

AGENDA
PUBLIC BUILDING COMMISSION
May 20, 2021

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL – TELEPHONIC 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
Midori Henrichs, Finance Director

In accord with Section 12 of Governor JB Pritzker's December 11, 2020 Disaster Proclamation, the May 20, 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 | - | April 15, 2021 |
| 2) Executive Meeting | - | April 15, 2021 |

TREASURER AND FINANCE:

- | | | |
|---|---|--------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | May 28, 2021 |
| 2) Airport Expense Claims Report | - | May 28, 2021 |
| 3) Budget Analysis Report | - | May 2021 |
| 4) Trial Balance Report (Copy in PBC Office) | - | April 2021 |

NEW BUSINESS:

OPERATIONS:

- | | | |
|---|---|-------------|
| 1) Emergency Approval Abatement Bid - Courthouse | - | James Brede |
| 2) Approval of Lowest Responsible Bid for Abatement
At 330 West Main | - | James Brede |

- 3) IMPACT Contract – 330 West Main Street - James Brede
- 4) Approval of Natural Gas Supply - James Brede

AIRPORT OPERATION BUSINESS:

- 1) Resolution – Airport Land Development – Parcel 214 - Bryan Johnson
- 2) Equipment Purchase – ARFF Truck - Sourcewell - Bryan Johnson
- 3) Parking Lot Expansion – Change Order #4 – Phase III - Bryan Johnson
- 4) Consulting Services – HOK Design – Non-AIP Work - Bryan Johnson
- 5) Construction Services – Construction Manager at Risk (CMAR) – Non-AIP Work - Bryan Johnson
- 6) Contract Services – Credit Card Services – International Card Solutions - Bryan Johnson
- 7) Rates & Charges – Amendment – Customer Facility Charge And “Overflow” Parking Fee - Bryan Johnson
- 8) Purchase Agreement – Environmental Credit – Future Aerospace Development - Bryan Johnson

AIRPORT UPDATE:

- 1) New Airport Website - Bryan Johnson
- 2) Charleston, SC, starts Friday, May 28th - Bryan Johnson

EXECUTIVE SESSION:

- 1) Real Estate
- 2) Pending Litigation
- 3) Personnel

ADJOURNMENT:

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY
MAY 20, 2021 AT 9:59 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 9:59 a.m., on Thursday, May 20, 2021 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: James Brede, Director of Buildings; Traci Firestone, Secretary; and Kelly Dudley, Assistant Secretary. Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning 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 April 15, 2021 Regular Monthly Meeting and Executive Meeting were reviewed. Commissioner Effinger 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Under Treasurer and Finance, Commissioner Lee, Assistant Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for May 28, 2021 and moved to approve payment of bills. 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	:	Absent
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Commissioner Lee reviewed the Airport Expense Claims Report, dated May 28, 2021 and moved to approve payment of bills. 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	:	Absent
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Commissioner Lee reviewed the Monthly Budget Analysis Report for May 2021, and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 41.7% expenditures.

Commissioner Lee reviewed the Trial Balance Report for April 2021 and asked that it be placed on file and available, when requested, in the Public Building Commission Office.

Under Operations, James Brede, Director of Buildings, stated last month he asked the Board for permission to approve bids for the abatement for the Courthouse project, so as not to

slow down the construction. Director Brede stated the Board approved for Rich and him to review the bids and they both reviewed the 2 bids that they received for the Window Glazing Project, which the lowest bid was from Midwest Service for \$195,550.00. Director Brede added he would like to bring that to the Board for any concerns that they might have on his and Rich's approval and if they can reaffirm that, if everyone is okay with the lowest bid. Commissioner Effinger moved to approve Midwest Service for \$195,550.00 for the Window Glazing of the Courthouse. 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	: Absent
AYES: 6	ABSENT: 1
NAYS: None	

Motion carried.

Director Brede presented for approval for abatement at the new building, at the 330 address. Director Brede stated they are moving forward to replace the roof and to mitigate the mold and asbestos in that building for possible future use for COVID. Director Brede added the lowest bid was from Cenpro and they can do the project starting in July for \$115,000.00. Commissioner Effinger moved to approve Cenpro for \$115,000.00, as the ALT. #1 bid, for 330 West Main. 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	: Absent
AYES: 6	ABSENT: 1
NAYS: None	

Motion carried.

