

AGENDA
PUBLIC BUILDING COMMISSION
FEBRUARY 24, 2022

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

TELECONFERENCE ROLL CALL:

INTRODUCTION OF VISITORS:

**Mark Kern, County Board Chairman
Debra Moore, Director of Administration
Tom Knapp, Sheriff's Department
Bernard Ysursa, Attorney**

**Bryan Johnson, MidAmerica St. Louis Airport Director
Dan Trapp, MidAmerica St. Louis Eng/Planning Director
James Brede, Director of Buildings**

In accord with Section 12 of Governor JB Pritzker's January 7, 2022 Disaster Proclamation, the February 24, 2022 meeting of the Public Building Commission will be held via Zoom. The following remote electronic access is being provided for Members, Staff, and Public.

Public Building Commission is inviting you to a scheduled Zoom meeting. Due to pending inclement weather, we have decided to hold tomorrow's meeting via Zoom. Since this is a Zoom meeting, please try to keep comments/discussions as brief as possible.

Join Zoom Meeting

<https://us06web.zoom.us/j/4611247709>

Meeting ID: 461 124 7709

One tap mobile

+13126266799,,4611247709# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 461 124 7709

AGENDA
PUBLIC BUILDING COMMISSION
FEBRUARY 24, 2022

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

TELECONFERENCE ROLL CALL:

INTRODUCTION OF VISITORS:

Mark Kern, County Board Chairman
Debra Moore, Director of Administration
Tom Knapp, Sheriff's Department
Bernard Ysursa, Attorney

Bryan Johnson, MidAmerica St. Louis Airport Director
Dan Trapp, MidAmerica St. Louis Eng/Planning Director
James Brede, Director of Buildings

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|------------------|
| 1) Annual Meeting | - | January 20, 2022 |
| 2) Regular Monthly Meeting | - | January 20, 2022 |

TREASURER AND FINANCE:

- | | | |
|---|---|-------------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | February 28, 2022 |
| 2) Airport Expense Claims Report | - | February 28, 2022 |
| 3) Budget Analysis Report | - | February 2022 |
| 4) Trial Balance Report (Copy in PBC Office) | - | January 2022 |

FOR YOUR INFORMATION:

OPERATIONS:

- | | | |
|--------------------------|---|-------------|
| 1) Change Order - IMPACT | - | James Brede |
| 2) Janitorial Contract | - | James Brede |

AIRPORT OPERATION BUSINESS:

- | | | |
|---|---|---------------|
| 1) Utility Easement (electric) – City of Mascoutah | - | Bryan Johnson |
| 2) Right of Entry – MetroLink Tree Removal - Ameren | - | Bryan Johnson |
| 3) Gas Line – Realignment - Ameren | - | Bryan Johnson |
| 4) Construction Lease – Boeing Project – DMS | - | Bryan Johnson |
| 5) Electric Vehicle Charging Station Study – WSP | - | Bryan Johnson |

- | | | |
|--|----------|----------------------|
| 6) Airport Financial Consulting Services – DKMG | - | Bryan Johnson |
| 7) Taxiway Lima – Approval of Bids & Award – Plocher Construction | - | Bryan Johnson |
| 8) Taxiway Lima – Construction Phase Services – CMT | - | Bryan Johnson |
| 9) Passenger Boarding Bridges – Construction Phase Services – CMT | - | Bryan Johnson |
| 10) Airport Blvd Traffic Impact Study – CMT | - | Bryan Johnson |
| 11) Non-AIP Terminal Modifications – ORAT – CMT | - | Bryan Johnson |

UPDATES:

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

EXECUTIVE SESSION:

- | | | |
|--|----------|----------------------|
| 1) Personnel: Modification of Attorney's Fees Arrangement | - | Bernie Ysursa |
| 2) Real Estate: | | |
| 3) Litigation: | | |
| 4) Security: | | |

ADJOURNMENT:

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY,
FEBRUARY 24, 2022 AT 10:12 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 10:12 a.m., on Thursday, February 24, 2022 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Dan Polites. Richard Sauget, Rick Effinger, and Terry Beach answered present via Zoom. Charles Lee, Edmond Brown, and Thomas Dinges answered present via telephone conference.

