

## **Public Building Commission Meeting Minutes**

**October 20, 2022**

The Public Building Commission of St. Clair County met in the County Board Conference Room on October 20, 2022. The meeting was called to order by Chairman Richard Sauget at 10:05 a.m.

### **Members Present:**

Richard Sauget, Chairman  
Thomas Dinges  
Charles Lee  
Edmond Brown  
Kevin Bouse  
Rick Effinger

### **Members Absent:**

Terry Beach

### **Others Present:**

Debra Moore, Director of Administration  
Bryan Johnson, MidAmerica St. Louis Airport Director  
Monica Taylor, St. Clair County Financial Analyst  
Tom Knapp, Sheriff's Department  
Attorney Bernard Ysursa-present via teleconference phone  
William Reichert, AIA Architectural Planning Advisor  
Alexis Cortes, Belleville News-Democrat  
Randy Pierce, Fairview Heights Tribune  
Cynthia Romero  
Vickie Boydte

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Upon a motion by Commissioner Lee and seconded by Commissioner Dinges, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of September 15, 2022.

Upon a motion by Commissioner Dinges and seconded by Commissioner Lee, it was unanimously agreed to approve the Regular Expense Claims Report with Payroll Ledger Report of October 28, 2022.

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Upon a motion by Commissioner Dinges and seconded by Commissioner Lee, it was unanimously agreed to approve the Airport Expense Claims Report of October 28, 2022.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for October 2022** and stated the 2022 Budget is in line with the projected percentage of 83.3% expenditures.

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

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to Approve Horner & Shifrin Electrical Engineering Fee for a cost not-to-exceed \$42,500.00.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to Approve the AT&T Fiber Relocation Agreement at a cost not-to-exceed \$42,928.95.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to Approve the change order by Impact Strategies at a cost not-to-exceed \$29,510.00.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to Approve Food & Beverage Concession Agreement with Tailwind.

Upon a motion by Commissioner Bouse and seconded by Commissioner Effinger, it was unanimously agreed to Approve the Equipment Procurement for Mower purchase with Sievers Equipment Company at a cost not-to-exceed \$23,000.00.

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to Approve Mitigation Credit Purchase Agreement with WFI Holdings-B LLC., at a cost not-to-exceed \$29,700.00.

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to Approve the CMAR Non-AIP Flooring Purchase with Holland Construction Agreement #4, at a cost not-to-exceed \$156,504.00.

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Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to Approve the Aviation Security Consulting, Inc. Agreement at a cost not-to-exceed \$36,000.00.

Upon a motion by Commissioner Brown and seconded by Commissioner Dinges, it was unanimously agreed to Approve Amendment #7 to the Engineering Services Agreement with CMT at a cost not-to-exceed \$291,676.00.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to Approve the Tree Obstruction Removal Consulting Services Agreement with Horner & Shifrin at a cost not-to-exceed \$236,000.00.

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown, it was unanimously agreed to Approve the Professional Services Agreement with CMT for Non-AIP Terminal Modifications at a cost not-to-exceed \$158,000.00.

For updates on Enplanements, TSA passenger screening, TSA pre-check, Terminal expansion, and Boeing production facility, please see the attached documents.


Upon a motion by Commissioner Lee and seconded by Commissioner Brown, it was unanimously agreed to adjourn the meeting at 11:00 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN

# MidAmerica St. Louis Airport

**PUBLIC BUILDING COMMISSION**

**ST. CLAIR COUNTY, ILLINOIS**

**20 October 2022**

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



# 1. Food & Beverage Concession Agreement

Tailwind is a well-established 20-year food and beverage concessionaire company that operates in 37 US domestic airports. Other Illinois locations include the Bloomington and Moline airports. Tailwind provides airport concessionaire goods and products for the traveling public and from time-to-time airport tenants. The goods and services include a variety of dry goods prepackaged foods, hot foods and a mix of beverages including alcohol.

Financial Impact: Revenue from the concession agreement with Tailwind will be used to operate the Airport. The initial minimum revenue for year-one will be \$100,000.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the food and beverage concession agreement with Tailwind BLV, LLC.”**

## 2. Equipment Procurement / Mower

The MidAmerica St. Louis Airport BLV owns, maintains, and operates multiple pieces of equipment for the purposes of maintaining the grounds on the airside and landside of the airport. FAA regulations dictate stringent grass height requirements within the airfield which require a robust mowing program. The existing 2004 ExMark Zero Turn Mower (Asset #47) is due for replacement. The engine requires replacement and engine parts are no longer available due to EPA Emission Tier standard changes.