Director Brede presented for approval a Change Order to the contract with IMPACT for

work at the 330 building. Director Brede stated before they mitigate the mold and asbestos, they have to repair the roof and the steel and put a new roof in to stop the water from infiltrating the building. Director Brede added they will be upgrading the complete electrical service to that building, new HVAC and plumbing, so he would like to ask for approval to IMPACT's contract for \$375,708.00 and he would like to ask for a 10% contingency because there are some unknowns in that building yet that they have to deal with, for a total possible contract price of \$413,278.00. Commissioner Polites moved to approve IMPACT Strategies for the roof replacement with drawings by Horner & Shifrin for the Courthouse at the original bid of \$375,708.00, plus 10% contingency for unknown, bringing the total amount to \$413,278.00.

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	: Absent
AYES: 6	ABSENT: 1
NAYS: None	

Motion carried.

Director Brede stated that Item 4 was supposed to be for going out for bid for the natural gas supply for the County, but he did not receive all the bids, so he will table that and bring it back for next month's meeting.

Under Airport Operation Business, Bryan Johnson, MidAmerica St. Louis Airport Director, stated he wanted to give a shout out to all of the people that were part of the event that occurred earlier in the week, which an F-15 exited the runway, and kudos to the MidAmerica ARFF Fire Response group, the operations staff, Colonel Heathman, U.S. Air Force, Boeing, Mascoutah, and County Sheriff, all did an excellent job.

Director Johnson presented for approval a resolution for Airport Land Development --

Parcel 214. Director Johnson stated when MidAmerica was first being developed back in the 90s, when all the property was being acquired on behalf of the Airport, through that process, when you are using Federal funds, all the property initially is deemed Aviation or Aeronautical. Director Johnson added that everything originally is intended to have an aviation use or purpose, so through time, and back in 2018 the Board took an initiative to reestablish and look at the parcel and reclassify it. Director Johnson stated there is a formal process that is gone through as an Airport and as a County to reclassify Airport property from aviation to non-aviation and that is what is being done here. Director Johnson added there are about 25 acres of land and it is north of Interstate 64, near Rieder Road. Director Johnson stated a runway is not going to be built in this neighborhood, as it is geographically constrained, so what was started in 2018, needs to be finished, because they really want to position themselves as a County and as an Airport for that future development. Director Johnson added this will give us the most opportunity and the most leverage for when there is a development interested in this land. Director Johnson stated this is subject to all County and PBC legal and Board approvals, which Bernie was a part of this, as far as reviewing the resolution. Commissioner Effinger inquired if it is looking to be sold. Director Johnson stated he is not saying they are going to sell it, but the reclassification gives the option to lease and/or sell. Director Johnson added right now almost all Airport property is restricted from fee simple, because of classification, and this is kind of a strategic move for the Airport. Attorney Bernie Ysursa stated they have looked at this and it seems to be a wise decision, but on the other hand, there always needs to be permission of the FAA, as they mentioned, the ownership we have is restricted in that they cannot sell the property to anyone without the permission of the FAA. Attorney Ysursa added that is what has been in the works, so there is no objection to it from our end, and hopefully, it will go through all the hoops for FAA approval, etc. Commissioner Beach stated when he was still Economic Development

Director for the County, there was a company that wanted to relocate to that site, and eventually they decided to go north of that on a private piece of property. Commissioner Beach added the process was so long, they went elsewhere, but this will expedite future opportunities. Commissioner Beach moved to approve the resolution and direct the Airport to proceed with the land release request of Parcel 214, subject to all County and PBC legal and Board approvals. Second by Commissioner Polites. Chairman Sauget inquired if there is any remediation that needs to be given to the FAA for this property, since they gave the monies to buy it. Director Johnson stated that Bernie hit the nail on the head, as there are obligations that are attached to the property to go through the land release process, which takes 6 to 9 months. Director Johnson added the revenues from property go right back into the Airport, which the good news is while there was Federal monies used as part of the process, there is a formula that they have to balance the difference between the monies that were used to purchase it back in the 90s versus the sale at this point in time. Director Johnson stated that will be worked out when they get to that point and it should be a positive net for the County and for the Airport. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Absent
AYES: 6	ABSENT: 1
NAYS: None	

Motion carried.

Director Johnson presented for approval an equipment purchase, Aircraft Rescue Fire Fighting, and this is driven for a lot of reasons, but the life cycle of an ARFF vehicle is only about 10 to 12 years. Director Johnson stated a course was set about last year to replace one of the vehicles, which a budget amendment was done back in March of this year. Director Johnson stated all these resources, 100% of this is being funded by the Federal government, so there are

