PUBLIC BUILDING COMMISSION

OF

ST. CLAIR COUNTY, ILLINOIS

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PUBLIC NOTICE

PLEASE BE ADVISED that the DATE and LOCATION of the Public Building Commission of St. Clair County's Monthly NOVEMBER 2021 Meeting has been changed to the following:

PLEASE NOTE THE CHANGED PBC MEETING DATE:

DATE:	Monday, November 22, 2021
TIME:	10:00 A.M.
PLACE:	County Board Meeting Room, B-564 St. Clair County Building 10 Public Square Belleville, Illinois 62220

The TIME for the Public Building Commission's November Monthly Meeting remains the same.

AGENDA
PUBLIC BUILDING COMMISSION
November 22, 2021

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**	-	**October 21, 2021**

TREASURER AND FINANCE:

1)	**Regular Expense Claims Report with Payroll Ledger Report**	-	**November 30, 2021**
2)	**Airport Expense Claims Report**	-	**November 30, 2021**
3)	**Budget Analysis Report**	-	**November 2021**
4)	**Trial Balance Report**	-	**October 2021**
5)	**Approve 2022 PBC Flexible Annual Budget**	-	**Tom Dinges**

FOR YOUR INFORMATION:

OPERATIONS:

1)	**Energy Bids Discussion/Approval**	-	**James Brede**

AIRPORT OPERATION BUSINESS:

1)	**FY 2022 Airport Capital & Operating Budget**	-	**Bryan Johnson**
2)	**FY 2022 Airport Rates & Charges Schedule**	-	**Bryan Johnson**
3)	**ARFF, Operations, Public Safety – Service Agreement**	-	**Bryan Johnson**
4)	**Transportation Improvement Program (TIPs) – IDOT/IDA**	-	**Bryan Johnson**
5)	**Terminal Modifications – Phase 3 Construction Phase Services**	-	**Bryan Johnson**

6)	**Fuel Truck Purchase**	-	**Bryan Johnson**
7)	**Airfield Pavement Repairs – Construction Phase Services**	-	**Bryan Johnson**
8)	**Sprinkler Service Inspections – Service Agreement**	-	**Bryan Johnson**
9)	**Temporary Construction Easement – Boeing Company**	-	**Bryan Johnson**

UPDATES:

1)	**Enplanements**	-	**Bryan Johnson**
2)	**Terminal Expansion**	-	**Bryan Johnson**
3)	**Boeing Production Facility**	-	**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 MONDAY NOVEMBER 22, 2021 AT 10:03 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 10:03 a.m., on Monday, November 22, 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 Terry Beach. Edmond Brown 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; Bill Reichert, Architectural & Planning Advisor Public Building Commission of St. Clair County; Monica Taylor, St. Clair County Financial Analyst; Mike Koziatek, Belleville News-Democrat; Randy Pierce, Fairview Heights Tribune; Quin Cayson, Traci Firestone; Secretary, and Kelly Dudley, Assistant Secretary. Midori Henrichs, MidAmerica St. Louis Airport Finance Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Natalie Turner, MidAmerica Executive Assistant; and Attorney Bernard Ysursa; answered present via telephone conference.

Minutes of the October 21, 2021 Regular Monthly Meeting was reviewed. Commissioner Effinger moved that the Regular Monthly Meeting Minutes, dated October 21, 2021 be approved as provided. Second by Commissioner Lee.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for November 30, 2021, and moved to approve payment of bills. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated November 30, 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for November 2021** and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 91.7% expenditures with the exception of the Bond and Interest County Buildings, which is at 100%, and Bond and Interest Airport, which is at 99% due to paying the Bond payments.

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

Commissioner Dinges stated the Finance Committee of the Public Building Commission reviewed the final draft of the proposed 2022 Budget, which the total 2022 Budget is $35,453,415.00. Commissioner Dinges added the proposed budget for operating costs, including special projects is 5.9% less than the 2021 Budget, special projects decreased 9.9% over 2021,

and the total 2022 Budget without contingencies is less than the 2021 Budget. Commissioner Dinges moved to adopt the Public Building Commission's operating budget of 2022 as a Flexible Budget. 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	: Absent

AYES: 6 ABSENT: 1 NAYS: None

Motion carried. Commissioner Polites stated he wanted to make a side note that Traci and Jim and staff did a yeomen's effort.