Financial Impact: The procurement of an airport mower is included in the FY2022 Airport budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the service cooperative agreement to procure a mower with Sievers Equipment Company for a cost Not-to-Exceed \$23,000.”**

# 3. Wetland Mitigation Credit / Purchase Agreement

The proposed taxiway lima development impacts an existing 0.4-acre wetland. On the Airport's behalf, CMT coordinated with potential mitigation banks and the USACE for a wetland mitigation purchase. The USACE approved the purchase of 0.6 Wetland bank credits from WFI Holdings-B, LLC at the Silver Banks Wetland and Stream Mitigation Bank at a cost of \$29,700.

Financial Impact: The wetland mitigation credit purchase is included in the FY2022 Airport budget. An Illinois State grant is expected to reimburse costs for this purchase.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the Mitigation Credit Purchase Agreement with WFI Holdings-B, LLC for a cost Not-to-Exceed \$29,700.”**

## 4. CMAR Non-AIP / Terminal Modifications / Amendment #4

Amendment #4 is for renovations to the existing terminal building footprint. This work includes flooring replacement, restroom renovations, airline offices, etc. The initial request will be for purchase of the flooring materials to allow renovation of existing flooring to begin during the winter, when terminal activity is traditionally less active.

Financial Impact: The terminal expansion project is included in the FY2022 Airport budget. Because of lead times on materials, most of the work will be completed in FY2023.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute Terminal Modifications Amendment #4, CMAR Non-AIP with Holland Construction.”**



# 5. Professional Services / Airport Security Consulting, Inc.

Security and safety are top priorities for MidAmerica St. Louis Airport. The Airport is required under federal law to implement and manage certain aviation security requirements as mandated by the Transportation Security Administration (TSA). The Airport desires to use Aviation Security Consulting, Inc. (ASC) to provide and update the airport's ASP along with other security related programming and procedures specific for BLV. ASC was established in 2007 and provides aviation security and operations expertise.

Financial Impact: The Aviation Security Consulting, Inc. agreement will be included in the FY2023 Airport budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the professional services agreement between MidAmerica St. Louis Airport and Aviation Security Consulting, Inc. for a cost Not-to-Exceed \$36,000.”**

## 6. Professional Services / US Customs Federal Inspection Station (FIS)

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. The scope of work includes architectural design services for MidAmerica St. Louis Airport's proposed Federal Inspection Service with embedded General Aviation Facility. Services included in this proposal are architectural, structural, systems and low voltage engineering, and cost estimating.

Financial Impact: The FIS Concepts and Schematic Design Development is included in the FY2022 budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute Amendment #7 to the engineering services agreement with CMT for the Terminal Modifications project for a cost Not-to-Exceed \$291,676.”**

# 7. Professional Services / Tree Obstruction Removal

In June 2021, the PBC approved the selection of Horner and Shifrin, Inc. to complete professional services as necessary to provide environmental, design, construction phase services, and any special services or studies as necessary for a Tree Obstruction Removal project to eliminate these existing and future obstructions. This larger project will require a more in-depth environmental study and will be accomplished as an FAA funded project.

Financial Impact: The tree obstruction removal project is included in the FY2022 Airport budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the Tree Obstruction Removal consulting services agreement with Horner & Shifrin.”**

# 8. Professional Services / TSA System Integrator

The MidAmerica St. Louis Airport has been coordinating with CMT on several scope items. The subject of this approval is acquisition of a Systems Integrator to relocate TSA equipment. The TSA allows only two companies, Leidos, Inc. and Vertex, to relocate their equipment.


Financial Impact: The CMT professional services agreement is included in the FY2022 Airport budget

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the Professional Services Agreement with CMT for Non-AIP eligible work associated with the Terminal Modifications for a cost Not-to-Exceed \$158,000.”**

