

AGENDA
PUBLIC BUILDING COMMISSION
March 18, 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

In accord with Section 12 of Governor JB Pritzker's December 11, 2020 Disaster Proclamation, the March 18, 2021 meeting of the Public Building Commission will be held remotely. The following remote electronic access is being provided for Members, Staff and Public.

ZOOM: Join Zoom Meeting
<https://zoom.us/j/4611247709>

Meeting ID: 461 124 7709

Dial by your location
+1 312 626 6799 US (Chicago)
Meeting ID: 461 124 7709

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|-------------------|
| 1) Regular Monthly Meeting | - | February 18, 2021 |
| 2) Executive Meeting | - | February 18, 2021 |
| 3) Special Meeting | - | March 3, 2021 |

TREASURER AND FINANCE:

- | | | |
|---|---|----------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | March 30, 2021 |
| 2) Airport Expense Claims Report | - | March 30, 2021 |
| 3) Budget Analysis Report | - | March 2021 |
| 4) Trial Balance Report (Copy in PBC Office) | - | February 2021 |

FOR YOUR INFORMATION:

OPERATIONS:

- | | | |
|---------------------------------|---|-------------|
| 1) Approval of Securus Contract | - | James Brede |
| 2) Emergency Roof Repair Update | - | James Brede |

AIRPORT OPERATION BUSINESS:

- | | | |
|--|---|---------------|
| 1) Lease Amendment – REEF (Republic) Parking | - | Bryan Johnson |
| 2) Budget Amendment – ARFF Truck | - | Bryan Johnson |
| 3) Airport Operations – Vehicle Purchase | - | Bryan Johnson |
| 4) Consulting Services – Legislative Affairs | - | Bryan Johnson |
| 5) Consulting Services – Future Aviation Development | - | Bryan Johnson |

EXECUTIVE SESSION:

- | | | |
|---------------|---|-------------|
| 1) Litigation | - | James Brede |
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ADJOURNMENT:

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY,
MARCH 18, 2021 AT 10:02 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 10:02 a.m., on Thursday, March 18, 2021 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: James Brede, Director of Buildings; Bill Reichert, Architectural & Planning Advisor; Traci Firestone, Secretary; and Kelly Dudley, Assistant Secretary. Bryan Johnson, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Midori Henrichs, MidAmerica St. Louis Airport Finance Director; Attorney Bernard Ysursa; Tom Knapp, Sheriff's Department; Monica Taylor, Financial Analyst; and Randy Pierce, Fairview Heights Tribune; answered present via Zoom.

Minutes of the February 18, 2021, Regular Monthly Meeting and Executive Meeting were reviewed, along with the Minutes of the March 3, 2021, Special Meeting. Commissioner Polites moved that the Regular Monthly Meeting Minutes and Executive Meeting Minutes dated February 18, 2021, be approved as provided, along with the Minutes of the March 3, 2021, Special Meeting. 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 March 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 : Aye
AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Commissioner Lee reviewed the Airport Expense Claims Report, dated March 30, 2021, and Commissioner Dinges moved to approve payment of bills. 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.

Commissioner Lee reviewed the **Monthly Budget Analysis Report for March 2021** and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 25.0 expenditures.

Commissioner Lee reviewed the **Trial Balance Report for February 2021** and asked that it be placed on file. The Secretary has a copy available for review in the Public Building

Commission Office.

Under Operations, Director James Brede presented for approval the Securus Contract, as there is a sixth amendment that Securus is asking to be approved, and it belongs to the fifth one that was approved not too long ago about adding tablets to the Jail. Director Brede stated this is about selling ear buds for those tablets to the inmates and he had to have Securus redo it. Director Brede added they were looking at taking the money out of the monthly revenue that the Public Building Commission receives from them, but instead he had them put in writing to take it out of the commissary and to work with the Jail with Tammy to put the ear buds on the commissary to sell it to the inmates instead. Director Brede added the customer can purchase them for \$5.66 per set and they cannot sell them more than \$19.99 a set to the inmates. Commissioner Beach inquired if Tom Knapp is okay with this. Tom Knapp, Sheriff's Department, stated they are fine with it. Commissioner Lee made a motion to accept the master service agreement, the sixth amendment. 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.