Also present for the meeting, or for a portion thereof, were the following: James Brede, Director of Buildings; Traci Firestone, Secretary; Monica Taylor, Financial Analyst; and Debra Moore, County Administrator. Bryan Johnson, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Attorney Bernard Ysursa; Kelly Dudley, Assistant Secretary; and Randy Pierce, Fairview Heights Tribune; answered present via Zoom.

Minutes of the January 20, 2022 Annual Meeting and Regular Monthly Meeting were reviewed. Commissioner Effinger moved that the Annual Meeting Minutes and Regular Monthly Meeting Minutes dated January 20, 2022 be approved as provided. 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 | : Aye |
| AYES: 7 ABSENT: 0 | NAYS: None |

Motion carried.

Under Treasurer and Finance, Commissioner Lee, Assistant Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for February 28, 2022, 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 | : Aye |
| AYES: 7 ABSENT: 0 | NAYS: None |

Motion carried.

Commissioner Lee reviewed the Airport Expense Claims Report, dated February 28, 2022, and moved to approve payment of bills. Second by Commissioner Polites/Commissioner Brown. Roll call as follows:

| | |
|-----------------------|------------|
| Commissioner Lee | : Aye |
| Commissioner Polites | : Aye |
| Commissioner Effinger | : Aye |
| Commissioner Dinges | : Aye |
| Commissioner Sauget | : Aye |
| Commissioner Beach | : Aye |
| Commissioner Brown | : Aye |
| AYES: 7 ABSENT: 0 | NAYS: None |

Motion carried.

Commissioner Lee reviewed the **Monthly Budget Analysis Report for February 2022** and asked that it be placed on file, stating that the 2022 Budget is in line with the projected percentage of 16.7 expenditures, except for Public Safety, which is at 20% due to 2021 billing error of IMRF and Workmen's Compensation not billed by Auditors' Office.

Commissioner Lee reviewed the **Trial Balance Report for January 2022** and asked that it be placed on file. The Secretary has a copy available for review in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, stated he would like to remove item 2, as he does not have anything to present at this time on that issue.

Director Brede stated on item 1, back in October of 2021, the Board approved CNC Foundations (Helitech) to do micropiles and piers, which IMPACT found out that they did not have the piers in their contract, so they need to award the second lowest bid, which is \$79,970.00 higher, as far as the bid goes. Director Brede added it has been 5 months since we took the bids, the second lowest bidder is asking for a \$16,000.00 increase due to cost increases, which would bring the difference to \$95,970.00 higher than the lowest bid that we had. Commissioner Effinger inquired if the total of \$375,670.00 is with the plus \$16,000.00 on that. Director Brede stated it is plus \$16,000.00 on the \$375,670.00. Commissioner Polites stated it is \$391,000.00. Commissioner Brown inquired if this is still lower, the second lowest bid, even after the adjustment. Director Brede stated this to be correct. Commissioner Polites inquired if it would make sense to have them rebid it. Director Brede stated the problem is time and the other issue is all the prices will come in a lot higher, as they wanted more, but IMPACT did negotiate them down. Director Brede added he feels if IMPACT would have vetted it a little bit better, this would have been recognized a bit sooner, but this is probably the lowest bid we can get that would meet our timeline. Attorney Ysursa inquired if this bid is the actual lowest responsive bid. Director Brede stated this to be correct. Attorney Ysursa stated the bid that is being rejected did not respond to all the bid requirements. Director Brede stated this to be true. Attorney Ysursa added this is the lowest bid. Director Brede stated this is the lowest responsible bid. Attorney Ysursa stated that is the key and he wanted to point that out that this is the lowest one. Commissioner Effinger stated even with the \$16,000.00, it is still the lowest. Director Brede stated this to be correct. Attorney Ysursa added it is responsible concerning the issue that the other bid did not address. Commissioner Effinger moved to approve Subsurface Contractors,

Inc., for \$375,910.00. Commissioner Polites added it is plus \$16,000.00. Attorney Ysursa stated it is \$16,000.00 that needs to be added and not \$16.00. Commissioner Effinger stated it is \$391,000.00. Attorney Ysursa added and some change. 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 | : | Nay |
| Commissioner Brown | : | Aye |
| AYES: 6 | ABSENT: 0 | NAYS: 1 |

Motion carried.

