

AGENDA
PUBLIC BUILDING COMMISSION
April 17, 2023

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

INTRODUCTION OF VISITORS:

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

James Brede, Director of Buildings
Bryan Johnson, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|----------------|
| 1) Regular Monthly Meeting | - | March 16, 2023 |
|----------------------------|---|----------------|

TREASURER AND FINANCE:

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

FOR YOUR INFORMATION:

- | | | |
|---------------|---|---------------|
| 1) Resolution | - | Bernie Ysursa |
|---------------|---|---------------|

OPERATIONS:

- | | | |
|--|---|-----------|
| 1) Approval of Impact Proposal for Jail Renovation Project | - | Jim Brede |
|--|---|-----------|

AIRPORT OPERATION BUSINESS:

- | | | |
|--|---|---------------|
| 1) Consulting Services Agreement/Clayborne & Wagner LLP | - | Bryan Johnson |
| 2) Consulting Services Agreement/BLV Ag-Land/Farmers National Company | - | Bryan Johnson |
| 3) Equipment Procurement/AIP/Snow Brooms | - | Bryan Johnson |
| 4) Equipment/Fire Alarm Panels-Sole Source Approval/ Johnson Controls | - | Bryan Johnson |
| 5) Airport Property Easement/Ameren | - | Bryan Johnson |

AIRPORT UPDATE:

- 1) Enplanements**
- 2) Terminal Expansion**
- 3) Boeing Production Facility**

EXECUTIVE SESSION:

**Personnel:
Real Estate:
Litigation:**

ADJOURNMENT:

Public Building Commission Meeting Minutes

April 17, 2023

The Public Building Commission of St. Clair County met in the Annex Conference Room on April 17, 2023. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

Richard Sauget, Chairman
Charles Lee
Kevin Bouse
Rick Effinger
Edmond Brown
Thomas Dinges

Members Absent:

Terry Beach

Others Present:

James Brede, Director of Buildings
Bryan Johnson, MidAmerica St. Louis Airport Director
Monica Taylor, St. Clair County Financial Analyst
Midori Henrichs, MidAmerica St. Louis Airport Finance Director
Attorney Bernard Ysursa
Alexis Cortes, Belleville News-Democrat
Traci Firestone, Secretary
Cynthia Romero, Assistant Secretary

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to Approve the **Regular Monthly Meeting Minutes of March 16, 2023.**

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 April 28, 2023.**

Public Building Commission Meeting Minutes

April 17, 2023

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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 April 28, 2023.**

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for April 2023** and stated the 2023 Budget is in line with the projected percentage of 33.3% expenditures with the exception of Economic Development at 47% due to Major Capital Improvement payment.

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

Upon a motion by Commissioner Effinger and second by Commissioner Dinges/Bouse, it was unanimously agreed to Approve the Resolution that the Public Building Commission have the authority under the IL Procurement Code to enter into Joint Purchasing.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the Impact Proposal for the Jail Renovation Project.

Upon a motion by Commissioner Bouse and second by Commissioner Brown, it was unanimously agreed to Approve the Consulting Services Agreement for 1-year with Clayborne & Wagner LLP at a cost not-to-exceed \$96,000.00.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the Consulting Services Agreement for 1-year with National Farmers Company.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve the Agreement to Purchase Three Snow Brooms with M-B Companies, Inc. a cost not-to-exceed \$2,325,000.00.

Upon a motion by Commissioner Effinger and second by Commissioner Brown, it was unanimously agreed to Approve the Purchase of the Fire Alarm Control Panels from Johnson Controls Fire Protection LP at a cost not-to-exceed \$49,500.00

Public Building Commission Meeting Minutes

April 17, 2023

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Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the utility easement between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon legal counsel review.

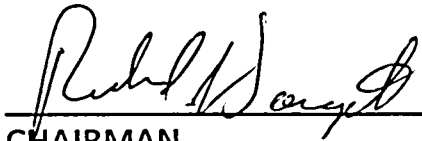
For updates on Enplanements, Terminal Expansion, Taxiway Lima, Boeing Production Facility, and Congressman Bost/Congressionally Directed Spending FY2024 please see the attached documents.

Upon a motion by Chairman Sauget and second by Commissioner Dinges, it was unanimously agreed to adjourn the meeting at 10:48 a.m. Motion carried.

