

AGENDA
PUBLIC BUILDING COMMISSION
FEBRUARY 16, 2023

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

INTRODUCTION OF VISITORS:

Mark Kern, County Board Chairman
Tom Knapp, Sheriff's Department
Bernard Ysursa, Attorney

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

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|------------------|
| 1) Annual Meeting | - | January 19, 2023 |
| 2) Regular Monthly Meeting | - | January 19, 2023 |

TREASURER AND FINANCE:

- | | | |
|---|---|-------------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | February 28, 2023 |
| 2) Airport Expense Claims Report | - | February 28, 2023 |
| 3) Budget Analysis Report | - | February 2023 |
| 4) Trial Balance Report (Copy in PBC Office) | - | January 2023 |

FOR YOUR INFORMATION:

OPERATIONS:

AIRPORT OPERATION BUSINESS:

- | | | |
|---|---|---------------|
| 1) Equipment Procurement/Sole Source/Scott Air-Pak | - | Bryan Johnson |
| 2) Service Procurement/Sole Source/Nutrien Ag Solutions | - | Bryan Johnson |
| 3) Consulting Services/Non AIP-Amendment #3/HOK | - | Bryan Johnson |
| 4) Consulting Services/AIP/Terminal Mods Phase 4/HOK | - | Bryan Johnson |
| 5) Consulting Services/AIP/SRE Study Amendment #1/WSP | - | Bryan Johnson |
| 6) Authorization/Scott School Demolition/RFQ-RFP | - | Bryan Johnson |

UPDATES:

- | | | |
|-------------------------------|---|---------------|
| 1) Enplanements | - | Bryan Johnson |
| 2) Terminal Expansion | - | Bryan Johnson |
| 3) Boeing Production Facility | - | Bryan Johnson |

EXECUTIVE SESSION:

- 1) Personnel:
- 2) Real Estate:
- 3) Litigation:
- 4) Security:

ADJOURNMENT:

Public Building Commission Meeting Minutes

February 16, 2023

The Public Building Commission of St. Clair County met in the County Board Conference Room on February 16, 2023. The meeting was called to order by Chairman Richard Sauget at 10:02 a.m.

Members Present:

Members Absent:

Richard Sauget, Chairman

Charles Lee

Kevin Bouse

Rick Effinger

Edmond Brown

Thomas Dinges

Terry Beach-present via teleconference phone

Others Present:

Debra Moore, Director of Administration

Bryan Johnson, MidAmerica St. Louis Airport Director

Midori Henrichs, MidAmerica St. Louis Airport Finance Director

Thomas Knapp, St. Clair County Sheriff's Department

Monica Taylor, St. Clair County Financial Analyst

Attorney Bernard Ysursa

Alexis Cortes, Belleville News-Democrat

Randy Pierce, Fairview Heights Tribune

Traci Firestone, Secretary

Darren James, MidAmerica St. Louis Airport Assistant Director present via teleconference phone

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 Effinger, it was unanimously agreed to Approve the **Annual Meeting and Regular Monthly Meeting Minutes of January 19,2023.**

Public Building Commission Meeting Minutes

February 16, 2023

Page 2

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 February 28, 2023.**

Upon a motion by Commissioner Dinges and second by Commissioner Lee, it was unanimously agreed to approve the **Airport Expense Claims Report of February 28, 2023.**

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for February 2023** and stated the 2023 Budget is in line with the projected percentage of 16.7 % expenditures except for Economic Development due to major capital improvement

Commissioner Dinges reviewed the **Trial Balance Report for January 2023** and it can be available when requested in the Public Building Commission Office.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was agreed to unanimously Approve the purchase of Scott Air-Pak Equipment from Mallory Safety and Supply, LLC at a cost not-to-exceed \$40,000.00

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to Approve the Sole Source Contract with Nutrien Ag Solutions at a cost not-to-exceed \$12,000.00. The 2 spray applications of insecticide will be conducted in the months of May and July.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve Amendment #3 to the Consulting Services Agreement with HOK for a cost not-to-exceed \$285,486.00.