Under Airport Operation Business, Bryan Johnson, MidAmerica St. Louis Airport Director, stated he wanted to shout out to the snow crews as it is tough at night sometimes and all the work they do to keep the runways clear and clean and safe.

Director Bryan Johnson stated the briefing papers are the go-to and provide a lot of the support and documentation for each business item. Director Johnson added the first item is Utility Easement and this is per the City of Mascoutah, which a lot of the items on here are directly related to the Boeing Production Facility, which is to be expected. Director Johnson stated there are a lot of good things going on and this is a standard easement, which more recently the last easement that was issued to the City of Mascoutah was for water, but this is for electrical. Director Johnson added this will allow them to tie in off 161 and connect to IL 4, which there is not any fiscal impact to the Airport, St. Clair County, or PBC. Commissioner Polites made a motion to approve and authorize the Chairman/Vice-Chairman to execute the utility easement between the MidAmerica St. Louis Airport and the City of Mascoutah, IL, for future aviation development. 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 | : | Aye |
| AYES: 7 | ABSENT: 0 | NAYS: None |

Motion carried.

Director Johnson presented for approval the Right of Entry, as there are multiple requests throughout the year for right of entry and it is for a wide variety of reasons, whether it is to do survey work or make minor improvements or adjustments to either existing or future development in and around the Airport. Director Johnson stated this is a right of entry for the St. Clair County Transit Authority and they are wanting to get in and take out some trees before the Indiana Bat shows up and starts to slow the tree removal process down. Director Johnson added there is a map that depicts that in the packet and it parallels Interstate 64, which the nice thing about what they are doing is ultimately that is helping the Airport and it is a win win for us, and we will help them continue to take the steps that they need as part of their build out for the extension to the Airport. Commissioner Polites inquired to when the Indiana Bat is due back. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director, stated it is April 1st. Commissioner Effinger moved to execute the Right of Entry Agreement to allow tree removal on MidAmerica Airport property. Second by Commissioner Polites. Commissioner Beach stated to Attorney Ysursa that the Transit District is paying for this, but Bi-State Development Agency is going to operate as the owner of the MetroLink System. Commissioner Beach stated he is on the Board of MetroLink and inquired if he should abstain from this or is it not a big deal. Attorney Ysursa stated it is not a big deal, but to be careful he would abstain. Roll call as follows:

| | | | |
|-----------------------|-----------|------------|------------|
| Commissioner Lee | : | Aye | |
| Commissioner Polites | : | Aye | |
| Commissioner Effinger | : | Aye | |
| Commissioner Dinges | : | Aye | |
| Commissioner Sauget | : | Aye | |
| Commissioner Beach | : | Abstain | |
| Commissioner Brown | : | Aye | |
| AYES: 6 | ABSENT: 0 | NAYS: None | ABSTAIN: 1 |

Motion carried.

Director Johnson stated that item 3 is a Gas Line – Realignment with Ameren, as part of their Taxiway Lima and Bridge project. Director Johnson added there is a high-pressure gas line that parallels old IL Route 4 that crisscrosses the Airport, which they will be building the taxiway and there is some work that needs to be done to realign that high-pressure line. Director Johnson stated they are working right now with Ameren and CMT to establish the exact details. Director Johnson added that most of it is included there in the map that was distributed of the area that will be impacted by the realignment. Director Johnson stated there is a cost and that is part of MidAmerica's obligations to Boeing and the costs will be funded through the State grants that will be administered through IDA and DCEO. Commissioner Effinger inquired if this will be funded by the State grant administration. Director Johnson stated that all the improvements that you see related to the obligations to Boeing will be funded by the State. Commissioner Effinger moved to execute the agreement with Ameren for a not-to-exceed \$277,656.98. 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 | : | Aye |
| Commissioner Brown | : | Aye |
| AYES: 7 | ABSENT: 0 | NAYS: None |

Motion carried.

