

AGENDA
PUBLIC BUILDING COMMISSION
JANUARY 19, 2023

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

INTRODUCTION OF VISITORS:

Mark Kern, County Board Chairman
Dan Trapp, MidAmerica St. Louis Eng/Planning Director
Tom Knapp, Sheriff's Department
Bernard Ysursa, Attorney

Debra Moore, Director of Administration
James Brede, Director of Buildings
Bryan Johnson, MidAmerica St. Louis Airport Director

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|-------------------|
| 1) Regular Monthly Meeting | - | December 15, 2022 |
|----------------------------|---|-------------------|

TREASURER AND FINANCE:

- | | | |
|---|---|-------------------|
| 1) Regular Expense Claims Report (End of Year) | - | December 31, 2022 |
| 2) Regular Expense Claims Report with Payroll Ledger Report | - | January 30, 2023 |
| 3) Airport Expense Claims Report | - | January 30, 2023 |
| 4) Budget Analysis Report | - | January 2023 |
| 5) Trial Balance Report (Copy in PBC Office) | - | December 2022 |

FOR YOUR INFORMATION:

NEW BUSINESS:

OPERATIONS:

AIRPORT OPERATION BUSINESS:

- | | | |
|--|---|---------------|
| 1) Land Lease/Boeing TFT | - | Bryan Johnson |
| 2) Airport Property Easement/CenturyLink | - | Bryan Johnson |
| 3) Professional Services/ORAT/CMT | - | Bryan Johnson |
| 4) Consulting Services/Terminal Modifications
Amendment #8/CMT | - | Bryan Johnson |
| 5) Construction/Non-AIP Amendment #5/Holland | - | Bryan Johnson |
| 6) Construction/Terminal Modifications Phase 4/
Pre-Construction Services/Holland | - | Bryan Johnson |

UPDATES:

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

RESOLUTION:

- | | | |
|---|---|-----------------|
| 1) Resolution Authorizing Comptroller to Transfer Funds
and Make Payments via Electronic Means | - | Attorney Ysursa |
|---|---|-----------------|

EXECUTIVE SESSION:

- 1) Personnel:
- 2) Real Estate:
- 3) Litigation:
- 4) Security:

ADJOURNMENT:

Public Building Commission Meeting Minutes

January 19, 2023

The Public Building Commission of St. Clair County met in the County Board Conference Room on January 19, 2023. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

Richard Sauget, Chairman
Charles Lee
Kevin Bouse
Terry Beach
Rick Effinger

Members Absent:

Edmond Brown
Thomas Dinges

Others Present:

Debra Moore, Director of Administration
James Brede, Director of Buildings
Bryan Johnson, MidAmerica St. Louis Airport Director
Midori Henrichs, MidAmerica St. Louis Airport Finance Director
Thomas Knapp, St. Clair County Sheriff's Department
Monica Taylor, St. Clair County Financial Analyst
Attorney Bernard Ysursa- present via teleconference phone
Alexis Cortes, Belleville News-Democrat
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
Cynthia Romero, Assistant Comptroller

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 second by Commissioner Lee, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of December 15, 2022.

Chairman Sauget moved to recess for the Annual Meeting, and appointed Attorney Ysursa as the Temporary Chairman. Upon a motion by Commissioner Effinger and second by Commissioner Beach/Lee motion carried.

Public Building Commission Meeting Minutes

January 19, 2023

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Regular Meeting ended at 10:02 a.m.

Regular Meeting reconvened at 10:06 a.m.

Upon a motion by Commissioner Lee and second by Commissioner Effinger, it was unanimously agreed to approve the Regular Expense Claims Report for End of Year 2022.

Upon a motion by Commissioner Lee and second by Commissioner Effinger it was unanimously agreed to approve the Regular Expense Claims Report with Payroll Ledger Report of January 30, 2023.

Upon a motion by Commissioner Lee and second by Commissioner Beach/Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of January 30, 2023.