Director Brede stated he would like to go into Executive Session with the Emergency Roof Repair Update for possible litigation.

Director Brede presented for approval Environmental Consultants Contract, as with the new building that the Public Building Commission bought down the street for the Covid process, there is another building on that site, 331 is the address, and it has a leaky roof and the building

is full of mold and asbestos that must be abated. Director Brede stated Environmental Consultants has always been the company that makes sure the Public Building Commission is following that, so they would like to approve a contract with them not-to-exceed \$50,000.00 to go out for bid for the abatement and remediation of the mold. Commissioner Polites made a motion to approve. Second by Commissioner Dinges. Chairman Sauget inquired if this is strictly to study what is needed to be done. Director Brede stated we know that they are going to do the bidding process and come up with the specs to go out to do that, then they will also monitor all the way through that process to make sure the Public Building Commission is compliant with the EPA. 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 Airport Operation Business, Director Bryan Johnson, stated they have a little flood water at the Airport, but it is very minor, and in speaking Dan, it is normal this time of year.

Director Johnson presented for approval a lease amendment with REEF Parking and they are known as Republic Parking. Director Johnson stated in 2019, they absorbed multiple parking companies and rebranded themselves as REEF Parking. Director Johnson added they have a very good relationship with them and have been very helpful for MidAmerica, as an Airport, dating back to 2018. Director Johnson stated they provide parking management services MidAmerica and the purpose of the First Amendment is to extend their service agreement for the next 6 months between the Airport and REEF Parking. Director Johnson added the history in the

briefing paper noted that they are based out of Chattanooga, Tennessee, and in a variety of locations around the country. Director Johnson stated legal counsel did get a chance to look at the amendment and is ready to be approved and executed. Director Johnson added as far as financial impact to the Airport, it is accounted for in the Airport's FY2021 Airport Operating Budget. Commissioner Polites made a motion to approve the First Amendment of the service agreement between MidAmerica St. Louis Airport and REEF (Republic) Parking with signature of the Vice-Chairman. Second by Commissioner Lee. Commissioner Brown inquired if after 6 months, there will need to be another motion for this or will have to review this again or will we move to something different, as he saw some sort of automation is being looked at for parking. Director Johnson stated this is correct, but often an Airport will extend an agreement for various reasons and this is to look at improving the technology for the benefit of the customer, as he thinks that is one of the biggest things about any parking service or parking lot, which is the value to that customer that utilizes those facilities. Director Johnson added the next 6 months, they will be looking a little more closely at the business side of the services that are being provided, and they may consider alternatives, but just not sure yet. Director Johnson stated they just have more work to do and he has a good staff at the Airport helping him with that process. Director Johnson added he will come back to the PBC Board sometime in the fall with either a new agreement, an extension, but they are just not sure yet. Commissioner Polites stated he was proud to be on that selection committee and it is hard to believe that it has been 3 years. Commissioner Polites added when the parking was at no charge, they were not allowed to service vehicles for the customers. Commissioner Polites inquired if they are jumping cars and helping customers with their vehicles. Director Johnson stated that is contractual and that is included in the contract, but without talking to the parking management folks that are at the terminal building, he assumes, but he really cannot comment on that, as he has not had any

conversations on those types of activities. 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 a budget amendment for the FY2021 Airport Operating Budget, which it is a budget amendment for \$1.6 million, as well as seeking approval for the purchase of an Aircraft Rescue Firefighting Truck (ARFF). Director Johnson stated a little bit of background on the budget amendment and the ARFF Truck, starting with the budget amendment, which the good news for the County, PBC, and MidAmerica Airport is the fact that 100% of the cost of the truck will be funded by the FAA. Director Johnson added this is what makes the budget amendment really a good opportunity for MidAmerica, as an Airport, as well as the PBC, and that is why they are seeking the action today. Director Johnson stated pursuant to the approval of the budget amendment is the approval for the purchase of an ARFF truck. Director Johnson added \$1.6 million is a lot of money for one single vehicle, as he tried to give information in a briefing paper to help sort out the unique features of the ARFF truck at an Airport versus a typical municipality, a structure fire truck. Director Johnson stated O'Fallon bought a ladder truck and it was a little over a million dollars and none of these things are cheap, however, they are required. Director Johnson added that is really the point he wanted to hone in and if they do not have an ARFF truck, MidAmerica must rescind their Airport certification certificate and that is something MidAmerica does not want to do. Director Johnson stated their Airport Operating certificate allows them to operate air service, as well as air cargo and other