Director Johnson presented item 4, which initially started out as a construction lease, but

then it started to pivot, and it is not a lease, it is a permit for DMS. Director Johnson added the reason it is a permit is because it is less than one year and it involves a small amount of acres, so it is a temporary construction permit. Director Johnson stated it is tied directly into the obligations that DMS has as a subcontractor to Boeing and they need some additional area to store materials and additional equipment, which the exhibit that everyone has in front of them will give an idea of that exact location. Director Johnson added there is some funding involved or revenue that comes back to the Airport, as part of this permit, and the Airport will see about \$10,000.00 back to the Airport over the term of the permit. Commissioner Polites moved to approve and authorize the Chairman or Vice-Chairman to execute the Temporary Construction Ground Lease between MidAmerica St. Louis Airport and DMS Contracting, 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 | : Aye |
| Commissioner Brown | : Aye |
| AYES: 7 | ABSENT: 0 |
| NAYS: None | |

Motion carried.

Director Johnson presented for approval the Electric Vehicle Charging Station Study and there have been a lot of headlines with Build Back Better and what the governor of the State of Illinois is doing to improve the infrastructure for electric vehicles, which this study is intended for us, as an airport, to better understand the capability as an airport, the amount of electricity that flows through MidAmerica. Director Johnson added they are trying to look at multiple locations for EV charging stations, whether it is in public parking or car rental companies or employee lots, there is a lot of interest in electric vehicles right now and MidAmerica is getting a lot of requests for EV charging stations. Director Johnson stated the total amount is \$26,700.00

and all of this has been budgeted in the FY2022 Airport Budget. Commissioner Effinger inquired if they charge people to charge cars at these stations or is the service free. Director Johnson stated it really depends on the airport, as at some airports you pay for parking, but then you get a free charge, or then some locations you pay for charging. Director Johnson added they will have to figure that out as part of the study and the location of the charging stations will really dictate whether there is a charge or not. Commissioner Beach stated a couple of months ago that Hertz announced they were buying 100,000 electric vehicles for just over \$4 billion. Commissioner Effinger moved to execute the agreement between MidAmerica Airport and WSP USA, Inc., to perform the electric vehicle charging station study in the amount not-to-exceed \$26,700.00. Second by Commissioner Beach. Commissioner Brown inquired that this is just for a study by this group, for example, the proper location and the impact it would have. Director Johnson stated this is correct and they will also assist with the grant process, as there are several grants that MidAmerica is very interested in pursuing, which hopefully the charging stations with the grants that are currently out there, should cost pretty much \$0. Director Johnson added when he was at another airport, they were able to pull in from the Department of Energy funding for EV charging stations. Roll call as follows:

| | |
|----------------------------------|-------|
| Commissioner Lee | : Aye |
| Commissioner Polites | : Aye |
| Commissioner Effinger | : Aye |
| Commissioner Dinges | : Aye |
| Commissioner Sauget | : Aye |
| Commissioner Beach | : Aye |
| Commissioner Brown | : Aye |
| AYES: 7 ABSENT: 0 NAYS: None | |

Motion carried.