Public Building Commission Meeting Minutes

February 16, 2023

Page 3

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve Amendment #9 to the Engineering Agreement with CMT at a cost not-to-exceed \$968,133.00.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve Amendment #1 to the agreement with WSP USA, Inc. to perform the Snow Equipment Removal Facility Study for a cost not-to-exceed \$34,300.00.

Upon a motion by Commissioner Brown and second by Commissioner Bouse, it was unanimously agreed to Approve Airport Staff to formulate and implement a project to demolish the old Scott Schools.

For updates on Enplanements, Terminal Expansion, and Boeing Production Facility, please see the attached documents.

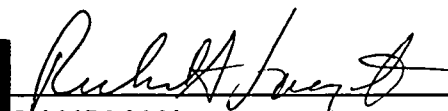
Upon a motion by Commissioner Lee and second by Commissioner Dinges, it was unanimously agreed to adjourn the meeting at 10:35 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN

MidAmerica St. Louis Airport

PUBLIC BUILDING COMMISSION

ST. CLAIR COUNTY, ILLINOIS

16 February 2023

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



1. Scott Air-Pak / Sole Source Approval

As part of the recent ARFF truck purchases, there is a need to purchase the ancillary equipment associated with each truck. The ancillary equipment solicitations were put out to bid in 2022 and included provisions for SCBA. Due to the proprietary nature of the Scott Air-Pak SCBA, the bidders were unable to provide a bid.

Financial Impact: The procurement of the Scott Air-Pak equipment was included in the FY2023 Airport Budget.

Motion: “Move to approve the sole source purchase of Scott Air-Pak equipment from Mallory Safety and Supply, LLC at a cost Not-to-Exceed \$40,000.”

2. Nutrien Ag Solutions/ Sole Source Approval

The USDA, as part of their wildlife management duties at Scott AFB, have coordinated applications of insecticides on and around the airfield to mitigate conditions which create wildlife hazards. The USDA is currently under contract with Nutrien Ag Solutions to apply insecticide to the Scott AFB airfield this spring and summer. It would be highly desirable to have a singular, coordinated application of insecticide on the entire airport airfield.

Financial Impact: The insecticide procurement was included in the FY2023 Airport Budget.

Motion: “Move to approve the sole source contract with Nutrien Ag Solutions at a cost Not-to-Exceed \$12,000.”

3. Consulting Services / Non-AIP Amendment #3 / HOK

The proposed work would be completed as Amendment #3 to the existing agreement with HOK and would include Construction Phase Services for the remaining packages of Phase 3. Work includes administrative offices, airline offices, tenant offices, furniture, departure lounge seating, etc.

Financial Impact: The Non-AIP Consulting Services Amendment #3 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Amendment #3 to the Consulting Services Agreement with HOK at a cost Not-to-Exceed \$285,486.”

4. Consulting Services / AIP / Terminal Expansion Phase 4 / Amendment #9

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. This effort is the subject of a recent FAA Airport Terminal Program (ATP) grant application. The proposed design amendment would be Amendment #9 to the engineering agreement with CMT for Design, Documentation, and Bidding Phase services for Phase 4 of the Terminal Modifications project.

Financial Impact: The consulting services / Phase 4 / Amendment #9 was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Amendment #9 to the engineering agreement with CMT at a cost Not-to-Exceed \$968,133.”

5. Consulting Services / AIP / SRE Study - Amendment #1 / WSP

The FAA requires that SRE buildings are to be located on an airport to provide easy responses by snow clearing crews to control snow, slush, and ice conditions, as well as a convenient location for repairing, servicing, and maintaining equipment. Such requirements ensure FAA compliance with the Airport's Snow and Ice Control Plan.

Financial Impact: The Snow Removal Equipment (SRE) Facility Study was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute Amendment #1 to the agreement with WSP USA, Inc. to perform the Snow Equipment Removal (SRE) Facility Study for a cost Not-to-Exceed \$34,300.”

6. Authorization / Scott Schools Demolition

The school buildings are currently in severe disrepair and contain multiple environmental hazards (asbestos, PCBs, lead based paint, etc.). The proposed project would include environmental remediation and demolition of the two former Scott Schools and all associated components. After demolition, the land would be returned to its natural state and incorporated into the adjacent agricultural leases.