Respectfully submitted,


Cynthia Romero, Assistant Secretary

APPROVED:


CHAIRMAN



MidAmerica St. Louis Airport

PUBLIC BUILDING COMMISSION

ST. CLAIR COUNTY, ILLINOIS

17 April 2023

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

1. Consulting Services / Clayborne & Wagner LLP

The MidAmerica St Louis Airport desires to secure and engage Clayborne & Wagner LLP for support, representation, and legislative assistance in identifying and securing State and Federal funds for the MidAmerica St Louis Airport. Additionally, to represent the Airport's interest before the State of Illinois, State Agencies, and other officials with the State of Illinois.

Financial Impact: The Clayborne & Wagner LLP consulting services agreement was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute the consulting services agreement for 1-year with Clayborne & Wagner LLP for a cost Not-to-Exceed \$96,000.”

2. Consulting Services / Farmers National

MidAmerica St Louis Airport farmland is leased to multiple tenants that date back to the late 1990s and the original development of the airport. The Airport has over 2,200 acres in corn and soybean production. MidAmerica St Louis Airport desires to secure and engage Farmers National Company for agricultural consulting services, and representation with farm tenants and the US Consolidated Farm Service Agency (FSA) for overall farm management.

Financial Impact: The Farmers National Company consulting services agreement was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute the consulting services agreement for 1-year with National Farmers Company.”

3. Equipment Procurement / AIP / Snow Brooms

On February 8, 2022, the Airport issued an Invitation to Bid for new Snow Brooms. The engineer's estimate was \$2,261,000. The actual cost is \$2,325,000, 90% (2,092,500) of the funding coming from an AIP Entitlement grant. The other 10% (\$232,500) will be supported with other county funds.

Financial Impact: The procurement of three snow brooms was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chairman to execute the agreement to purchase three snow brooms with M-B Companies, Inc. for a cost Not-to-Exceed \$2,325,000.”

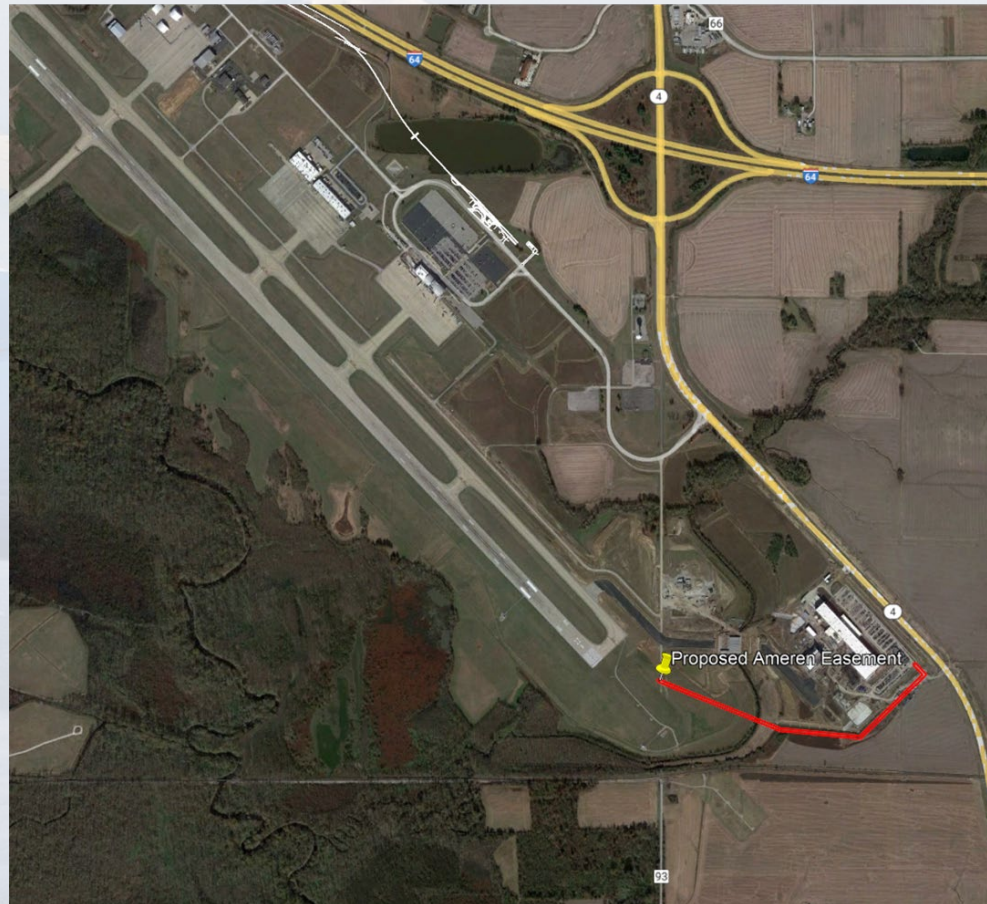
4. Equipment Procurement / Fire Alarm Panels / Johnson Controls