Under Operations, James Brede, Director of Buildings, stated the contract for gas is up in January of next year, which Fred Schreiber, who is a broker, has been doing some preliminary checking, which everyone received a copy of what is out there currently. Director Brede stated that hopefully with Board approval to go out for bid, which the bids need to be in by December 10, 2021, so they can be approved and get it set and transferred by January. Director Brede added currently the prices are for 6, 12, and 24 months, and if they do a 6-month contract it is a 57% increase in gas, a 12-month contract is a 49% increase, and the 24-month contract is 37% increase. Director Brede stated they do not know why those increases are there, but there is the recommendation to not go out for bid until after November, as they believe the market is unsettled right now, so it would be best to go out the first week of December. Director Brede added he would like the Board to allow him to approve the lowest bid when it is received. Commissioner Effinger inquired if this is a 6-month or a 24-month or whatever Director Brede decides is the best. Director Brede stated he would recommend no further than 12 months, as he thinks currently, we are in an unsettled time. Commissioner Polites stated Fred will help in that decision, obviously. Director Brede stated Fred will go out for bids, with the Board's approval,

the first week of December and whenever that comes in, the lowest bid will be approved, as you have 24 hours to approve that bid. Commissioner Polites made a motion to extend that to Director Brede with consultation from Fred Schreiber to make the authorization on gas the first week of December 2021. Second by Commissioner Dinges. Chairman Sauget stated when that does happen for Director Brede to get a hold of him, so someone is informed of where things are at. Director Brede stated he will let Chairman Sauget know what the bids came in as and what are the recommendations. Roll call as follows:

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

Motion carried.

Bryan Johnson, MidAmerica St. Louis Airport Director, presented the FY2022 Airport Capital & Operating Budget and so everyone will be familiar with and some of them are carry-overs from last year. Director Johnson stated he wanted to draw everyone's attention to the following projects, tree Construction Removal Project, which was teed up earlier this year, so it is a continuation, then the Terminal Modification, which is a continued development out at the terminal building of the additional 45,000 square feet plus Phase 2 and Phase 3, and they will also be completing the Master Plan Update, which has been underway now for a year or so. Director Johnson stated one of the bigger projects for 2022 will be the Future Aviation Development, which is the new taxiway and will include the bridge, taxiway, and will be doing some airside and other improvements. Director Johnson added they have teed up a new Aircraft Rescue Fire Fighting vehicle or truck, which they purchased one earlier this year and it was a

3,000-gallon truck, and this one is a 1500-gallon truck. Director Johnson stated the FAA is going to come in and fund that for the Airport, which is great for the Airport and long overdue. Director Johnson added the 2 rigs they currently have are well beyond their useful life, but the maintenance team does a great job keeping it all together. Director Johnson added there are some airfield sign upgrades, a fuel truck purchase, and then parking lot improvements. Director Johnson stated this is the budget for 2022 and looks very similar to last year, which he wanted to thank Commissioner Dinges, Commissioner Polites, the Airport staff, and Midori, in particular, along with Sue, for their work in reviewing the budget. Director Johnson added this is a good solid budget and will get them through the 2022 Budget year quite well. Commissioner Polites made a motion to approve the MidAmerica St. Louis Airport Operating Budget for the calendar year 2022. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson stated that Item #2, they like to review these annually every fall prior to the new calendar year, which this parallels the budget process, and this is the Airport's Rates and Charges. Director Johnson added that Attorney Ysursa has been working with the Airport on the Resolution piece, but there are some basic principles and goals that govern how Airports operate and how they establish the rates and charges. Director Johnson stated every Airport's goal, which they are admonished by the FAA to become financially self-sustaining, and that is what all Airports in the entire country are working towards. Director Johnson added some of the rates and charges are based on compliance and our partnership, which their partnership is with their