Financial Impact: The proposed Scott Schools demolition project will be funded by St. Clair County ARPA funds.

Motion: “Move to authorize Airport Staff to formulate and implement a project to demolish the old Scott Schools.”

AIRPORT UPDATE



Enplanements



MidAmerica

ST. LOUIS AIRPORT

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 | 56 | 8,327 | 148.7 | | 63 | 7,456 | 118.3 | | 57 | 6,405 | 112.4 | | 65 | 9,706 | 149.3 |
| Feb | 57 | 9,817 | 172.2 | | 61 | 8,425 | 138.1 | | 65 | 7,519 | 115.7 | | 69 | 10,389 | 150.6 |
| Mar | 91 | 15,673 | 172.2 | | 108 | 16,315 | 151.1 | | 118 | 13,033 | 110.4 | | 95 | 9,304 | 97.9 |
| Apr | 95 | 16,362 | 172.2 | | 102 | 14,392 | 141.1 | | 81 | 8,947 | 110.5 | | 4 | 123 | 30.8 |
| May | 91 | 15,673 | 172.2 | | 107 | 16,226 | 151.6 | | 94 | 12,448 | 132.4 | | 65 | 6,003 | 92.4 |
| Jun | 140 | 24,112 | 172.2 | | 143 | 22,390 | 156.6 | | 182 | 24,663 | 135.5 | | 122 | 14,367 | 117.8 |
| Jul | 146 | 25,146 | 172.2 | | 155 | 24,300 | 156.8 | | 191 | 27,505 | 144.0 | | 162 | 15,937 | 98.4 |
| Aug | 99 | 17,051 | 172.2 | | 99 | 13,442 | 135.8 | | 125 | 13,907 | 111.3 | | 121 | 10,078 | 83.3 |
| Sep | 57 | 9,027 | 158.4 | | 57 | 8,220 | 144.2 | | 82 | 9,641 | 117.6 | | 65 | 6,692 | 103.0 |
| Oct | 72 | 11,403 | 158.4 | | 72 | 9,964 | 138.4 | | 102 | 12,336 | 120.9 | | 85 | 9,821 | 115.5 |
| Nov | 62 | 9,819 | 158.4 | | 62 | 8,931 | 144.0 | | 87 | 10,740 | 123.4 | | 69 | 7,491 | 108.6 |
| Dec | 82 | 12,987 | 158.4 | | 82 | 12,649 | 154.3 | | 85 | 12,533 | 147.4 | | 72 | 8,337 | 115.8 |
| TOTAL | 1048 | 175,397 | 167.4 | | 1111 | 162,710 | 146.5 | | 1269 | 159,677 | 125.8 | | 994 | 108,248 | 108.9 |
| <div> <div>FAA Total CY Enplaned Passenger Data</div> <div>Pending</div> <div>161,562</div> <div>108,765</div> </div> | | | | | | | | | | | | | | | |

Legend

Departures based on Allegiant schedule.

Departures calculated based on previous year's departures per month

Passenger enplanements projected utilizing the FAA Terminal Area Forecast (TAF).

