



**AIRPORT OPERATION BUSINESS:**

- |  |   |               |
|--|---|---------------|
| 1) Food & Beverage Concession Agreement                | - | Bryan Johnson |
| 2) ARFF, Operations, Public Safety – Service Agreement | - | Bryan Johnson |
| 3) Airfield Pavement Repair Bids                       | - | Bryan Johnson |
| 4) Ground Power Unit (GPU) - Purchase                  | - | Bryan Johnson |

**UPDATES:**

- |                       |   |               |
|-----------------------|---|---------------|
| 1) Enplanements       | - | Bryan Johnson |
| 2) Terminal Expansion | - | Bryan Johnson |

**EXECUTIVE SESSION:**

**Personnel:**

**Real Estate:**

**Litigation:**

**Security:**

**ADJOURNMENT:**

**MINUTES OF THE MONTHLY MEETING OF THE  
PUBLIC BUILDING COMMISSION OF ST. CLAIR  
COUNTY, ILLINOIS, HELD ON THURSDAY  
OCTOBER 21, 2021 AT 10:06 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 10:06 a.m., on Thursday, October 21, 2021 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; James Brede, Director of Buildings; Monica Taylor, St. Clair County Financial Analyst; Kavahn Mansouri, Belleville News-Democrat; Attorney Bernard Ysursa; Randy Pierce, Fairview Heights Tribune; Quin Cayson, Tom Knapp, Sheriff's Department; Traci Firestone; Secretary, and Kelly Dudley, Assistant Secretary. Midori Henrichs, MidAmerica St. Louis Airport Finance Director; and Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; answered present via telephone conference.

Minutes of the September 16, 2021 Regular Monthly Meeting and Executive Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting Minutes and Executive Meeting Minutes, dated September 16, 2021 be approved as provided. Second by Commissioner Lee and carried. Minutes of the August 31, 2021 Special Meeting were reviewed. Commissioner Lee moved that the Special Meeting Minutes, dated August 31, 2021 be approved as provided. Second by Commissioner Polites and carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular

Expense Claims Report with Payroll Ledger Report for October 29, 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	:	Absent
Commissioner Brown	:	Aye
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated October 29, 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	:	Absent
Commissioner Brown	:	Aye
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for October 2021 and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 83.3% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for September 2021 and is available when requested in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, presented for Approval of IMPACT Security & Energy Improvements for Package B and under the construction, they have broken down the total project into 4 different packages to deal with getting supplies on time.

Director Brede stated Package B is for renovation of the first floor and fourth floor courtroom areas for security and replacement of the prisoner elevator/freight elevator. Director Brede added IMPACT has provided the GMP price of \$2,161,517.00 for Package B. Commissioner Lee moved to approve with IMPACT Strategies the improvements in Package B for the first floor and fourth floor and freight elevator in the amount not-to-exceed \$2,161,517.00. 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	: Absent
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Brede presented for Approval of Package C, which is for Micropiles and Steel, and they are not anticipating the need for this until next March, but there is almost a 6-month lead on steel and would like to get permission to buy the steel and store it, so it is ready to go when they are ready to break ground. Director Brede stated there are 2 bids from IMPACT, which one is for the steel, which is through Martin Steel Fabrication for \$741,600.00 and would like to accept the bid to install those on CNC Foundations for their bid of \$301,700.00. Commissioner Effinger inquired if this was installation and the other part is just the steel. Director Brede stated this to be correct. Commissioner Effinger stated this is what is being bought now but will approve it all together at this time. Director Brede stated they can, so they can lock in at that price. Commissioner Effinger inquired where the steel will be stored. Director Brede stated it would be stored at their location. Commissioner Brown inquired the price that is locked in now is the current price of the steel, so if there are any adjustments up or down, it will not impact, as we will be locked in. Director Brede stated once this is approved,

