

AGENDA
PUBLIC BUILDING COMMISSION
JANUARY 20, 2022

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

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

In accord with Section 12 of Governor JB Pritzker's January 7, 2022 Disaster Proclamation, the January 20, 2022 meeting of the Public Building Commission will be held remotely. The following remote electronic access is being provided for Members, Staff, and Public.

ZOOM: Join Zoom Meeting
<https://us06web.zoom.us/j/4611247709>

Meeting ID: 461 124 7709

Dial by your location
+1 312 626 6799 US (Chicago)
Meeting ID: 461 124 7709

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|-------------------|
| 1) Regular Monthly Meeting | - | December 16, 2021 |
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TREASURER AND FINANCE:

- | | | |
|---|---|-------------------|
| 1) Regular Expense Claims Report (End of Year) | - | December 31, 2021 |
| 2) Regular Expense Claims Report with Payroll Ledger Report | - | January 31, 2022 |
| 3) Airport Expense Claims Report | - | January 31, 2022 |
| 4) Budget Analysis Report | - | January 2022 |
| 5) Trial Balance Report (Copy in PBC Office) | - | December 2021 |

FOR YOUR INFORMATION:

NEW BUSINESS:

OPERATIONS:

AIRPORT OPERATION BUSINESS:

- | | | |
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| 1) Ground Access License – Amendment No. 1 | - | Bryan Johnson |
| 2) Passenger Boarding Bridges – Terminal Expansion | - | 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:

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY,
JANUARY 20, 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, January 20, 2022 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Charles Lee and Daniel Polites. Richard Sauget, Richard Effinger, Thomas Dinges, Terry Beach, and Edmond Brown answered present via Zoom.

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; James Brede, Director of Buildings; and Traci Firestone, Secretary. Bryan Johnson, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Tom Knapp, Sheriff's Department; Monica Taylor, Financial Analyst; and Attorney Bernard Ysursa answered present via Zoom. Randy Pierce, Fairview Heights Tribune, answered present via telephone conference.

Chairman Sauget moved to recess for the Annual Meeting, and appointed Attorney Ysursa, as the Temporary Chairman. Second by Commissioner Polites and carried.

Regular Meeting ended at 10:06 a.m.

Regular Meeting reconvened at 10:11 a.m.

Minutes of the December 16, 2021 Regular Monthly Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting Minutes, dated December 16, 2021 be approved as provided. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye

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

Motion carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report for End of Year 2021 and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

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

Motion carried.

Commissioner Dinges reviewed the Regular Expense Claims Report with Payroll Ledger Report for January 31, 2022 and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

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

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated January 31, 2022, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee : Aye

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

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for January 2022 and asked that it be placed on file, stating that the 2022 Budget is in line with the projected percentage of 8.3% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for December 2021 and asked that it be placed on file. The Secretary has a copy for review in the Public Building Commission Office.

Attorney Ysursa stated in the packet there is a resolution, which is annual and allows for electronic transfer with the Comptroller and Assistant Comptroller. Commissioner Polites moved to pass resolution authorizing the PBC Comptroller to transfer funds and make payments via electronic means. Second by Commissioner Effinger. Roll call as follows:

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

Motion carried.

Under Airport Operation Business, Bryan Johnson, St. Louis Airport Director, presented for approval the Ground Access License – Amendment No. 1, which in 2019 the Airport initiated a ground access license with Boeing Company, and this gave them the opportunity from time-to-time they might need to access certain parts of the Airport. Director Johnson stated in this case,

the purpose for the access would be for aircraft recovery, so sometimes airplanes do not land or take off on the runway and they may have to unfortunately, have an unplanned landing somewhere else near the airfield. Director Johnson added in 2019 they initiated a site south of the railroad tracks in about a 168-acre area bordered by 161 and Illinois Route 4, but since that time, there have been several different entities interested in development, so they want to change and relocate this extirpation site, which is essentially another word for crash site. Director Johnson stated they are looking at an area called runway protection zone, known as RPZ, which the RPZ in the FAA world, is intended to protect property and people, and then have identified a little less than 300 acres off Illinois Route 4 and Interstate 64. Director Johnson added this is not a lease agreement and this is just access only, which the only time they access these areas is if there was an off-airport event and they needed to recover their airplane. Director Johnson stated it is not uncommon, especially with test aircraft and some airports will have these kinds of agreements in place. Director Johnson added they are just shifting the location and there is no financial impact for MidAmerica St. Louis Airport. Commissioner Effinger made a motion to authorize the Chairman/Vice-Chairman to execute the Ground Access License – Amendment No. 1 between MidAmerica St. Louis Airport and Boeing, which the dates are December 20, 2021, through February 28, 2025 (the Extension Term). Second by Commissioner Polites/Dinges. Roll call as follows:

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

Motion carried.