# AIRPORT UPDATE



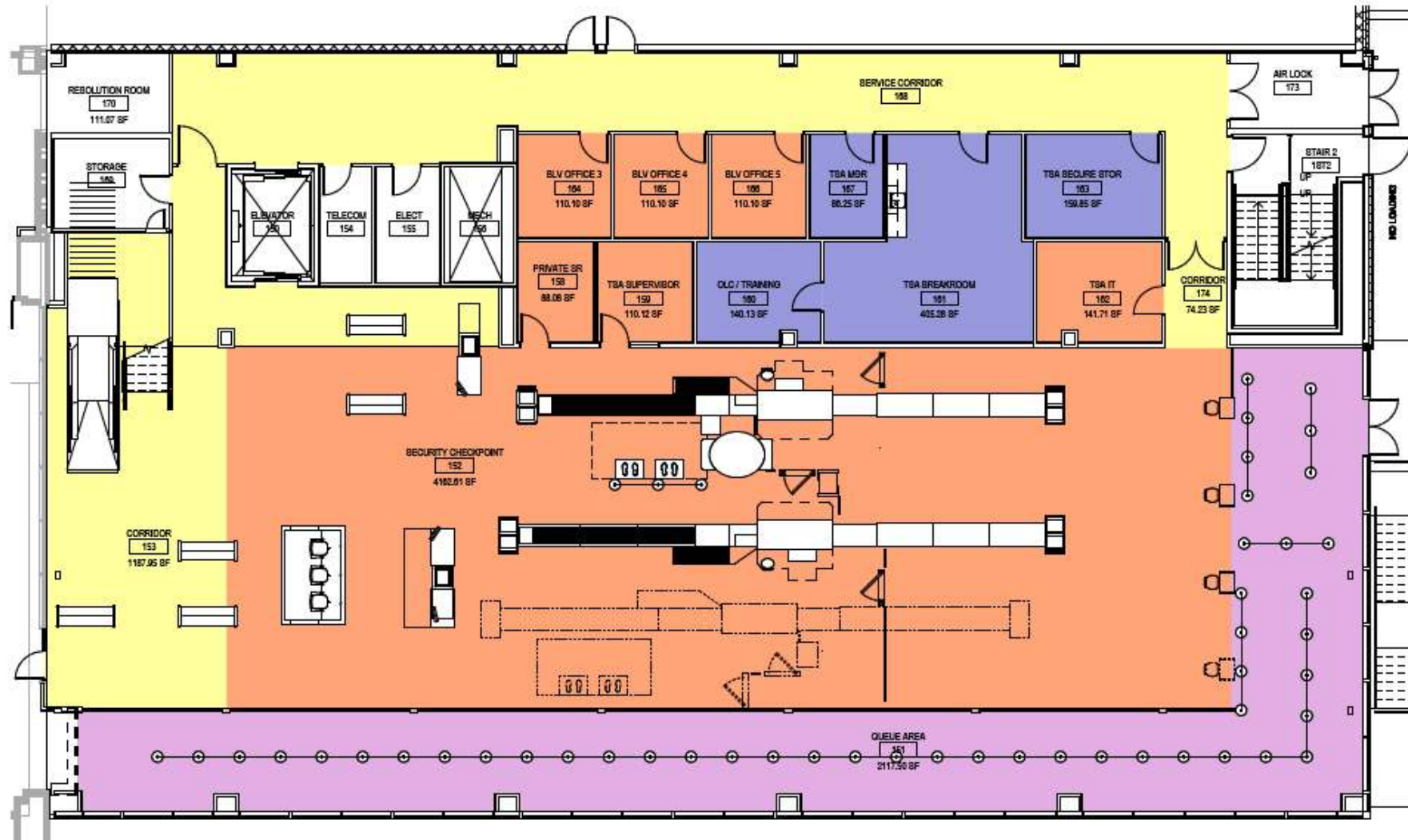
# Enplanements

 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	10,820	163.9	63	7,456	118.3	57	6,405	112.4	65	9,706	149.3
Feb	57	9,345	163.9	61	8,425	138.1	65	7,519	115.7	69	10,389	150.6
Mar	91	14,918	163.9	108	16,315	151.1	118	13,033	110.4	95	9,304	97.9
Apr	95	15,574	163.9	102	14,392	141.1	81	8,947	110.5	4	123	30.8
May	107	17,541	163.9	107	16,226	151.6	94	12,448	132.4	65	6,003	92.4
Jun	143	23,443	163.9	143	22,390	156.6	182	24,663	135.5	122	14,367	117.8
Jul	155	25,411	163.9	155	24,433	157.6	191	27,505	144.0	162	15,937	98.4
Aug	99	16,230	163.9	99	13,442	135.8	125	13,907	111.3	121	10,078	83.3
Sep	57	8,593	150.8	57	8,220	144.2	82	9,641	117.6	65	6,692	103.0
Oct	82	12,362	150.8	82	13,316	162.4	102	12,336	120.9	85	9,821	115.5
Nov	65	9,799	150.8	65	10,555	162.4	87	10,740	123.4	69	7,491	108.6
Dec	84	12,663	150.8	84	13,641	162.4	85	12,533	147.4	72	8,337	115.8
<b>TOTAL</b>	1101	<b>176,699</b>	160.5	1126	<b>168,811</b>	149.9	1269	<b>159,677</b>	125.8	994	<b>108,248</b>	108.9
FAA Total CY Enplaned Passenger Data <span style="float: right;">Pending</span>												
<b>Legend</b> <div> <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Departures based on Allegiant schedule. </div> <div> <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Departures calculated based on previous year's departures per month </div> <div> <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Passenger enplanements projected utilizing the FAA Terminal Area Forecast (TAF). </div>												
<b>Notes</b> 1. Impacts from COVID-19 were initially realized in March 2020. 2. Future enplanements projected utilizing FAA TAF projections distributed via scheduled or projected departures. 3. 2022 enplanements projected utilizing FAA TAF projections (dated 2021) for FFY 2022 (179,984, 14,999 / mo) and FFY 2023 (182,851, 15,238 / mo). 4. 2023 enplanements projected utilizing FAA TAF projections (draft, dated 08/01/22) for FFY 2023 (180,497, 15,041 / mo) and FFY 2024 (185,856, 15,488 / mo).												