they will place the order and lock in at that price. Commissioner Effinger moved to approve the Security & Energy Improvements – Package B – for the purchase of steel from Martin Steel Fabrication for \$741,600.00 and the installation of that steel from CNC Foundations (Helitech) for \$301,700.00. 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	: Absent	
Commissioner Brown	: Aye	
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Brede presented for Approval of Jail Cell Modifications there is a requirement they are needing bigger viewing windows to be enlarged in some of the security cells for some of the detainees. Director Brede stated they have gone out to bid with jail companies and no one will bid, but there are 2 local bids that will come and put bigger viewing windows in. Director Brede added the bids came in as the lowest at close to \$32,000.00, which he did not have the exact number in front of him, but if it could be approved at not-to-exceed \$35,000.00 that would cover that modification to be done. Director Brede stated this is something that does need to be done. Tom Knapp, Sheriff's Department, stated Equip For Equality are coming back next week to see what is going to be done. Mr. Knapp stated this group is involved with rousting county jails over mental health issues and they made IDOC rewrite their mental health policies statewide and they have a \$40 million lawsuit that has gone on for years and years, which they will get on you and stay on you. Mr. Knapp added they need to appease this group and it will be most helpful. Commissioner Effinger moved to approve the window expansion at the Jail for the lowest responsible bidder at a price not-to-exceed \$35,000.00. Second by Commissioner Polites. Mr. Knapp stated there are all kinds of requirements with the thickness and for security reasons,

since it pertains to this group. Director Brede stated it is more for safety. Mr. Knapp added the more that can be done to show we are trying, the better off. Commissioner Polites inquired if it would be wise if we are needing additional materials or service to have a signature by the Chairman or Vice-Chairman to expedite the process. Director Brede stated as the PBC gets approval, he will get a contract for Chairman Sauget to sign, but since it is dealing with steel, they need to get this expedited, and it probably will not be done until next January or February. Mr. Knapp stated those guys mean business. Mr. Knapp added they get law school students that have nothing better to do and their teachers say "Sic 'em", so they have a free army of kids and they turn them loose. Debra Moore, County Administrator, stated they are aspiring lawyers. Commissioner Effinger stated this will show them that it is being moved forward on it. Mr. Knapp stated that Director Brede has done several things already, so to keep them at bay, but this is probably something that needs to be done anyway. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 6	ABSENT: 1
	NAYS: None

Motion carried.

Bryan Johnson, MidAmerica St. Louis Airport Director, stated he has one request that he would like to with the Chairman's approval, pull off the agenda the ARFF Services Agreement, so the Airport can go back and do a little bit more work on it. Director Johnson stated the first item is Food & Beverage Concession Agreement, as many have traveled through BLV and experienced the service and the goods and products that Roy-el provides the traveler, as they do a very good job and been at the Airport since 2015. Director Johnson added this is a new concessionaire agreement that will take part of an RFQ/RFP package that is set to go out

sometime next Spring in anticipation of filling the additional concessionaire areas in the terminal expansion. Director Johnson stated in the meantime, Roy-el is doing a great job, so this is a new agreement for one additional year to provide that service. Commissioner Effinger stated they have done a good job out there and inquired to how many more concessionaires are they looking to eventually have with the expansion. Director Johnson added there is one location now they expect to add 2 more locations as a result of the expansion, but that does not mean that all 3 locations in total would be used for concession, as it just depends on the response. Commissioner Polites moved for approval to authorize the Chairman/Vice-Chairman to execute the concession agreement between the Public Building Commission and Roy-el On The Fly, Inc.

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	: Absent	
Commissioner Brown	: Aye	
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the Airfield Pavement Repair and it is time for the Airport to do some repair and maintenance on the runway system that is operated at the Airport. Director Johnson stated it is about 10,000 feet by 150 with numerous taxiways and they have been working with CMT to identify the areas of the airfield that do need attention, which they went out for bid. Director Johnson added they did this twice and the first time they went out for bid, it was higher than the engineer's estimate, about \$100,000.00 higher and that is the case here. DMS Contracting is the low bidder and that is the one they are recommending to be selected and to be engaged in a contract to move forward with the repairs of the concrete at the Airport. Commissioner Polites moved for approval to authorize the Chairman or Vice-Chairman