Director Johnson presented for approval the Passenger Boarding Bridges, so with the Terminal Expansion there is a need to procure and acquire 2 additional passenger boarding bridges along with modifying the existing passenger boarding bridges. Director Johnson stated the exhibits in the packet shows the layout of the aircraft on the terminal apron and will have 6 gates that can be utilized for loading and unloading of passengers. Director Johnson added they were curious with the inflationary talk and material cost increases of what would come back, which they came out very well. Director Johnson stated he does not think the packet includes the bid results, since they did not have them at the time, which they do have them now and he sent out this morning electronic copies of the presentation. Director Johnson added the engineering estimate for the 2 passenger boarding bridges, as well as the modifications for the existing bridges was a little over \$3 million and some change. Director Johnson stated the lowest qualified bidder was \$2.3 million and some change, which is certainly the one that Airport staff and Director Johnson will recommend, but then the other 2, JBT Aerotech was within about \$10,000.00 of the lowest bidder, and then the third participant was Aero Bridgeworks and they were significantly higher and closer to the engineering estimate. Director Johnson added it is terrific when you get bids in this much lower than what was estimated, about \$650,000.00 lower, so it puts the Airport in a good spot financially. Commissioner Beach inquired that it is TK Airport Solutions in Fort Worth. Director Johnson stated this is correct. Debra Moore, County Administrator, inquired if they know anything about the company and their performance, any history with this company. Commissioner Polites inquired if Director Johnson could give a little background on the history of the company, any performance information. Director Johnson stated the Airport's 2 original bridges were part of this company back in the 90s for the original building, which these are the only 3 manufacturers in the U.S. and manufacture bridges for all over the world, so they are well regarded and very high quality. Commissioner Beach moved to

approve and authorize the Chairman/Vice-Chairman to execute the PBB with TK Airport Solutions for a not-to-exceed cost of \$2,345,474.00. Second by Commissioner Polites. Roll call as follows:

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

Motion carried.

Director Johnson gave an Airport update on the enplanements over the last 4 years, which the Airport set an enplanement record for 2021, but the way the FAA has programmed the enplanements for 2022 and aiming for about 180,000 and there are some variables to whether the mark is met or not. Director Johnson stated there is a high confidence that 2022 will be another banner year for enplanements. Director Johnson added there are capacity increases are in play for the Airport for 2022 and Allegiant will be up at least 56% in May and that is over the 2021 capacity numbers and will be up about 49% in June. Director Johnson stated what that means for the Airport and St. Clair County with the capacity increases is seeing seats added to the market and because of the seats added to the market, they will see more frequency. Director Johnson added in May instead of one flight a day to Punta Gorda, you might see 2 or 3 flights a day, and it just depends on how robust Allegiant decides to make that schedule as they work into 2022. Director Johnson reviewed Allegiant's acquisition or purchase of the B737-Max Aircraft, which is a huge endeavor and a lot of this is being driven by what is available for companies to expand their network, in addition to flight crews and establishing stations in new city pairs, so there is the need for aircraft. Director Johnson stated there is a backlog with the Airbus product and if you wanted to acquire an Airbus airplane right now, you would have to wait at least until 2031.

Director Johnson added this is a big deal for Allegiant and they will pick up the first 50 over the next 2 to 3 years and then the remaining 50 after that, but that positions them well to expand their existing network and it ties into their earlier announcement with Viva Aerobus. Director Johnson stated his next slide is to highlight the formality of the agreement that they are pursuing through the United States DOT and the application that they filed. Director Johnson added this alliance will allow them to share a lot of information on fare structures, but the formality of enhancing their network more as one airline would, so it is 2 airlines coming to play as one. Director Johnson stated this will strengthen the Mexican and U.S. markets and allow both air carriers to pick up some additional passengers through this expansion. Director Johnson added they are shooting for late 2023/2024 start for that combined alliance, which is huge for the Airport. Commissioner Effinger inquired if they are all non-stop flights. Director Johnson stated they will all be non-stop and the way they have lined them up is the traditional 3 Mexican cities that everyone is familiar with, Cancun, Puerto Vallarta, and Cabo San Lucas. Director Johnson stated the airline industry current and future challenges is 5G and it was not thought to be such an issue, but it has become an issue, and something that the FAA and FCC have been aware of for a couple of years. Director Johnson added they are working to resolve it, and in some cases, they have resolved some of the issues around certain airports, but you will continue to hear different thoughts on the impact to the airline industry, as well as the airports. Director Johnson stated originally in the list of airports that would be impacted, STL was included in that list, and there are about 30/35 airports and that was the headline about a week or so ago. Director Johnson added that since that time, he was reading the FAA has cleared 60% of the U.S. fleet to operate in and out of airports where 5G is operating without impacting their ability to land and take off safely, which obviously, it is all about safety. Director Johnson stated there are some models out there that still have not been able to qualify or meet that design or safety standard, so