Notes

1. Impacts from COVID-19 were initially realized in March 2020.

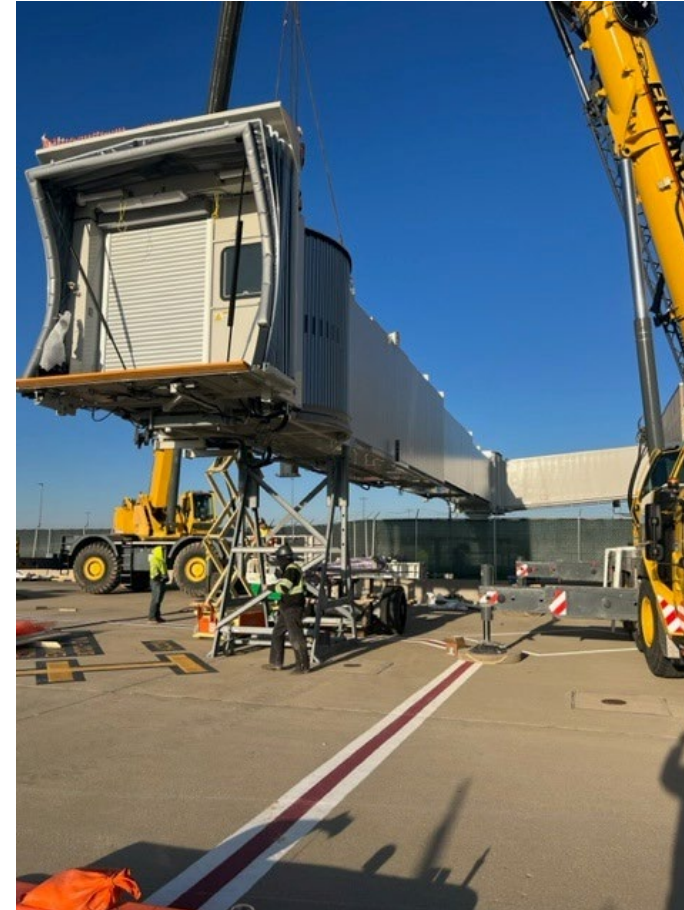
2. Future enplanements projected utilizing FAA TAF projections distributed via scheduled or projected departures.

3. 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 Enplanement Record!

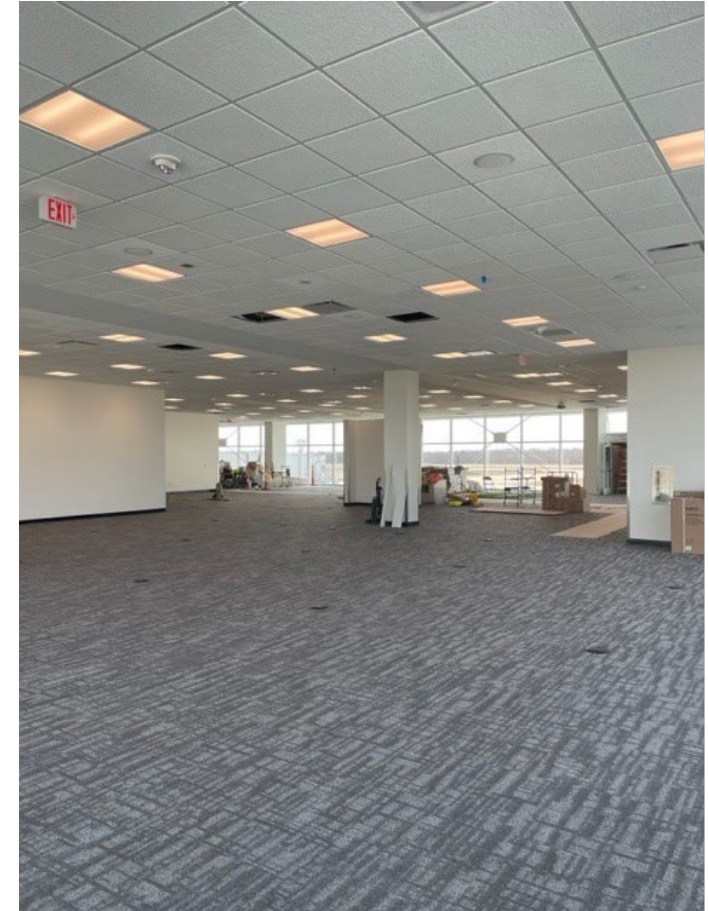
Terminal Expansion 2023



Terminal Expansion 2023



Terminal Expansion 2023



Terminal Expansion 2023



Boeing Production Facility - 2023



Boeing Production Facility - 2023



Boeing Production Facility - 2023



Boeing Production Facility – 2024



Thank You!



Bryan E. Johnson, A.A.E.
Airport Director
MidAmerica St. Louis Airport
9656 Air Terminal Drive – Ste 250
Mascoutah, IL 62258
618.566.5240
bryan.johnson@flymidamerica.com

