

**AGENDA**  
**PUBLIC BUILDING COMMISSION**  
**December 15, 2022**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**INTRODUCTION OF VISITORS:**

Mark Kern, County Board Chairman  
James Brede, Director of Buildings  
Bernard Ysursa, Attorney

Debra Moore, Director of Administration  
Bryan Johnson, MidAmerica St. Louis Airport Director  
Tom Knapp, Sheriff's Department

**COMMUNICATION:**

**MINUTES:**

- |                            |   |                   |
|----------------------------|---|-------------------|
| 1) Regular Monthly Meeting | - | November 17, 2022 |
| 2) Executive Meeting       | - | November 17, 2022 |

**TREASURER AND FINANCE:**

- |   |   |                   |
|---|---|-------------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | December 30, 2022 |
| 2) Airport Expense Claims Report                            | - | December 30, 2022 |
| 3) Budget Analysis Report                                   | - | December 2022     |
| 4) Trial Balance Report (Copy in PBC Office)                | - | November 2022     |

**FOR YOUR INFORMATION:**

**NEW BUSINESS:**

**RESOLUTIONS:**

- |   |   |                 |
|---|---|-----------------|
| 1) Adopting Approval of Flexible PBC Budget | - | Attorney Ysursa |
| 2) Metro Link Extension                     | - | Attorney Ysursa |
| 3) Transfer of Property to IDOT             | - | Attorney Ysursa |

**OPERATIONS:**

- |                              |   |             |
|------------------------------|---|-------------|
| 1) Impact Change Order       | - | James Brede |
| 2) FGMA Settlement Agreement | - | James Brede |

**AIRPORT OPERATION BUSINESS:**

- |   |   |               |
|---|---|---------------|
| 1) Airport Terminal Services/Amendment #2     | - | Bryan Johnson |
| 2) Air Service Incentive Program              | - | Bryan Johnson |
| 3) Airport Ag-Leases                          | - | Bryan Johnson |
| 4) Transportation Security Administration/MOA | - | Bryan Johnson |
| 5) Construction/AIP Change Order #15/Holland  | - | Bryan Johnson |
| 6) Construction/Non-AIP Amendment #4/Holland  | - | Bryan Johnson |

- |  |                        |
|--|------------------------|
| <b>7) Professional Services/ORAT/CMT</b>   | <b>- Bryan Johnson</b> |
| <b>8) Procurement/Runway Paint Machine</b> | <b>- Bryan Johnson</b> |

**UPDATES:**

- |   |                        |
|---|------------------------|
| <b>1) Enplanements</b>                                  | <b>- Bryan Johnson</b> |
| <b>2) Terminal Expansion</b>                            | <b>- Bryan Johnson</b> |
| <b>3) Boeing Production Facility</b>                    | <b>- Bryan Johnson</b> |
| <b>4) Air Service Development Update (Jack Penning)</b> | <b>- Bryan Johnson</b> |

**EXECUTIVE SESSION:**

**Personnel:**  
**Real Estate:**  
**Litigation:**  
**Security:**

**ADJOURNMENT:**

## **Public Building Commission Meeting Minutes**

**December 15, 2022**

The Public Building Commission of St. Clair County met in the County Board Conference Room on December 15, 2022. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

### **Members Present:**

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

### **Members Absent:**

Edmond Brown

### **Others Present:**

Debra Moore, Director of Administration  
James Brede, Director of Buildings  
Bryan Johnson, MidAmerica St. Louis Airport Director  
Midori Henrichs, MidAmerica St. Louis Airport Finance Director  
Dan Trapp, MidAmerica St. Louis Airport Director of Engineer  
Monica Taylor, St. Clair County Financial Analyst  
Darren James, MidAmerica St. Louis Airport Assistant Director  
Jack Penning, Volaire Aviation Consulting Partner  
Attorney Bernard Ysursa- present via teleconference phone  
Alexis Cortes, Belleville News-Democrat  
Randy Pierce, Fairview Heights Tribune  
William Reichert, Design and Planning Director  
Traci Firestone, Secretary  
Natalie Birk, Executive Assistant

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 second by Commissioner Bouse, it was unanimously agreed to approve the Regular Monthly Meeting Minutes and Executive Meeting Minutes of November 17, 2022.

Upon a motion by Commissioner Dinges and second by Commissioner Lee it was unanimously agreed to approve the Regular Expense Claims Report with Payroll Ledger Report of December 30, 2022.

**Public Building Commission Meeting Minutes**

**December 15, 2022**

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Upon a motion by Commissioner Dinges and second by Commissioner Lee, it was unanimously agreed to approve the Airport Expense Claims Report of December 30, 2022.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for December 2022** and stated the 2022 Budget is in line with the projected percentage of 100.00% expenditures.

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

Upon a motion by Commissioner Beach and second by Commissioner Effinger, it was unanimously agreed to Approve Resolution of the Flexible PBC 2023 Budget.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was agreed to Approve Resolution of the Metro Link Extension, with the exception of Commissioner Beach who chose to abstain.

Upon a motion by Commissioner Effinger and second by Commissioner Lee, it was unanimously agreed to Approve the Change Order for Impact Strategies.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the FGMA Settlement Agreement in the amount of \$11,046.50.

Upon a motion by Commissioner Effinger and second by Commissioner Beach, it was unanimously agreed to Approve the Airport Terminal Services Amendment #2 with a cost of approximately \$350,000.00.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the MidAmerica St. Louis Airport Air Service Incentive Program.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve the Airport Ag-Leases for a 2-year Term and authorize Farmers National to act as the Airport's Ag-Land Agent.