tenants, as they have an obligation as an Airport to provide high standards of safety and security to support, not only the Airport's operations, but the tenants at the Airport. Director Johnson stated this is a big deal and they reflect upon them and try to make appropriate adjustments that are reasonable, either driven by the local economy, in some cases inflation, etc. Director Johnson reviewed that ones that are getting the changeover, Airport Staff Services, as Dan and Midori, along with the maintenance staff, will provide some service from time-to-time to their tenants and they bill on an hourly rate. Director Johnson stated the maintenance shop is a good example, as they will do some work on equipment and are billing an hourly rate for that maintenance, as well as for the parts and pieces. Director Johnson added they want full cost recovery on those, so that it covers the hourly rate, as well as the fringes. Director Johnson stated the deicing services adjustments are being driven by the cost of the product and availability of the product, so they are adjusting the rates and charges. Director Johnson added they provide deicing to Allegiant and the military, so whether the military is operating on our side or whether it is on the Scott Air Force Base side, the Airport is supporting them. Director Johnson stated the ID Badging is the same concept with about 500 total badge population, so whether it is training or materials, they try to build in a fee structure in a way to get full cost recovery there. Director Johnson added the aviation ground/land, unapproved/improved, as this is really driven by the Boeing project and standard at airports that you will see those 2 separations. Director Johnson stated the last piece and probably the most important that they reflect on is where are they at with their parking rates, where is the community at, which the community is thinking of comparable or competitive airports and not just STL, but reaching up to Springfield, Evansville, but when you look around the neighborhood and where are they at and where do they need to be. Director Johnson reviewed the 2021 fees that were established a year ago and they are just going to move them slightly to the right, so the big change is really the daily rate going from $8.00 a day to $9.00 a

day, which they feel that is very reasonable. Director Johnson added they try to be considerate of the travelers that utilize the Airport, the travelers that utilize Allegiant Airlines, and want to be sensitive to their price points knowing that Allegiant is an ultra-low-cost carrier. Director Johnson stated they felt like where they could garner some additional support from the travelers, which they appreciate, is the free parking, since an hour is not a lot of time and when you pull your ticket, find a place to park, especially if you are on the North Forty on a busy summer day, and you are burning up a lot of time just to get to the terminal building. Director Johnson added they thought this would be a good way to flex a little bit some goodwill and appreciation to the travelers. Director Johnson stated this surge that they see at the Airport with travelers, whether they are picking up or dropping off passengers, so while there are people in the cell lot, maybe they will see a little bit more use of their regular parking lot, so they can feel a little bit of relief and they can spend a little bit of time and not have to think about having to pay to get out. Director Johnson added the other thing that the air carrier provides after every flight, the ticket counter is open, so you can purchase airline tickets, which a lot of people can save money by doing that. Director Johnson stated this will give them the time they need to be able to pick up or drop off or to purchase a ticket, so less stress on them. Director Johnson added there are a lot of consultants and a lot of other people doing business at the airport that have regular business to do, so this also helps them out. Director Johnson stated this is a good balance and approach. Commissioner Effinger inquired if they can park in the overflow lot at any time now and can they stay there 24 hours. Director Johnson stated no that the overflow lot is specific to when they are at full capacity, which this year they thought for sure they would be using the overflow lot, and may remember that some adjustments were made over the summer and got really close, but they know in 2022, they will be using the overflow lot. Commissioner Polites inquired to the number of spots in the regular parking. Director Johnson stated he thought it was about 1800.

Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; stated it is 1795 to be exact. Commissioner Effinger moved to approve the St. Louis Airport's Rates and Charges for the year 2022. 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	: Absent

AYES: 6 ABSENT: 1 NAYS: None

Motion carried. Attorney Ysursa stated there will be a formal resolution which will be adopting this and will be available for publication, so they can just memorialize that at the next meeting.

Director Johnson presented the ARFF, Airport Rescue Fire Fighting, Airport Operations, Security Services Agreement, and this is something they have worked on long and hard. Director Johnson stated there is a procurement process that they go through and they had 4 different companies participate in the process, which they invited 2 companies to come in and present to them. Director Johnson added those 2 companies were Pro-Tec and AvPorts, which through the scoring and selection process, there are 4 different criteria and those are quality and completeness of the proposal, proposed cost for screens and ARFF services, and assign staff and ARFF services. Director Johnson stated when they bundled everything together and looked at the original proposals and negotiated, the selection was AvPorts, which everyone in the committee selected AvPorts, they negotiated, and now they are at the point where they want to execute a service agreement with them for about $1.1 million, which is right in the ballpark when comparing all of the competitors and all of the services that are being provided. Director Johnson added the key is to remember where they are now, as an Airport, and they are at a point where they need to pivot. Director Johnson stated the expectation is a new level of service with AvPorts that will enhance the security and safety operations going forward, in particular, when you