Director Johnson presented for approval the Airport Financial Consulting Services – DKMG, as the Airport has been slowly chipping away at the Rates and Charges Program and working with David Weiss and Bernie on some of the lease agreements. In talking with the air

carriers, and about a year ago, the Airport put together an incentive program. Director Johnson stated as part of that, the next step is to look holistically at how the Airport charges for different services that is provided to the air carriers. Director Johnson added right now, Allegiant is the Airport's best friend and will be for a very long time, which there are no changes expected there. Director Johnson stated the world we live in is a bit more sophisticated and the Airport needs to pivot with looking to get some expert advice and consult input in the development of an airline use agreement, which define a certain cost modeling and methodology to charge air carriers, so what is a reasonable rate for an air carrier. Director Johnson stated as an example, should they be paying for ARFF services and most of the time at other airports, they do. Director Johnson added there are a lot of things to uncover and it is a very deliberate and methodical process. Director Johnson stated they put out an RFP and had 2 companies that responded, which both are well-known in the airport industry, DKMG and Frasca. Director Johnson added DKMG, by far, outpaces Frasca mostly because of their local experience in the State of Illinois, and both women that drive the organization used to work for the Department of Aviation in Chicago and make regular presentations around the country and work with a lot of small and big airports. Director Johnson stated the other thing they will be helping MidAmerica with is the passenger facility charge that will be collected on every revenue passenger and the application needs to be opened with the FAA. Director Johnson added they will need to decide to initialize a new application or continue with the existing one. Director Johnson stated they will keep the Board abreast of all the things, the draft documents that are developed and Bernie will be included in this process, especially once they get into some of the legalese of considering their agreements and approach to how they manage air carriers at the Airport. Commissioner Beach stated he assumes this is a professional services type of contract, since he does not see any numbers or fees on the documentation. Director Johnson stated this is correct and he has a framework he is working

from. Director Johnson added they went through an RFQ process and now he is ready to negotiate. Director Johnson stated they have selected the firm now and he is seeking the Board's authority to negotiate an agreement with DKMG based on the qualifications that they presented. Commissioner Beach inquired if this will be within the Airport budget. Director Johnson stated this is correct and he is looking at somewhere between \$35,000.00 and \$45,000.00 and that is based on the scope of work that they presented, which is in the Airport budget. Commissioner Beach inquired what is the anticipated length of the contract. Director Johnson stated that is something they will have to work out, so what is interesting about these kinds of projects and in looking at the scope, the length is also dependent upon what is already in their queue or what other business they are working on. Director Johnson added ideally, they should have this packaged together by this calendar year, which is the end game for himself and the staff. Commissioner Effinger inquired that they are not approving any money at this time and are just approving for Director Johnson to negotiate with them, as this is a little vague. Director Johnson stated this is correct. Chairman Sauget stated he can see where this has got soft-type issues more than hard issues. Commissioner Brown inquired for clarification that what he is reading it states to negotiate and execute the agreement, but he thought he heard that this is just for negotiation for the contract and when they come back with the actual number, then the Board will vote on that, or is he misunderstanding something. Director Johnson stated the goal is to give him the authority to negotiate and execute the agreement. Director Johnson added before he will execute anything, he will give it to Bernie to review and make sure it incorporates all the Airport needs. Attorney Ysursa stated he thinks the concern of the commissioner is this is vague, and it is to negotiate and hire, but you do not want to execute a contract that is bound to that and is open-ended like this because there is not an amount or the term, etc. Attorney Ysursa added there has to be a subsequent review and approval of whatever Bryan can come up with, so with that

understanding, he would think they can go ahead and go forward with it without any problems.

Commissioner Effinger stated they can take out the word "execute". Second by Commissioner Dinges. Roll call as follows:

| | |
|-------------------------------|-------|
| Commissioner Lee | : Nay |
| Commissioner Polites | : Nay |
| Commissioner Effinger | : Aye |
| Commissioner Dinges | : Aye |
| Commissioner Sauget | : Aye |
| Commissioner Beach | : Aye |
| Commissioner Brown | : Nay |
| AYES: 4 ABSENT: 0 NAYS: 3 | |

Motion carried.