**Public Building Commission Meeting Minutes**

**December 15, 2022**

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Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to approve the Memorandum of Agreement with Transportation Security Administration with a cost of \$55,000.00.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve CMAR/AIP Change Order #15 Terminal Modifications with Holland Construction for a cost of \$208,548.32

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve CMAR/Non-AIP Amendment #4 Terminal Modifications with Holland Construction for a cost of \$1,985,318.00.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to Approve a direct purchase of Paint Machine from Florida Transcor, Inc., at a cost not-to-exceed \$18,000.00.

For updates on Enplanements, Terminal expansion, Taxiway Lima, and Boeing production facility, please see the attached documents.

An Air Service Development update was given by Jack Penning of Volaire Aviation Consulting, please see the attached documents.

Upon a motion by Commissioner Effinger and second by Commissioner Beach, it was unanimously agreed to adjourn the meeting at 11:05 a.m. Motion carried.

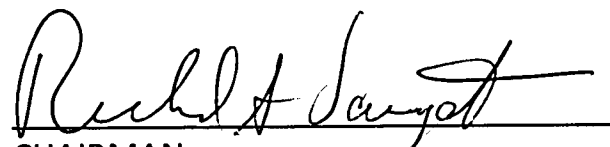
Respectfully submitted,



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Traci Firestone, Secretary

APPROVED:



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CHAIRMAN

# MidAmerica St. Louis Airport

**PUBLIC BUILDING COMMISSION**

**ST. CLAIR COUNTY, ILLINOIS**

**15 December 2022**

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



# 1. Airport Terminal Services (ATS) – Amendment #2

Airport Terminal Services, Inc (ATS) provides a wide variety of aviation related services, which include passenger services, fixed based operator (FBO), aircraft fueling, de-icing services, apron handling, cabin cleaning services, lounge services, and airport ambassador programs. Total cost for such services is ~\$350K and the term is for one-year (2023).

Financial Impact: The ATS ground service agreement was included in the FY2023 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the Ground Services Agreement - Amendment #2 between MidAmerica St. Louis Airport and Airport Terminal Services, Inc.”**

## 2. Air Service Incentive Program

Air service is a catalyst for economic growth, enabling people and businesses to reach a global marketplace for goods and services and to travel for work, leisure, or education. Air service development, which includes identifying and adding new city-pairs with existing or new air carriers is an ongoing effort. Foundational to this process is the development and implementation of a formalized Air Service Incentive Program.

Financial Impact: Funding for the Air Service Incentive Program was included in the FY2023 Airport Budget.

**Motion: “Move to approve the MidAmerica St. Louis Airport Air Service Incentive Program.”**



### 3. Airport Ag-Leases

Ag-land is a significant source of revenue for BLV, which is used to offset the airport operating expenses. Ag-revenue in 2021 was approximately \$960,000. Ag-leases were established with a 40% / 60% split between the Airport and farm tenant. The term will be 2-years ending in December of 2024. The Airport utilizes Farmers National as an agent to manage and oversee production of the ag-land.

Financial Impact: Revenue from the Ag-Leases will be used to operate the Airport.

**Motion: “Move to approve the Airport Ag-leases for a 2-year term and authorize Farmers National to act as the Airport’s ag-land agent.”**

## 4. Transportation Security Administration / MOA / EDS Relocation

The Airport desires to relocate the EDS machine which is currently located in the terminal lobby. The EDS will be moved and become part of an inline baggage conveyer system located behind the passenger ticket counter. The relocation of the EDS will address inefficient bag handling performance and improve system operation and potentially increase the capacity of the system.

Financial Impact: The cost for relocation of the EDS was included in FY2023 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the memorandum of agreement with the Transportation Security Administration.”**

# 5. CMAR AIP / Terminal Modifications / Change Order #15

Change Oder #15 is for water lines to serve Potable Water Cabinets installed as part of the Passenger Boarding Bridges project. Bulleting 29 and 31 were associated with certain changes to the FF&E package which included additional power to seating. Bulletin 33 included additional window tinting on the north curtain wall adjacent to the Security Checkpoint.

Financial Impact: Change order #15 was included in the FY2023 Airport Budget.

**Motion: “Move to approve Change Order #15, Terminal Modifications, with Holland Construction for a total of \$208,549.**

## 6. 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 PBC approved an initial request 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: Amendment #4 Non-AIP CMAR – Terminal Modifications was included in the FY2023 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute Terminal Modifications Amendment #4, CMAR Non-AIP with Holland Construction for \$1,985,318.”**

# 7. Equipment Procurement / Paint Machine

The Airport 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 pavement marking requirements on the airfield. BLV Maintenance will utilize this equipment to touch up pavement markings on the airfield as well as on airport roads and parking lots.

Financial Impact: The Walk Behind Paint Machine was included in the FY2023 Airport Budget.

**Motion: “Move to approve and authorize the Chairman / Vice-Chairman to execute the paint machine purchase with Florida Transcor, Inc. for a cost Not-to Exceed \$18,000.”**

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

**NEW Enplanement Record!**

# Terminal Expansion





# Terminal Expansion



# Terminal Expansion





# Terminal Expansion



# Terminal Expansion



# Terminal Expansion





# Boeing Production Facility – 2022



# Boeing Production Facility – 2022



# 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)