Commissioner Lee reviewed the **Monthly Budget Analysis Report for January 2023** and stated the 2023 Budget is in line with the projected percentage of 8.3 % expenditures.

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

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the emergency repair with C & K Heating & Cooling in the amount of \$45,540.00.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was agreed to unanimously Approve the lease agreement Amendment #2 with Boeing.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was agreed to unanimously Approve the utility easement between MidAmerica St. Louis Airport and Century Link with execution to occur contingent upon legal counsel review, with the exception of Commissioner Beach who chose to abstain.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve Amendment #1 with CMT for a cost not-to-exceed \$186,315.00.

Public Building Commission Meeting Minutes

January 19, 2023

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Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve Amendment #8 with CMT for a cost not-to-exceed \$430,820.00.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve Non-AIP/CMAR Change Order #5 Terminal Modifications with Holland Construction for a cost of \$1,500,000.00.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve Construction Services agreement with Holland Construction for a cost not-to-exceed \$100,000.00.

For updates on Passenger Facility Charge, Enplanements, Terminal Expansion, and Boeing Production Facility, please see the attached documents.

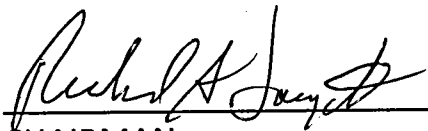
Upon a motion by Commissioner Beach and second by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:46 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN

MidAmerica St. Louis Airport

PUBLIC BUILDING COMMISSION

ST. CLAIR COUNTY, ILLINOIS

19 January 2023

Bryan E. Johnson, A.A.E. | Airport Director



Boeing Lease Agreements



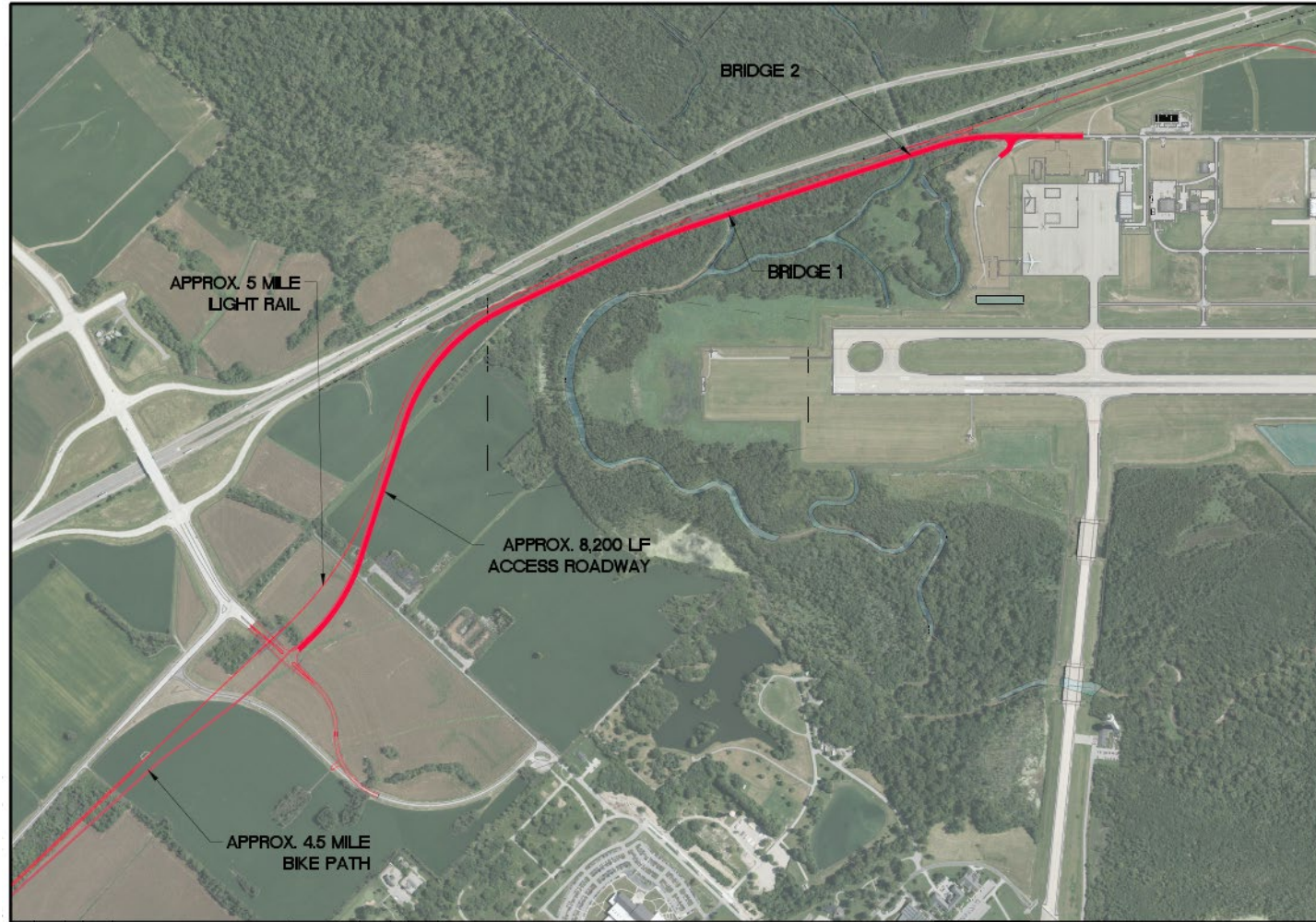
1. Boeing / Cargo Apron / TFT / Amendment #2