In late 2022, Johnson Controls notified the airport that the 4010 and 4020 panels have reached the end of life and would no longer be supported. The 4010 panel was discontinued for sales at the end of 2014 and the 4020 in 2002. Johnson Controls provided a quotation to replace the panels for a total cost of \$49,500. This included a cost to replace the Maintenance Facility panel (\$12,000), the Boeing panel (\$13,500), CBP Facility (\$12,000), and Illinois State Police Hangar (\$12,000). The cost includes installation.

Financial Impact: The procurement of the Fire Alarm Panels was included in the FY2023 Airport Budget.

Motion: “Move to approve the purchase of the fire alarm control panels from Johnson Controls Fire Protection LP for a cost Not-to-Exceed \$49,500.”

Airport Property Easement / Ameren



5. Airport Property Easement / Ameren

The Boeing Production Facility project required extensions and relocations of existing utilities. To allow these extensions and relocations to occur, easements must be granted. In June 2022, the PBC approved several easements with Ameren for the Boeing Production Facility and MetroLink projects. Since that date, an additional easement has been identified. The easement will be 30-feet wide for the extension of a gas line.


Financial Impact: There is no financial impact to MidAmerica St. Louis Airport or St. Clair County.

Motion: “Move to approve the utility easement between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon legal counsel review.”