types of aircraft activities. Director Johnson added this goes hand-in-hand and points to the importance of these vehicles, both to the Airport and in situations that require response to incidents or accidents, and it also points to the importance of maintaining our certification. Director Johnson stated in the briefing packet you will note, during an FAA inspection in 2018, they highlighted the need for the replacement of such a contract. Director Johnson added it is a big deal and a lot of money involved and he is just really pleased to be able to tell everyone that the FAA is funding all of it. Commissioner Effinger inquired to what is the period to paying for it and getting the FAA money. Director Johnson stated MidAmerica is fortunate they are utilizing a different process that has been extended to them through some of the CARES Act and will have the money in hand well before they need to write the checks. Director Johnson added there will be a deposit, but he is not sure what that dollar amount will be, but even for that deposit, they should have all the money in hand, which is a game changer. Commissioner Polites inquired what is the typical lifespan of an ARFF. Director Johnson stated it is really between 10 and 12 years, and in addition to that, with why it is that time cycle, it is just the type of vehicles they are, they are rather unique, and it is not like they can run down to a dealership and pull one off. Director Johnson added they are one order at a time, and even as they go through this process, in speaking with Dan and Midori, they think with everyone's approval, they should be able to take delivery of this new vehicle sometime in June or July of next year. Commissioner Brown inquired what will be done with the current vehicle, as it is not like a regular trade. Director Johnson stated they are not sure yet, but from some of his experience at other airports, what they have done is sometimes they will keep it as a backup, just because what he cited earlier about the certification requirements. Director Johnson added in some cases, where he has had mutual partners on the airfield, they would transfer that truck to the municipality that was also part of their firefighting service at their airport. Director Johnson

stated there are a lot of different ways to move it off property, but they are just not sure yet what that path is right now. Commissioner Dinges inquired if this was a specific grant for this truck or was this just using grant monies. Director Johnson stated this is utilizing grant monies. Commissioner Polites made a motion to approve the FY2021 Airport Operating Budget Amendment and purchase the Aircraft Rescue Fire Fighting (ARFF) truck for a price not-to-exceed \$1.6 million with a signature by the Chairman or Vice-Chairman. 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.

Director Johnson presented for Airport Operations, Vehicle Purchase, as from time-to-time vehicles need to be replaced, as does any municipality, MidAmerica does have a replacement program that they actively follow. Director Johnson stated this year they did identify 3 vehicles that did need replacement and they are identified in the briefing paper. Director Johnson added this purchase was accounted for in the FY2021 Airport Operating Budget and they will follow the State of Illinois vehicle procurement process or the state-bid program. Commissioner Lee moved to approve. 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.

Director Johnson presented a Consulting Agreement for Legislative Affairs and is with Clayborne & Wagner, LLP, to assist and provide legislative assistance in identifying and securing State and Federal funds for the MidAmerica St. Louis Airport and to represent the Airport's interest before the State of Illinois, Congress, other Federal Agencies, and other officials, etc., within the Administration, as well as the Federal Administration. Director Johnson stated this is something we have used in the past, as this is a renewal, the rate has not changed and remains the same. Director Johnson added he wanted to share from his personal experience in working with this firm, they do an exceptional job, as with the expertise, the background, the relationships, their knowledge about the State of Illinois, they have been a tremendous asset to MidAmerica, as they work on several different fronts with several different issues. Director Johnson stated funding is most of it, but also, they are trying to make some minor changes to the Channeling Act within the State of Illinois, so they have been a huge resource. Director Johnson added the cost for these services were included and identified in the Airport's FY2021 Airport Operations Budget. Commissioner Polites stated he could not agree more, as they entered into this agreement a few years back with Senator Clayborne, and within a short time he secured \$7-plus million for MidAmerica, so it was money well-spent. Commissioner Polites made a motion to approve the funding to Clayborne & Wagner, LLP, for 1 year, not-to-exceed a cost \$72,000.00 to provide legislation in identifying and securing State and Federal funds for the MidAmerica St. Louis Airport, representing the Airport's interest before the State of Illinois, Congress, Federal Government, and other officials within the Administration. Second by Commissioner Lee and Commissioner Beach. Commissioner Beach stated he concurs with Dan, as the fees are well in line with comparable firms, which he happens