The lease agreement was negotiated and developed, which supports the continued growth at the MidAmerica St Louis Airport (BLV). Project improvements were captured as part of the lease rent and now will extend through February 29, 2024. The purpose of this amendment includes the lease premises being reduced by +/- 1,300 SF of airside land and associated telemetry trailer and antennas, with all landside portions and associated office trailers no longer to be included.

Financial Impact: The Revenue from the lease amendment #2 will be used for the operations and maintenance of the airport.

Motion: “Move to approve and authorize the Chairman to execute the lease agreement Amendment #2 with Boeing.”

Utility Easement – CenturyLink



2. Utility Easement – CenturyLink

The MetroLink Extension project requires extensions and relocations of existing utilities. To allow these extensions and relocations to occur, easements must be granted. MidAmerica St. Louis Airport and Gonzalez Companies (on behalf of St. Clair County Transit District) have been coordinating with CenturyLink Communications, LLC on an easement to allow relocation of their underground communications infrastructure.

Financial Impact: There is no fiscal impact to MidAmerica St. Louis Airport.

Motion: “Move to approve the utility easement between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon legal counsel review.”

3. Professional Services / ORAT / CMT

ORAT service is a tried and tested methodology that de-risks the activation of new services and facilities, including airport terminal projects. It's a proven set of tools and methodologies that helps plan and prepare thoroughly – building confidence for a trouble-free day-one and beyond. Such complex programs also tend to involve a wide variety of groups with diverse interests and priorities, who must work together to deliver many tasks at critical stages.

Financial Impact: The professional agreement for ORAT services Amendment #1 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Amendment #1 with CMT for a cost Not-to-Exceed \$186,315.”

4. Consulting Services / Terminal Expansion / Amendment #8 / CMT

The Airport Challenges associated with the COVID pandemic have resulted in material shortages, subcontractor delays, and overall delays to the completion of this project. These delays have resulted in increased Construction Phase Services fees. Total costs associated with these delays are accounted for in Amendment #8 at a cost not to exceed \$430,820.

Financial Impact: The consulting services / Amendment #8 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Amendment #8 with CMT for a cost Not-to-Exceed \$430,820.”