Director Johnson presented for approval the Taxiway Lima and Bridge project, which as they partner with Boeing and continue to develop and build out their facilities at the Airport, this is a significant project, and the entire project is being funded by IDOT/IDA, as well as DCEO. Director Johnson added that Dan and his team, along with various consultants and engineers went through a lengthy process working with the IDA to develop the specifications to meet the guidelines and the requirements of the State of Illinois as it relates to contracts, bidding, etc. Director Johnson stated they did receive 3 bids that is in the packet and you can see when looking at the bid tab sheet, looking at the engineer's estimate, they took into consideration some of the inflationary factors and what they thought might impact the pricing of this project. Director Johnson added when you look at the bids, especially between bid 2 and bid 3, Millstone and Keeley & Sons, that is amazing to get that close with such a big project. Director Johnson stated it bodes well for all 3 of the contractors and how well they know this business and would like to recommend and award the Taxiway Lima and Bridge project to Plocher Construction of Highland, Illinois, for \$37,513,287.00. Commissioner Effinger inquired if this is 100% funded by a State grant. Director Johnson stated that is correct. Attorney Ysursa inquired if Mr. Trapp completed making the changes in the contract that he wanted. Mr. Trapp stated he has made the

changes and they have not sent it out for signature yet, and he can send it back to Attorney Ysursa to give it a look. Attorney Ysursa stated because of the magnitude of this, he has prepared a separate written resolution, which memorializes any motion for approval concerning this contract that would direct the signature by the Chairman of the Commission. Attorney Ysursa added, he has as indicated by talking to Dan, he has looked at the contract in the packet and that contract they have changed a bit to reflect the fact that the owner of the property is not Public Building Commission and it is St. Clair County. Attorney Ysursa stated Public Building Commission is acting as the agent for the County to approve this contract, which everyone wants because it is \$37 million of somebody else's money paying for it, which anybody should do. Attorney Ysursa added he wanted everyone to know that they did look at this and they did try to cross the Ts and dot the Is, so the auditor will look at it and not think that they are spending PBC money. Commissioner Effinger inquired if the County also must approve or is PBC, as the agent, good enough. Attorney Ysursa stated based upon what he has investigated since it does not deal with the PBC or the County's money, it really is enough. Commissioner Polites inquired to Attorney Ysursa what if the State does not have the money at the time the payment is due. Attorney Ysursa stated it looks like we are in trouble and he does not know how you can guarantee that the State is going to be solvent and make their payment. Mr. Trapp stated the way the payment will work is that MidAmerica will actually be submitting the pay application directly to the State and the State will be paying at the same time, so it is not like a lot of previous projects where MidAmerica paid upfront and then requested reimbursement, as the State will actually be paying on the invoice. Attorney Ysursa inquired if the money will go from the State to the County to the contractor or does it go directly from the State to the contractor. Mr. Trapp stated as he understood based off a conversation yesterday, at least for the \$25 million from the IDA portion, it will go directly to the contractor. Attorney Ysursa stated we are

basically a conduit here and it is really the State's job. Commissioner Beach stated the state funding for projects like this throughout the state has been allocated and appropriated based on his knowledge, so the money is there, and cannot be used for potholes or anything else. Commissioner Polites moved to approve and authorize the Chairman or Vice-Chairman to award and execute the Taxiway Lima and Bridge construction agreement between MidAmerica St. Louis Airport and Plocher Construction Co., Inc., out of Highland, in the amount not-to-exceed \$37,513,287.00. 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 | : Aye |
| AYES: 7 | ABSENT: 0 |
| | NAYS: 0 |

Motion carried.

Director Johnson presented for approval the Construction Phase Services and this is an amendment to the existing agreement and is pretty standard with any project of any scale or magnitude where there will be a portion addressing this issue. Director Johnson stated this means the coordination, implementation, and execution of the construction work required by the contract documents. Director Johnson added the project may be divided into different stages, so the Airport then engages with CMT to provide that construction phase services piece. Attorney Ysursa inquired to Mr. Trapp if this contract will be paid by the State. Mr. Trapp stated this one will be paid upfront and MidAmerica will be reimbursed. Attorney Ysursa added by the State. Mr. Trapp stated this is correct. Attorney Ysursa stated this contract should reflect that the true owner is St. Clair County and not the Public Building Commission. Mr. Trapp added this is an amendment of an existing consultant agreement with CMT. Chairman Sauget inquired if Attorney Ysursa's question was with St. Clair County or Building Commission, the original