to have first-hand experience with, and he knows those individuals. Chairman Sauget stated he agreed with Commissioner Polites and 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: None

Motion carried.

Director Johnson stated the next item is something a few of the commissioners on the Board were part of the committee that went through the selection and assisted the Airport in identifying Horner and Shifrin for these services. Director Johnson added these services include a variety of skills related to IDOT, IDA, NEPA, and other areas working with other agencies. Director Johnson stated MidAmerica is engaging them and are now at a point where he needs the PBC's authority to complete that consultant agreement, as well as finalize those terms. Director Johnson added the fee will not exceed \$386,281.00 and they want to move forward with the advancement of all the good things out at MidAmerica that are happening related to future aviation development. Commissioner Polites made a motion to authorize the Airport Director to execute a consultant agreement with Horner and Shifrin, Inc., and negotiate the terms. Second by Commissioner Beach. Commissioner Lee inquired as to what is the time period for this negotiation of a contract. Director Johnson stated it is probably within the next 30 days they will have it wrapped up, as they are close, and have been doing some initial research, as Dan and Midori have been helpful in that process. 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 stated he wanted to share a couple of slides and the first one is important because of what they have been through over the last year, since the coronavirus pandemic, as it has impacted our lives personally and professionally. Director Johnson added when you look at the bottom numbers, you can see under 2019 and under enplanements, it is just shy of 153,000, the pandemic sets in for 2020 and dropped down to 108,000. Director Johnson stated when you look at 2021, since his arrival, they have added 2 new cities, one to Charleston recently, and when you look at this column and look at the departure numbers, when you look at June, for example, in June of 2021, MidAmerica is expecting 186,000 departures. Director Johnson added when you go back in time, last year was 122,000 and the year before was 138,000, so when you see this uptick and it is roughly a low 40% increase, which is significant not only for MidAmerica as an Airport and the number of enplanements they expect to see, but it is important for the community. Director Johnson stated Allegiant is good at quickly adjusting to market demand and that is what everyone is seeing on the slide with the planned departures. Director Johnson added it is early, but they are optimistic, and they see a little silver lining in these enplanement numbers, but it is a defining moment for MidAmerica. Director Johnson stated if they do reach the 177 number on the slide, that is another huge uptick for MidAmerica, as an Airport, and it is very unusual in the industry to see that kind of growth. Director Johnson added it is early, but he wanted to alert everyone to this kind of forecast and this kind of activity. Director Johnson stated he is excited to bring this to everyone now and looking forward to filling some of the numbers over the next several months and he will be bringing this chart back to the Board from time-to-time. Director Johnson added he wanted to thank Dan, as he is the

mastermind behind the analytics. Director Johnson stated since he is talking about travel, he wanted to talk about Charleston, and he is trying to promote it amongst everyone. Director Johnson added until May 28th, everyone will see this slide, because it is so exciting for any community to have another City Pair, as Charleston, South Carolina, is very nice. Commissioner Effinger inquired to how many destinations does MidAmerica have at this time. Director Johnson stated there are 12.

Chairman Sauget requested to move to Executive Session for Director Brede for the purpose of potential litigation. Commissioner Polites moved to enter Executive Session. Second by Commissioner Lee. Motion carried.

The Doors closed 10:33 a.m.

The Regular Meeting reconvened at 10:58 a.m.

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

Meeting adjourned at 10:58 a.m.

Respectfully submitted,
Traci Firestone
Traci Firestone
Secretary

APPROVED:
David Sahles
VICE CHAIRMAN