director Johnson added the average enplanement numbers and looking at how high they are compared to previous years, they will still set an enplanement record for MidAmerica St. Louis Airport. Director Johnson stated they are slowly inching up to a point in time where we will move up to the next category and MidAmerica's classification will change from a non-hub commercial service airport to a small hub, which is another 30,000 or 40,000 enplanements away. A general discussion was held regarding certain markets losing Allegiant service and



where MidAmerica fits. Director Johnson stated when he looks at the history of BLV, that was the first real market for setting a new significant record, so 2019 will always be that comparison, which was pre-COVID. Director Johnson added there are other communities that are seeing greater reductions in flights than BLV, which BLV has 12 non-stops with Charleston, South Carolina, and Fort Lauderdale being paused for now. A general discussion was held regarding other carriers and the cancellation and reduction of flights. Director Johnson reviewed the picture of the Apron side of the terminal expansion where the aircraft are located, along with the parking lot. Director Johnson stated the total parking numbers are going to be less, but the total revenue is going to be more, which there will be a new revenue record in the parking lot, as some of that is due to the adjustment of the parking rates last November and December. Director Johnson reviewed the picture to show where the overhang will be added on the front of the building. Director Johnson reviewed slides of Boeing Production Facility, including the fire suppression system and the 2 hangers. Commissioner Lee inquired to when they will start working on the highway, the entrances, etc. Director Johnson stated there will be signalization at the Boeing site, along with signalization at the Airport entrance, which the notice-to-proceed goes out August 1, and contractors will be on-site within a week. A general discussion was held regarding when the Boeing Facility is finished and there can be a tour.

Commissioner Lee requested to move to executive session to review the executive session minutes and to discuss real estate. Second by Commissioner Effinger. Motion carried.

The Doors closed 10:58 a.m.

The Regular Meeting reconvened at 11:30 a.m.

Chairman Sauget stated item 10 – In – Terminal Concessionaire Selection and inquired if there is a motion for the selection. Commissioner Effinger made a motion to accept Tailwind Innovative Airport Concessions for the new food and beverage concession at MidAmerica

Airport for the reasons of the financial offer, the concept and design and layout. Chairman Sauget added the concept design and amount of dollars that they are going to put in. Commissioner Effinger added the amount they are going to spend on the initial setup. Chairman Sauget added it is going to be approximately \$150,000.00 to \$200,000.00 worth of improvements. Commissioner Effinger stated the financial offer is substantially different, which the food and beverage is 12%, the alcohol is 16%, the vending is 10%, the ATM is 10%, and other retail is 14%, for an average of 14%, as opposed to the other offer of 10%. Commissioner Dinges inquired if we need an effective date. Chairman Sauget stated it is effective after October 31<sup>st</sup>, which the present lease runs out at that time. Attorney Ysursa added the last part of the motion is once you accept this that the Director and Counsel can prepare to present the formal contract documents for review and execution by the Commission. Second by Commissioner Bouse/Dinges. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
Commissioner Bouse	: Aye
AYES: 7   ABSENT: 0   NAYS: None	

Motion carried.

Chairman Sauget inquired if there is a motion for the Executive minutes that were reviewed earlier. Commissioner Effinger made a motion to totally release Group 2, not release Group 1, and Group 3 will be a partial release of sections and will redact items that he has highlighted. Attorney Ysursa stated the motion is to release the proposed Executive Session minutes, but you do not need to state what is not being released, and those not being released will be put back with the Commission and held confidentially as required by law. Second by Commissioner Brown. Roll call as follows:

Commissioner Lee : Aye  
Commissioner Effinger : Aye  
Commissioner Dinges : Aye  
Commissioner Sauget : Aye  
Commissioner Beach : Aye  
Commissioner Brown : Aye  
Commissioner Bouse : Aye  
AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

With there being no further business to come before the Public Building Commission,  
Commissioner Brown moved for adjournment. Second by Commissioner Bouse and carried.

Meeting adjourned at 11:39 a.m.

Respectfully submitted,



Traci Firestone  
Secretary

APPROVED:

  
CHAIRMAN