contract. Chairman Sauget stated it should be with the Building Commission, he would think. Attorney Ysursa stated he assumed the original contract was done in the same way by reflecting the County is the owner and Public Building Commission is acting as the agent, but if it does not, it should be corrected to say that it does. Attorney Ysursa added the contract forms have a thing that says "owner" and if you click Public Building Commission without saying that we are acting as the agent, it is a misstatement, as Public Building Commission is not the owner. Attorney Ysursa stated they just want to make sure the documents reflect that truth, so if somebody looks at them later and they realize that the Public Building Commission is not acting as the owner and are acting as the owner's agent. Attorney Ysursa added this comes up every once in a while, because the contracts get so big and people get confused, because they think the Public Building Commission is part of the County and it is a separate local governmental entity, which is why we always have to do this. Attorney Ysursa stated this is usually not very substantive, but it is important. Mr. Trapp stated they will make sure Attorney Ysursa sees it prior to sending it out for a signature. Commissioner Beach moved to approve and authorize the Chairman or Vice-Chairman to execute Amendment 3 to the engineering agreement with CMT for the Airside Design at a not-to-exceed cost of \$2,798,100.00, which provides Construction Phase Services for the Taxiway Lima and Bridge project with the provision that the attorney approves the final documents, and the project will be funded by the Illinois State grants administered by the Illinois Department of Transportation, their division of aeronautics, and the Illinois Department of Commerce and Economic Opportunity. 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 | : Aye |

AYES: 7 ABSENT: 0 NAYS: 0

Motion carried.

Director Johnson stated it was last month that he brought the results of a bid for the passenger boarding bridges and went through the process of selecting the lowest bidder at that particular point in time, which this is a follow-up to that project. Director Johnson added this is related to the Construction Phase process and there is a certain oversight that is required, so this is very similar to the coordination and implementation and execution of the various construction work and documents, as well as tracking the staging. Director Johnson stated in any of these projects, there is a tremendous amount of work and verification of whether it is the wages that are being paid, whether it is the testing that may be done with payment, etc. Director Johnson added this is very similar to what is being done with Taxiway Lima, just a little bit different, because it involves the passenger boarding bridges. Director Johnson stated this fee was included in the FY2022 Airport Budget. Commissioner Beach moved to approve and authorize the Chairman or Vice-Chairman to execute the Terminal Modifications – Amendment 6 of the engineering agreement with CMT for Construction Phase Services – Passenger Boarding Bridges at a not-to-exceed cost of \$92,250.00. 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 | : Aye |
| AYES: 7 ABSENT: 0 NAYS: 0 | |

Motion carried.

Director Johnson presented for approval the Airport Blvd Traffic Impact Study, as there is one entrance to the Airport, as of now, and it is a 2-lane entrance that meanders through the Airport in front of the terminal and over to some of the other tenants and facilities. Director

Johnson added during the master plan phase that was recently completed, it's identified a need to widen that road and go from 2 lanes to 4 lanes to actually create a 4-lane boulevard through the Airport, which will then handle all of the future capacity, whether it is vehicle or truck volume, depending on the type of businesses that are operating at the Airport. Director Johnson stated to start that process, a traffic impact study needs to be completed. Commissioner Polites moved to authorize the Chairman or Vice-Chairman to execute a consultant agreement with Crawford, Murphy, and Tilly, Inc., to provide a Traffic Impact Study for Airport Blvd at a not-to-exceed cost of \$43,720.00. 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 | : Aye |
| AYES: 7 ABSENT: 0 NAYS: 0 | |

Motion carried.