**NEW Enplanement Record!**



# NEW - TSA Passenger Screening



# TSA PreCheck

Since 2013, TSA PreCheck has allowed users to avoid the sometimes-inevitable hassle of waiting in an airport security line, coupled with the annoying process of removing your shoes, laptop and other items from your carry-on bag

- \$85 – five-year membership
- 200 plus US domestic Airports
- 95% of PreCheck users waited less than 5-minutes
- Illinois PreCheck Airports include;
  - MidAmerica St. Louis (BLV)
  - Chicago O'Hare (ORD)
  - Chicago Midway (MDW)
  - Chicago Rockford (RFD)
  - Peoria (PIA)
  - Quad Cities - Moline (MLI)
  - Bloomington (BMI)
  - Champaign-Urbana (CMI)

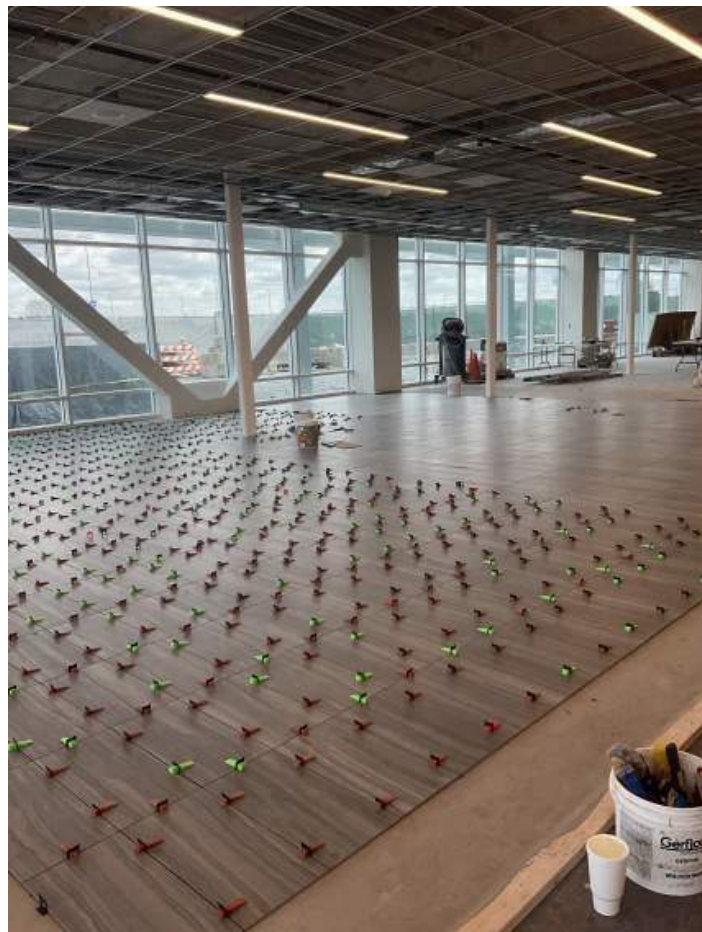












# Terminal Expansion



# Boeing Production Facility – 2022





# Boeing Production Facility – 2022



# Boeing Production Facility – 2024



# Thank You!

Test negative, stay positive

**Bryan E. Johnson, A.A.E.**  
Airport Director  
MidAmerica St. Louis Airport  
9656 Air Terminal Drive – Ste 100  
Mascoutah, IL 62258  
618.566.5240  
[bryan.johnson@flymidamerica.com](mailto:bryan.johnson@flymidamerica.com)