consider the type of tenants they have on the airfield, which include Boeing, and they will see an uptick with Allegiant, even though MetroLink is operated by a completely different authority, they will now be on the Airport to a certain extent. Director Johnson added the goal is to engage AvPorts with this service agreement. Commissioner Effinger moved the Chairman or Vice-Chairman to execute the ARFF Operations, Public Safety Service Agreement between the Public Building Commission and AvPorts, LLC, for the price of $1,112,029.11. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the Transportation Improvement Program (TIP) and every year in the October/November timeframe and provide their programming for the next 5 years. Director Johnson stated he and Dan met with their engineers and they have a combined meeting with the FAA and IDOT and with the Illinois Department of Aeronautics. Director Johnson reviewed the programming they anticipate and he will be bringing over the next few years with the different projects, which on the back page there is a copy in the briefing packet that highlights and outlines all of the things that are talked about at the annual meetings, which will be the projects for the Airport going forward, as well as it provides information on funding, so it does show if the funds are coming from Federal, Local, or State. Commissioner Lee inquired where is the MetroLink terminal supposed to show up on the map. Director Johnson reviewed the area of what they call the "Racetrack" around the parking lot at the very top, so it will be directly across from the entrance of the parking lot. Commissioner Lee stated that you get

off the MetroLink and you have to walk through the parking lot to get to the terminal. Director Johnson stated that right now that is correct, however, they are looking and developing different ideas on how to address that, as they are very sensitive to the travelers' experience and they want to ensure the highest and safest experience possible. Director Johnson added safety is first and foremost on their minds, as they must think about once the person gets off the light rail, as to how do they get them across the boulevard. Director Johnson stated it is expected to go to 4 lanes at some point in the future, so there will be a true boulevard. Director Johnson added they are also teaming up with the Transit Authority, as they are part of that conversation and they are aware that they want to make sure that they create some kind of covered structure or something. Director Johnson stated that everyone who travels, it is a big deal to be able to seamlessly move from one mode of transportation to the other and they do not have the answer on that, as they are working on that. Commissioner Effinger stated it is a big deal to have the light rail out there and that will be nice. Commissioner Effinger added that Terminal Two at Southwest, you must walk through the parking lot and over the river and through the woods to get to the MetroLink. Director Johnson stated to use the light rail in Seattle, you have to walk through their parking lot to get to the light rail station, so it is not uncommon, but they want to make it as pleasant an experience as possible. Director Johnson added they want to be thoughtful as they develop concepts and ideas as it relates to what is being talked about. Commissioner Effinger inquired if a crosswalk could be put up out there to get across when it is a 4 lane. Director Johnson stated he is not a traffic engineer, so he is not going to answer that question. Director Johnson added they will be adding truck traffic, which if they are going from 2 lanes to 4, there is a reason for that, and that means there is a significant amount of vehicle activity. Commissioner Beach stated he also serves on the Bi-State Development Board of Commissioners and they own MetroLink, among other things, and all 40 of the stations, give or take a couple, you have to walk

somewhere to get to the station from parking, sometimes long-term parking, and as Commissioner Effinger stated that is the same issue at the East Terminal. Commissioner Beach added there are some people who get off at the East Terminal and they will walk to the Main Terminal and that is a pretty good hike, which growth follows infrastructure and it is kind of a nice problem to have, but it is always an issue. Commissioner Beach stated there are size constraints and you just cannot put the station in the middle of the parking lot and there is no room by the terminal. Commissioner Effinger stated you have to walk through the parking lot to get on MetroLink or down steps and around corners. Commissioner Polites made a motion to approve and adopt the MidAmerica St. Louis Airport FY2023 through 2027 TIP for submission to IDOT/Illinois Division of Aeronautics. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the Construction Phase Services, which everyone has heard different conversations regarding different projects and pretty much every project is going to have a construction phase services piece to it. Director Johnson stated this is related directly to the terminal modification expansion project and on the second page of the briefing paper, Dan did a nice job on the summary, but if you look there you can see the sequence when the project was initially engaged in about 2018, CMT came on board to do the design, and then they have been a part of a variety of amendments. Director Johnson added there is one amendment where they decreased the total dollar amount. Director Johnson stated as things evolve and as things get more complex with the finish of the terminal building itself, there