Director Johnson presented for approval the Non-AIP Terminal Modifications – ORAT (Operational Readiness Activation and Transition) Services. Director Johnson stated in the airport world and especially when you are dealing with terminal improvements, there is a desire and need to bring in outside consultants to assist in that transition. Director Johnson added you are taking an existing facility, a 23-year-old facility and adding a new facility to it, and there are many systems and all types of required details to ensure that everything will operate correctly. Director Johnson stated this involves the air carriers, as they transition and incorporate use at some of the new gates that will be a part of this terminal expansion project. Director Johnson added this ORAT agreement is under a subconsultant of CMT and this has all been programmed for this FY2022 Airport Budget. Commissioner Polites moved to authorize the Chairman or Vice-Chairman to execute the Professional Services Agreement with CMT at a cost not-to-

exceed \$90,000.00 for Non-AIP eligible work associated with the Terminal Modifications project for ORAT services. 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 | : Aye |
| AYES: 7 | ABSENT: 0 |
| | NAYS: 0 |

Motion carried.

Director Johnson stated an update to the progress with enplanements at MidAmerica St. Louis is the month of January was up over 2021 and slightly below January of 2019, but still on pace to establish a new enplanement record, at least in this point in time, of about 179,000 enplanements. Director Johnson added things are really looking good there and capacity looks very strong, as well. Director Johnson stated one thing that is interesting that the air carriers are banking on this year versus last year is the notion of load factor, so in 2019 and prior to the coronavirus pandemic, the airlines were really hitting the sweet spot of about 85% or 90% load factors. Director Johnson added the load factor means the percentage of the airplane that is filled up with passengers, so if the aircraft is operating at 85%/90%, that is profitable and shows a lot of profitability for the air carrier. Director Johnson stated the pandemic came into play and all those load factors dropped down to the 60% load range, which has been more typical recently. Director Johnson added that this year in 2022, generally the industry is optimistic and looking for that load factor to increase going from about 60%/65% to maybe a common denominator of 65%/70%, so that will be good for MidAmerica. Director Johnson stated even though our capacity will be 4% higher this year than last year, the load factors increase and that is going to help Allegiant, as well as us here at MidAmerica. Director Johnson added we should be able to see those enplanements somewhere up in the 170,000 to 180,000 mark depending on time, as it

passes, and certainly, some of the more recent headlines we have seen as it relates to current events. Director Johnson stated that terminal expansion is still relatively on schedule, give or take a day or two, which on the scale of magnitude of a project like this, is pretty much considered on schedule. Director Johnson added they are really moving inside now and whether it is doing some of the not-finish work, but doing some of the guts of the HVAC, the fire suppression system, and starting to fill in some different walls. Director Johnson stated they have this building bubble wrapped, so if anyone gets a chance to swing out this way, he would be happy to show you around. Director Johnson added on the Boeing production side of the house, everyone would probably have to drive out to the Airport every week because it is changing so quickly, but they are almost done with their first "Lego" block, which there are about 7 or 8 of these Lego blocks that will all be tied together. Director Johnson stated lots of steel is being erected at the Boeing site, which it is a sight to see, and they can show everyone around or if everyone just wants to drive by. Director Johnson added there are a lot of good things happening and grateful for where the Airport is at in this point in time.

Commissioner Polites requested to move to Executive Session to discuss personnel. Second by Commissioner Effinger. Motion carried.

The Doors closed at 11:07 a.m.

The Regular Meeting reconvened at 11:10 a.m.

Commissioner Polites stated with the Chairman's permission, he would like to make a motion for Resolution 2022-01, a resolution to increase the monthly compensation to Attorney Bernard J. Ysursa for his UMR Health Insurance that has been increased, and to increase it by \$25.00 per month on his monthly employee retainer and make that retroactive to January 21, 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 : Aye
AYES: 7 ABSENT: 0 NAYS: 0

Motion carried.

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

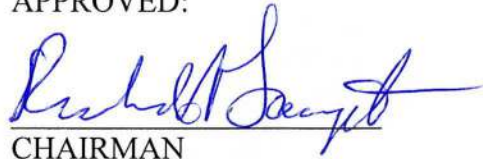
Meeting adjourned at 11:11 a.m.

Respectfully submitted,



Traci Firestone
Secretary

APPROVED:


CHAIRMAN