Non-AIP / Terminal Modifications / Amendment #5



5. Non-AIP / Terminal Modifications / Amendment #5

Amendment #5 of non-AIP eligible construction is for renovations to the existing terminal building footprint. This work includes flooring replacement, restroom renovations, airline offices, car rental offices, etc. The PBC approved the work associated with the flooring replacement in December 2022. The remaining portion of the Interior Renovations work includes renovations to the restrooms on the 1st and 2nd floors.

Financial Impact: Change order #5 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Change Order #5 with Holland Construction for a cost Not-to-Exceed \$1,500,000.

6. AIP / Terminal Modifications / Pre-Construction Services

The Airport has been coordinating with Customs and Border Protection (CBP) regarding improvements to the existing CBP General Aviation Facility (GAF) and a new Federal Inspection Station (FIS) to be incorporated into Phase 4 of the terminal construction. This effort is the subject of a recent FAA Airport Terminal Program (ATP) grant application.

Financial Impact: The Terminal Modifications Phase-4 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute the Pre-Construction Services agreement with Holland Construction for a cost Not-to-Exceed \$100,000.”

AIRPORT UPDATE

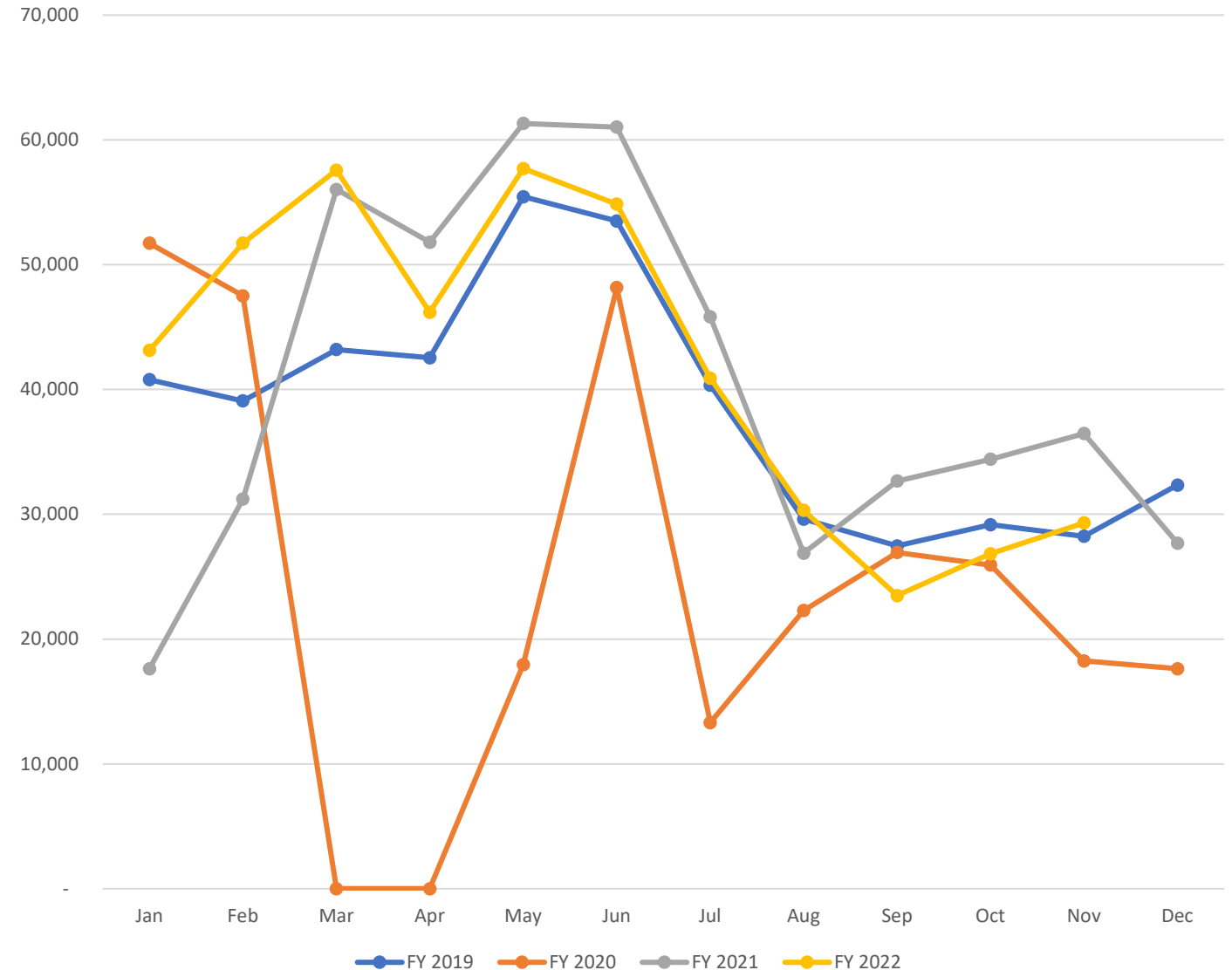


Passenger Facility Charge (PFC)

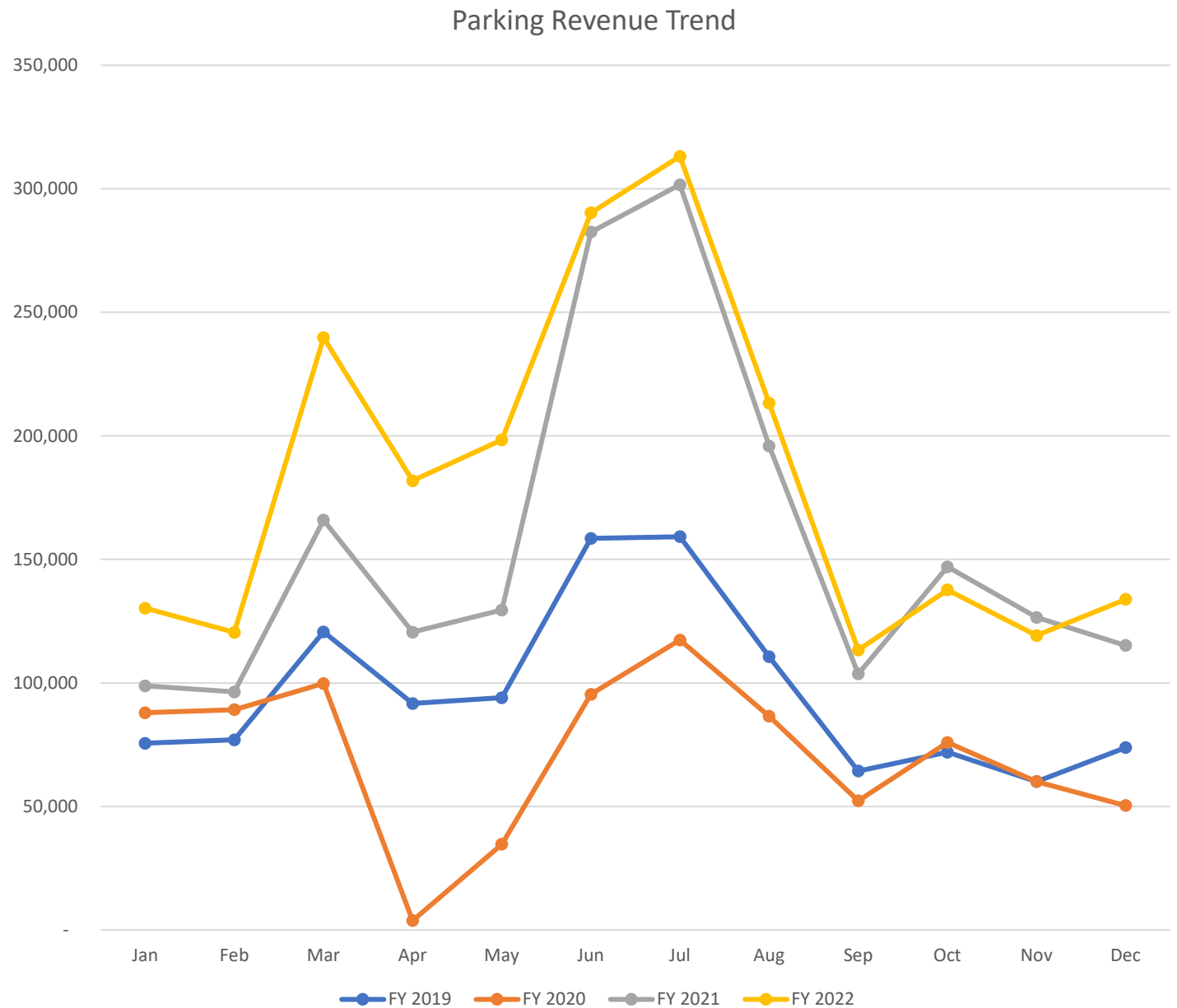
Note: The current PFC is \$3.00 per revenue passenger