is a need to expand the current agreement with CMT to add another $906,000.00 to their agreement, so they can continue to provide and support all of our effort. Director Johnson added they also oversee all the subs, which there is a huge load of subs there, HOK, and there is a list of them. Commissioner Beach stated so moved as stated. Second by Commissioner Effinger. Commissioner Effinger inquired when this phase will start. Mr. Trapp stated that is a good question, so technically some Phase 3 work is beginning right now, and Phase 2 is the shell of the building, but fortunately, because they were able to receive the FAA grant money early, they were able to continue and to start doing some of the Phase 3 work early. Mr. Trapp added they are beginning some Phase 3 work right now and then over the next few months, it is going to become a greater and greater percentage. Commissioner Effinger stated this also includes the interior in the Phase 3. Director Johnson stated that it does. Roll call as follows:

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

Motion carried.

Director Johnson presented for approval the fuel truck purchase, which most Airports in the Country do not provide FBO or Fixed Based Operator Services, which directly relates to fueling. Director Johnson stated this Airport started by providing those services and then competed a little bit with AVMATS when they came on board and continue to provide fuel services at the Airport. Director Johnson added that AVMATS is no longer operating as an FBO at the Airport, as they left shortly after Director Johnson arrived. Director Johnson stated a big part of their business model at the Airport are fuel sales and services, so if you are going to push fuel through an airport, you will need fuel trucks. Director Johnson added hats off to his

predecessor, Tim and the maintenance staff and all the others, that were able to wrangle up all the fuel trucks over the years. Director Johnson stated they are at a point where they need to acquire an additional truck, which part of that is driven by the fact that they are leasing one of the fuel trucks to Boeing for the MQ program and you will notice in the briefing that there is a need to replace one fuel truck that is really old and there are concerns. Director Johnson added that even this fall, there were a couple of days that there were a couple of fuel trucks down and were able to coordinate with the air carriers and Boeing and TFT to make it happen. Director Johnson stated they need one more additional fuel truck and this was programmed for 2021 and now they are all convinced that they are ready to make that next move and acquire a new fuel truck. Director Johnson added there are 4 Jet-A fuel trucks, one of which is currently being leased to Boeing, so the additional fuel truck would bring capacity that they will need this summer. Commissioner Effinger inquired if they will retire the old one. Director Johnson stated that is their intent. Commissioner Effinger inquired if it will be used as a backup. Director Johnson added initially they will keep it as a backup, but the desire of the maintenance staff is to phase it out and retire it and put it back out into the open market. Commissioner Beach inquired if there are any plans for a hydrant system down the road. Director Johnson stated with hydrant systems, usually you will see in larger airports because of the volume, as they are putting so much volume onto those airplanes. Director Johnson added if you take Southwest, as an example, which they may have an aircraft park at one gate maybe 10 times a day and they are taking 3,000 gallons of fuel at a time, so it makes more economic sense to build a hydrant system. Director Johnson stated he believes STL has all their fuel systems as hydrant, so it is underground and then the fuel is available at each wing of the aircraft. Director Johnson stated for MidAmerica, not yet, but maybe at some point in the future they will look at that, but they do not have the airline volume. Commissioner Effinger made a motion to authorize the Chairman or Vice-Chairman to

execute the agreement for a 5K-300-J-MRSC-IN-P Fuel Truck from SkyMark Refuelers, LLC, at a cost not-to-exceed $229,500.00. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson stated they started in December of 2020 in which he got approval to move forward with design for some of the airfield pavement repair and they went through and did a procurement bidding process just a month or so ago. Director Johnson added they selected DMS in Mascoutah to do the work and now they need to continue with their construction phase services, so this is an amendment to the existing agreement and adding a little less than $45,000.00 to the existing agreement with CMT, so the total for this project will be $65,200.00. Director Johnson stated all the details are in the packet and very typical for any sizable construction project. Director Johnson added he would like the Board to consider and authorize Amendment 1 to the engineering agreement with CMT for the Airport Pavement Repairs for $44,700.00, which provides Construction Phase Services for the project. Commissioner Polites made a motion to approve as stated. Second by Commissioner Beach. Roll call as follows:

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

Motion carried.