AIRPORT UPDATE

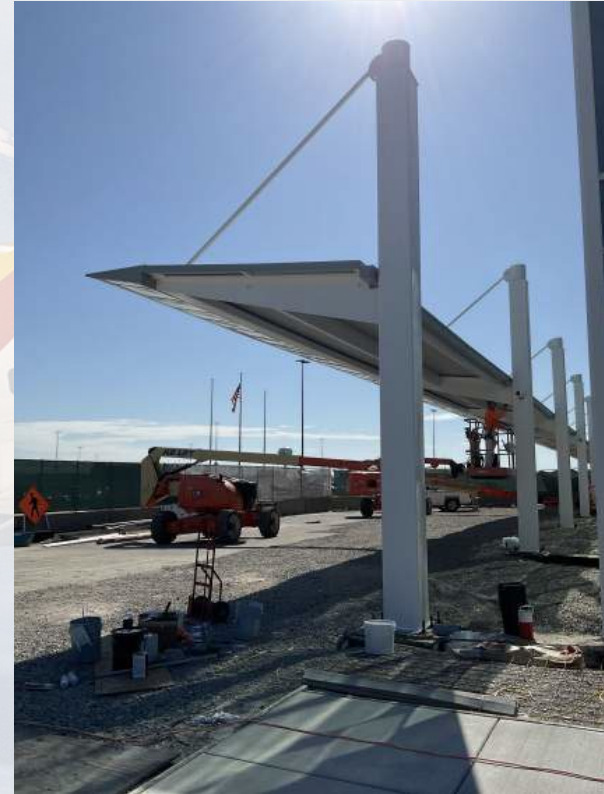


Enplanements

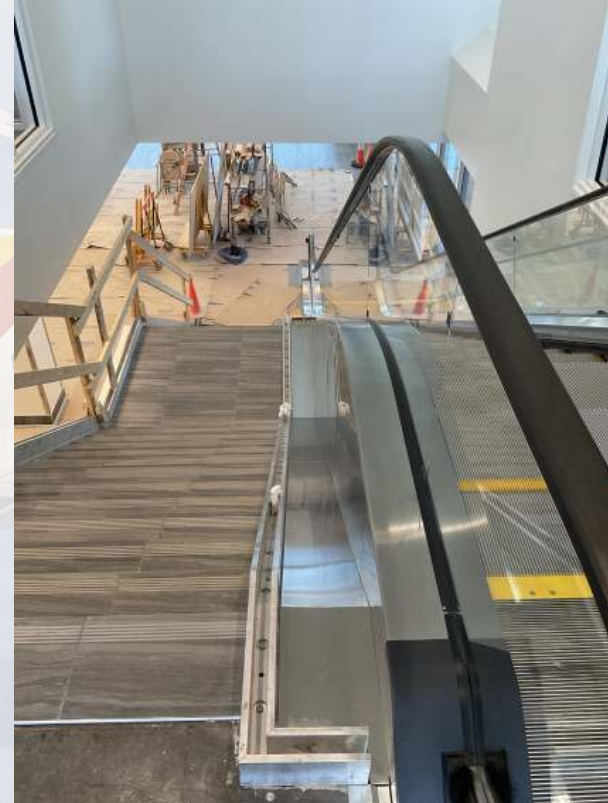
|  MidAmerica St. Louis Airport Monthly Passenger Enplanements | | | | | | | | | | | | |
|--|------------|----------------|---------|------------|----------------|---------|------------|----------------|---------|------------|----------------|---------|
| | 2023 | | | 2022 | | | 2021 | | | 2020 | | |
| Month | Departures | Enp | Avg Enp | Departures | Enp | Avg Enp | Departures | Enp | Avg Enp | Departures | Enp | Avg Enp |
| Jan | 56 | 8,327 | 148.7 | 63 | 7,456 | 118.3 | 57 | 6,405 | 112.4 | 65 | 9,706 | 149.3 |
| Feb | 53 | 8,329 | 157.2 | 61 | 8,425 | 138.1 | 65 | 7,519 | 115.7 | 69 | 10,389 | 150.6 |
| Mar | 91 | 13,945 | 153.2 | 108 | 16,315 | 151.1 | 118 | 13,033 | 110.4 | 95 | 9,304 | 97.9 |
| Apr | 95 | 16,762 | 176.4 | 102 | 14,392 | 141.1 | 81 | 8,947 | 110.5 | 4 | 123 | 30.8 |
| May | 91 | 16,056 | 176.4 | 107 | 16,226 | 151.6 | 94 | 12,448 | 132.4 | 65 | 6,003 | 92.4 |
| Jun | 140 | 24,701 | 176.4 | 143 | 22,390 | 156.6 | 182 | 24,663 | 135.5 | 122 | 14,367 | 117.8 |
| Jul | 146 | 25,760 | 176.4 | 155 | 24,300 | 156.8 | 191 | 27,505 | 144.0 | 162 | 15,937 | 98.4 |
| Aug | 90 | 15,880 | 176.4 | 99 | 13,442 | 135.8 | 125 | 13,907 | 111.3 | 121 | 10,078 | 83.3 |
| Sep | 55 | 8,924 | 162.2 | 57 | 8,220 | 144.2 | 82 | 9,641 | 117.6 | 65 | 6,692 | 103.0 |
| Oct | 62 | 10,059 | 162.2 | 72 | 9,964 | 138.4 | 102 | 12,336 | 120.9 | 85 | 9,821 | 115.5 |
| Nov | 62 | 10,059 | 162.2 | 62 | 8,931 | 144.0 | 87 | 10,740 | 123.4 | 69 | 7,491 | 108.6 |
| Dec | 82 | 13,304 | 162.2 | 82 | 12,649 | 154.3 | 85 | 12,533 | 147.4 | 72 | 8,337 | 115.8 |
| TOTAL | 1023 | 172,106 | 168.2 | 1111 | 162,710 | 146.5 | 1269 | 159,677 | 125.8 | 994 | 108,248 | 108.9 |
| FAA Total CY Enplaned Passenger Data | | | | Pending | | | 161,562 | | | 108,765 | | |

NEW Enplanement Record!

Terminal Expansion 2023



Terminal Expansion 2023



Terminal Expansion 2023



Taxiway LIMA 2023



Taxiway LIMA 2023



Boeing Production Facility – 2024



Congressman Bost / Congressionally Directed Spending FY2024

MidAmerica St. Louis Airport is undergoing a terminal expansion set to be completed this year. This expansion will add three aircraft parking positions, including two additional passenger boarding bridges and one remote gate. The existing terminal apron does not include adequate space for parking or aircraft maneuvering. This project would provide an additional 17,000 square yards of apron to meet the needs of the newly expanded terminal. MidAmerica St. Louis Airport is a key economic driver for the entire Metro-East Community. This project will help facilitate continued growth and improved service for our region.



Congressman Bost / Congressionally Directed Spending FY2024

Congressman Bost has put forward the MidAmerica Terminal Apron Expansion Construction Project for further consideration by the House Committee on Appropriations for FY24 Community Project Funding. While this is not a guarantee of funding, this is a big step forward as the project moves through Committee.

FAA supplemental grant: \$2,500,000

Thank you, Congressman Bost!

Thank You!

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