to execute the agreement of the lowest responsible bidder, which is DMS Contracting, at a cost not-to-exceed \$430,350.00 to do the Airport's airfield pavement, including the runway, associated taxiways, and 3 large aircraft parking aprons. Commissioner Polites stated to also let the record show that this company is from Mascoutah, Illinois. Second by Commissioner Dinges. Commissioner Lee inquired if they have the true capability to perform the work required. Director Johnson stated they do and have met all the requirements. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director, stated they kind of relied on CMT to look at each of the bidders and assess their capabilities and they did assess the capabilities of DMS and assured everyone they do have that capacity. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the Procurement of Ground Power Unit and have talked about the units as GPUs, which are the box-like devices that you see at the nose of the aircraft that are plugged in to the aircraft when it is on the ground, when people are loading and unloading from that airplane. Director Johnson stated they are essential to operating an air carrier at the Airport and there are a variety of GPUs that are out there and is something that has been planned for in this budget year. Director Johnson added they went through the procurement process and they selected for a price not-to-exceed \$76,000.00. Commissioner Effinger inquired if the 3 that are out-of-service could be repaired or should they just get rid of those. Director Johnson stated the maintenance staff will get rid of them if they are non-repairable or if they cannot be used for parts. Director Johnson added they have a mix of brands. Commissioner

Effinger stated they probably always need a backup. Director Johnson stated this is correct and when you get into the harsher elements of the weather, such as during the summer in the heat and the cold in the winter, it really puts a lot of wear and tear on them, and they are running constantly. Director Johnson added when you look at the uptick in air service over the past couple of years, it has been significant, and there are more hours being put on all the equipment. Commissioner Lee inquired if there was any trade-in on the old, used, worn out equipment. Mr. Trapp stated they do not intend on trading it in, as the biggest problem with trading it in on something like this is once you do that, you kind of set yourself with one specific vendor. Mr. Trapp added he believes the intent is once the new one is on-site and ready to go, they will put it out on an auction site to try and sell it. Commissioner Polites made a motion to authorize the Chairman or Vice-Chairman to execute the agreement on a GPU from Aviation Ground Equipment Corporation at a cost not-to-exceed \$76,000.00. Second by Commissioner Brown.

Roll call as follows:

Commissioner Lee	: Aye	
Commissioner Polites	: Aye	
Commissioner Effinger	: Aye	
Commissioner Dinges	: Aye	
Commissioner Sauget	: Aye	
Commissioner Beach	: Absent	
Commissioner Brown	: Aye	
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented an Airport update for MidAmerica St. Louis with tracking the enplanement data over the last several years and reviewed chart with the biggest difference is in the left-hand column with the red circle in looking at June/July with a forecast of about 170,000-plus and that has slowly shrunk a bit over the last few months. Director Johnson stated this is normal, especially with using terminal area forecast numbers and those are provided by the FAA. Director Johnson added MidAmerica is still looking good when you look at the entirety of the

history of enplanements at BLV and you can see 152,000 is the previous record and the Airport will set a record of enplanements sometime this year. Director Johnson stated it might drop below the 160,000, but they do not know. Director Johnson added when you look at the increase in capacity with flight schedule and seats, they believe 160,000 is going to be a pretty good number for the Airport. Director Johnson stated the data is provided from 3 different sources, which they looked at DOT, and utilize the consultant, Volaire, as they assist in putting together some of the data, and then also from Allegiant. Director Johnson added the percentages are increases based over 2019 and he has a weekly meeting with Allegiant and they talk about what capacity does look like, especially in the far-out quarters. Director Johnson stated they think capacity will be up 6% through March of 2022 compared to 2021, which 2021 was a record year for the Airport. Director Johnson added there are good trends and there are many headlines out there in the transportation industry, specifically with the airlines, and will just have to see how the economics play out over the next few months. Director Johnson stated a lot of the legacy carriers are betting on the holidays that people will get back in the seats and travel more. Director Johnson added Allegiant is betting on the consistency that they have seen in the leisure markets and that is why you are seeing the runway flights are still ridiculously low in a good way for the consumer and they do a great job supporting the community in the Metro St. Louis. Director Johnson reviewed the expansion slides and stated all the work is really done on the front end of the planning and the big dig, so once they get the dig done, then it really starts to accelerate. Director Johnson added they do not have September, as their drone pilot was out, but the October picture is where it is at right now. Director Johnson stated he would love to show everyone around or you can just drive by. Director Johnson added he tells the team at BLV how valuable it is to look every week or every month to see the significance that the addition is going to have on the additional passengers and flights that are a part of this transformation that is

occurring. Director Johnson reviewed the picture on the Boeing side, which is about 35 acres total, and on the top left is the drainage piece that is being carved into the landscape. Director Johnson added the area is fenced and the timeline they have to meet is the middle of 2024.

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

Meeting adjourned at 10:30 a.m.

Respectfully submitted,



Traci Firestone  
Secretary

APPROVED:

  
CHAIRMAN