	PFC YTD November
FY2019	\$429,406
FY2020	\$272,090
FY2021	\$455,270
FY2022	\$462,019

PFC Revenue Trend



	Parking Revenue
FY2019	\$1,157,258
FY2020	\$853,118
FY2021	\$1,883,499
FY2022	\$2,191,262



Enplanements

MidAmerica St. Louis Airport Monthly Passenger Enplanements												
	2023			2022			2021			2020		
Month	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp	Departures	Enp	Avg Enp
Jan	66	11,238	170.3	63	7,456	118.3	57	6,405	112.4	65	9,706	149.3
Feb	57	9,706	170.3	61	8,425	138.1	65	7,519	115.7	69	10,389	150.6
Mar	91	15,495	170.3	108	16,315	151.1	118	13,033	110.4	95	9,304	97.9
Apr	95	16,177	170.3	102	14,392	141.1	81	8,947	110.5	4	123	30.8
May	91	15,495	170.3	107	16,226	151.6	94	12,448	132.4	65	6,003	92.4
Jun	140	23,839	170.3	143	22,390	156.6	182	24,663	135.5	122	14,367	117.8
Jul	146	24,861	170.3	155	24,433	157.6	191	27,505	144.0	162	15,937	98.4
Aug	99	16,858	170.3	99	13,442	135.8	125	13,907	111.3	121	10,078	83.3
Sep	57	8,925	156.6	57	8,220	144.2	82	9,641	117.6	65	6,692	103.0
Oct	72	11,274	156.6	72	9,964	138.4	102	12,336	120.9	85	9,821	115.5
Nov	62	9,708	156.6	62	8,931	144.0	87	10,740	123.4	69	7,491	108.6
Dec	84	13,153	156.6	84	12,386	147.4	85	12,533	147.4	72	8,337	115.8
TOTAL	1060	176,730	166.7	1113	162,580	146.1	1269	159,677	125.8	994	108,248	108.9
FAA Total CY Enplaned Passenger Data				Pending			161,562			108,765		
Legend												
Departures based on Allegiant schedule.												
Departures calculated based on previous year's departures per month												
Passenger enplanements projected utilizing the FAA Terminal Area Forecast (TAF).												
NEW Enplanement Record!												

NEW Enplanement Record!

Terminal Expansion



Terminal Expansion



Terminal Expansion



Terminal Expansion



Boeing Production Facility – 2022



Boeing Production Facility – 2022



Boeing Production Facility – 2022



Boeing Production Facility – 2024



Thank You!

Bryan E. Johnson, A.A.E.
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