Director Johnson presented Sprinkler System Inspection Service Agreement and stated

the current agreement is with Getz Fire Equipment is a 5-year agreement that is set to expire at the end of this year. Director Johnson added that Dan and his team put it out for bid and did the procurement process, which the lowest bidder is Johnson Controls for $18,700.00. Director Johnson stated that one thing to note is it is a 5-year contract and it does involve some of the Airport's tenants, so when they are servicing 10 facilities, that tenant does pay MidAmerica for that service, not only for the staffing, but the actual sprinkler service, which is with Getz through the end of the year. Director Johnson added the expectation is Johnson Controls would do the exact same thing, as that is what is in the agreement, and this is necessary for all the businesses at the Airport and all the work that they do. Commissioner Effinger moved to approve the Chairman or Vice-Chairman to execute the 5-year service agreement with Johnson Controls Fire Protection. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval of the Temporary Construction Easement, which Boeing is requesting this for limited access for relocating a stream that runs beyond their current leasehold and this is driven by when they were granted back in August and it was completed with a lease agreement with Boeing. Director Johnson reviewed a slide with IL-4 at the top of the slide and the shaded area is the leasehold currently with Boeing, the yellow areas are the areas that they are going to be in and that is what this is for, so the temporary construction easement will allow to enter these parcels on the Airport and do all of the dredging, the digging, and the reshaping that will redirect water to the appropriate area and to go through all of the basics,

whether it is EPA-permitting or working with the Corps of Engineers. Commissioner Polites inquired as to how far they must taxi from their property to the taxiway. Director Johnson inquired to Mr. Trapp if it was 4,000 feet from their entrance up to the taxiway. Mr. Trapp stated this is roughly 4,000 feet. Commissioner Effinger moved to approve the Temporary Easement between MidAmerica Airport and Boeing. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson gave an update on the infrastructure bill that was passed by Congress and signed in by the President and reviewed a snapshot of a week into this infrastructure bill, which the DOT put out a 2 or 3-page document on all of the different parts and pieces and all of the benefits that are actually going to come to the State of Illinois. Director Johnson stated they call them entitlement dollars, so in the FAA world, there are entitlement dollars, which are specific to each airport and there are discretionary dollars that each airport competes for. Director Johnson stated the entitlement dollars are based off calendar year 2019 enplanement numbers, those passengers buying revenue tickets and getting on an airplane. Director Johnson added since 2019, they have been appropriated $1.6 million in entitlement money and this bill modifies that, so beginning in 2022 and in 2023, we know now that MidAmerica is going to get $3.2 million of entitlement money and that is a big deal for the Airport. Commissioner Polites stated it is double. Commissioner Effinger added this is based on 2019 numbers. Director Johnson stated this is correct. Commissioner Effinger stated the Airport was up then. Director Johnson added this was the last record MidAmerica set. Commissioner Polites stated that

possibly in a couple of years, MidAmerica could maybe double that or is that asking too much. Director Johnson stated that would be a stretch, but he stated just to understand what Commissioner Polites is saying, if the enplanements continue to increase, MidAmerica will see that $3.2 million. Commissioner Polites stated that to be correct or higher. Director Johnson added that would be correct, however, those enplanements would really have to go up and would have to be about 325 to 370 to see that on a regular basis. Commissioner Effinger stated this is good news. Director Johnson stated this is all good news and this is entitlement and it is one part of the bill, so there is going to be a lot more discretionary money that is layered in the bill and those look at mining some of those opportunities. Commissioner Polites inquired if there is a timeline or deadline for using the money or can the Airport stockpile it. Director Johnson stated this will be treated like all entitlement money, so you have a minimum of 3 years to use the money, which the TIP program was just approved, and a lot of these monies will flow back into that program, and we will be able to accelerate some of those projects. Director Johnson added instead of doing a project and waiting until 2025 or 2024, the project could possibly be moved up sooner and that is going to be very helpful for the Airport, especially with the growth that they see at the Airport. Director Johnson stated beyond 2023 and starting in 2024, the FAA and DOT will look at calendar year numbers, but there will be more details to follow and this is good news for the Airport and the community. Director Johnson added he was in a meeting with Senator Duckworth and it is clear that she and Durbin and all of the legislative body really worked hard at the Washington level. Director Johnson stated he did not show the EV charging stations and those are some of the conversations they are having, and there is a lot of that, which will be pushed down to different entities. Commissioner Beach stated for the benefit of the media that is at the meeting, the entitlement money is guaranteed, but there is still a bigger pot the Airport can compete for. Director Johnson stated this is correct. Director Johnson stated in talking a bit about