we will be hearing more about 5G and will be reading about it over the next several weeks. Commissioner Effinger inquired if it is affecting BLV right now. Director Johnson stated it is not and that is the good news, so the Aerobus 319, 320, and 321 product line has been cleared and this is all about what they call the radio altimeter. A general discussion was held regarding airplane mode. Director Johnson stated they have talked about workforce issues in the past and most of it is related to the air carriers themselves or to the airport itself, which all of the stats are on the TSA.gov website, but there is a high number of absentees due to various illnesses, the coronavirus, in particular, Omicron, is really driving a lot of these increases in absences. Director Johnson added it is slowing down in some of the larger cities and instead of having 10 lanes open, maybe they only have 7, and this is all due to this COVID event that we are currently involved with. Director Johnson stated at BLV, they have seen an uptick and if you go back, there has been a total of 16 TSA employees since August that have encountered COVID, and as of today, there are 3 that are out with COVID, but it has not impacted the traffic here at BLV. Director Johnson added this is accredited to the TSA locally and how they set up their schedules, and then also, BLV does get some support from time-to-time from STL, if they get pretty lean on staffing. Director Johnson stated the accomplishments at MidAmerica St. Louis Airport with the enplanements, they hit an all-time high there, and they did see a record amount of Federal Grant funding for 2021. Director Johnson added 2 of those grants came through the original CARES Act and the last one was \$12.6 million grant for the terminal expansion. Director Johnson stated the next slide is showing the fun facts of why BLV is Metro St. Louis' low-cost airport with convenient location, high-tech airport, affordable air fares, convenient and safe parking, short TSA wait times, great concessions, rental car facilities, and if you like Uber or Lyft, they are around, as well. Director Johnson added other accomplishments really point to BLV's revenues and had record parking revenues, again, due to everyone's efforts in supporting BLV's

improvements that have been made in the parking lot over the last couple of years, as well as adjusting rates and charges. Director Johnson stated there was a huge uptick in fuel revenues and concession revenues, along with the Airport's economic impact. Director Johnson added recently they have put out a press release on the fact that they have pivoted since 2012, as that was the last time the State of Illinois took it upon themselves to do a comprehensive study of airports and what their impact is on the community and state, but back in 2012, BLV is at \$2.5 billion and in 2021, BLV is at \$3.1 billion. Director Johnson stated that is a huge change for not just BLV as an airport and Scott Air Force Base, but St. Clair County and the Southern Illinois region. Director Johnson added that so much of BLV's energy comes from the MidAmerica St. Louis Airport/Scott Air Force Base and this is a jewel for St. Clair County. Commissioner Beach stated to be fair, the \$3.1 billion is a Joint Use number. Director Johnson stated it is and the reason for that is because BLV is looked at as one airport and they do not distinguish the difference. Commissioner Beach added that includes the employment at Scott. Director Johnson stated this is correct. Commissioner Brown inquired on the impact of the new Boeing facility that is being built. Director Johnson stated there was a company that assisted BLV doing an economic study and what the impact would be for the community, which he will grab that after the meeting and email that to the commissioners. Director Johnson added that the Boeing lease was executed back in 2021 and the formal announcement occurred in September with 300 manufacturing jobs and the facility is about 300,000 square feet. Director Johnson stated new air service was added in June 2021 with Charleston being the 12th non-stop destination, then in May of 2021, North American Helicopter opened their doors to their new 20,000 square foot hanger, which they currently operate and house 7 helicopters and have various contracts locally, as well as around the country. Director Johnson added he wanted to mention the significance of the relationship with Boeing and the Boeing/Qatar Flight Training Program, which is called the TFT

Program, the F-15QA, which started in March 2021 and ended in December. Director Johnson stated the new airport website was launched, www.flymidamerica.com and it is worth a visit. Director Johnson added they just completed the Airport Master Plan, so that is online on the website, which it is about 300 pages of where they are now and looking ahead over the 5, 10, and 20-year view. Director Johnson stated they welcomed Col. Chris Robinson, the new Wing Commander for the 375th, which he comes from Charleston, South Carolina, and has done a great job getting settled in and partnering with us. Director Johnson added that MetroLink will expand the extension over to the BLV Airport and it is underway, which operation of the train is expected to start sometime in early 2025. Commissioner Effinger stated that will be a nice addition having MetroLink shooting out there. Director Johnson stated they are all anticipating the extra passenger traffic. Director Johnson added they talked about the 12 non-stop destinations, along with the last slides are just pictures of the improvements at the Airport, both the terminal expansion and the Boeing site. Chairman Sauget stated there is a lot of iron being put up out there on the Boeing site right now on the building. Director Johnson stated if Chairman Sauget had thought about moving the February meeting from February 17th to the 24th. Chairman Sauget stated that is fine. A general discussion was held regarding Director Johnson's out-of-town conference with air carriers and to move the February meeting to the 24th with the same time of 10:00 a.m.

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

Meeting adjourned at 10:46 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:

David Bahr

CHAIRMAN

VICE