finances, he reviewed revenue in 2019 and where they are in 2020, keeping in mind the coronavirus pandemic, and then how the Airport has accelerated out in 2021. Director Johnson added probably one of the most important caveats on the slide is when you look at total fuel revenue and you can see it is at $1.7 million, which is really high for the Airport and there are 2 reasons for that, as that is partly driven by last year at this time when the rates and charges were modified, the Airport was able to modify a lot of the fuel costs in there. Director Johnson stated their partners at Boeing, the Qatar, and the TFT project that changed the game for the Airport this year, which you can expect next year to be certainly high and likely to be about a half a million, as he thinks that is where they are headed. Commissioner Effinger stated that will be a steady number over the years. Director Johnson added there will be an uptick, but he wanted to share with everyone to give a perspective and intend to focus on the projects and the day-to-day things, along with on the revenue side where they are trying to change and improve. Director Johnson stated in talking about enplanements and entitlement dollars, he reviewed the history and 159,000/160,000 is what they are looking at for parking this year and that is a new record at MidAmerica St. Louis. Director Johnson added they are projecting up to almost 180,000/179,000 and for 2023 it will be up around 182,000, so the trends are going up. Director Johnson stated everyone has seen the November/December numbers and those numbers have not changed, but what has changed is April and when you look at the schedule for April and the inputs that Allegiant has put into their network, you can see a huge surge in frequency to build up that capacity. Director Johnson added it is all about seats, which the 320s hold about 170 to 180 depending on the seat configuration and there will be a big uptick beginning in April, so it is all good news for MidAmerica St. Louis. Director Johnson reviewed the progress that occurs every month and how things are constructed, which the travelers enjoy watching everything going on and all of the activity. Director Johnson added November was the completion of the concrete on

the second level and reviewed the newer photos with IL-4 on the right-hand side. Commissioner Effinger inquired where the easement is located. Director Johnson stated you cannot see it on this slide, but you can see it on the next slide and reviewed where the easement is located. Commissioner Lee inquired with so much work going on at the Airport, if there is adequate manpower to manage and observe the production that is going on with the various contractors. Director Johnson stated from the Airport and PBC staffing, they are doing fairly well, as they have added one position this year, a building supervisor position, and next year they will be adding an admin in engineering. Director Johnson added the other thing is it gets into the oversight by the construction phase services, which it is clearly a significant role that the consulting firms have in observing and ensuring a high degree of quality of construction and that they meet the design standards, etc. Director Johnson stated that Dan and his team do a wonderful job and they are very busy to say the least, but yes, as the Airport Director, they are doing very well at holding their own. Commissioner Polites added that Dan does the job of about 3. Director Johnson stated he does, and Dan is one person, but operates like 3, and it is the same way with Alice and Ethan, as they are just an exceptional team and they are grateful they have them. Commissioner Lee stated his concern is that the runway construction work gets quality work and not a lick and a promise, because some outfits do not perform as they should, which he was just wondering if they have a quality review to make sure that the Airport is getting what was bid, that it is a quality job and not a lick and a promise. Director Johnson stated he hears Commissioner Lee and over the years they have all experienced one or two projects that were not quite to the standard that they needed to be, but in this case, as you look at the magnitude of this project, the amount of State money that is going to fund this development and the standards that the State requires. Director Johnson added they will have their own team down here looking over and reviewing, in conjunction with CMT, and all the other consulting and the other subgroups.

Director Johnson stated that is something that they talk about, which even though they are not directly related in the Boeing project, there are times where things will overlap, and they will get involved with some of the review or some of the inspection processes. Director Johnson added because at the end of the day, they live with the result.

Director Brede requested to enter Executive Session for possible Litigation. Commissioner Polites moved to enter into Executive Session. Second by Commissioner Lee. Motion carried.

The Doors closed 10:57 a.m.

The Regular Meeting reconvened at 11:31 a.m.

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

Meeting adjourned at 11:32 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:

CHAIRMAN