no local monies in this, and that is why they were able to bring this to the Board in the way that they did. Director Johnson added in this case, they are looking to continue that process and the next step is utilizing this procurement process, which has been reviewed by legal. Director Johnson stated this will give the opportunity to buy an Oshkosh-branded truck, specific to the Airport's needs for the use at MidAmerica St. Louis. Director Johnson added the service cooperative procurement process is a little bit different than normal but meets all the statutory requirements for the ARFF truck and execute a contract with Oshkosh for up to \$1.6 million with signature by the Vice-Chairman. Commissioner Polites inquired if that will service the terminal building if needed, as well. Director Johnson stated the ARFF trucks are specific to aircraft and are not structure trucks, however, when things do burn, you get whatever resources you can. Director Johnson added normally structure support would come from Mascoutah, but if something is burning, they will be using their resources, as long as it is on Airport property. Commissioner Beach inquired that the Federal government is paying 100% of this. Director Johnson stated it is 100%. Commissioner Beach stated he hopes the media reports that accurately. Commissioner Beach moved for approval. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the parking lot expansion Change Order #4, Phase III. Director Johnson stated in 2018, there was a project established to expand the parking lot and there have been subsequent change orders related to the development of that parking lot,

as well as some of their needs at the TFT facility. Director Johnson added this is specific to an expansion of the parking lot at the Boeing TFT and it is their needs based on all the activity they are seeing. Director Johnson stated early on this was accounted for and when he got here, they were just working through the lease agreement on this. Director Johnson added they accounted for all the expenses within the existing lease agreement with Boeing, so it is straightforward, and this will finalize the vehicle needs, as well as minor adjustments to the facilities. Director Johnson seeking approval for the Terminal Parking Lot Expansion, Change Order 4 – Phase III for a total of \$33,584.00. Commissioner Effinger moved to approve for \$33,584.00. 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	: Absent
AYES: 6	ABSENT: 1
NAYS: None	

Motion carried.

Director Johnson stated 4 and 5 are somewhat related and they are driven by the terminal expansion that is going on at BLV. Director Johnson added speaking of terminal expansion, he wanted to say thanks to Senator Durbin and Senator Duckworth, as well as Representative Congressman Bost to help MidAmerica secure the recent grant. Director Johnson stated in a terminal project, it is a little bit different than a runway or taxiway and the funding mechanisms are different. Director Johnson added the terminal percentages are different and that is driven by the difference between public and non-public areas and if you want more detail Dan can provide that to you. Director Johnson stated they have a need to engage HOK and need their services now to help MidAmerica in the design of some of the non-AIP areas, which are listed in the briefing. Director Johnson added all of this has been accounted for financially, at least, and he

has the budget number on the documentation, which is special projects under the professional services line item. Director Johnson stated he is seeking approval for a Professional Services Agreement with HOK for \$133,242.00 for non-AIP eligible work associated with the Terminal Modifications project with signature by the Vice-Chairman. Commissioner Lee moved to approve. Second by Commissioner Polites and 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson presented for approval the non-AIP obligations of the Terminal Expansion Project, so while the design is accounted for in this piece, they are now accounting for the construction piece. Director Johnson stated they are setting up the agreement with Holland Construction right now and they already have an existing construction management at risk in play for the AIP piece and it is no different here, as it is just the type of work. Director Johnson added it is all related to the terminal expansion and there is no financial obligation yet, because they are not at that phase of construction, but is to get the agreement in place and get it lined up. Commissioner Polites made a motion to approve. 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	: Absent
AYES: 6 ABSENT: 1	NAYS: None

Motion carried.

Director Johnson stated they have started seeing a traffic increase at MidAmerica and with traffic increase, so all kinds of things are being used more often with one being the transactions of credit cards. Director Johnson added they are seeing this especially in the parking lot and Midori reached out to a variety of different firms to see if there were some options for us to home in on some of the transaction costs and fees to try and reduce those and try to find some benefit back to the Airport. Director Johnson stated they found this company called International Card Solutions, and they are an Airport Concession Disadvantaged Business Enterprise, and in the airport world they have DBEs that usually work on the construction side, but they also need DBEs on the concession side. Director Johnson added it is a good relationship, African American-owned individual, a great company, has a good reputation, and the Quad Cities are going to be engaging with them, along with the City of Chicago, as well. Director Johnson stated the whole drive behind this is to ensure that the Airport maintains the PCI continuity and the security requirements that go along with credit card information and then to look for some benefit. Director Johnson added there is a \$100.00 per month benefit, which is small, but this is just for parking, and look to utilize those services through all the credit card transactions. Commissioner Effinger inquired as to where else do we need credit card services other than the parking and if the vendors have their own. Director Johnson stated they do and for an example, since the Airport has a third-party agreement with their parking vendor, they get to manage that transactional piece, the PCI piece, and the same with the FBO services, as they are the FBO at MidAmerica. Director Johnson added the fuel sales or anything to do with any of the services they provide on the ramps to air carriers or anybody else, as there are transactional costs. Commissioner Polites made a motion to approve and reiterating Director Johnson's statement that the International Card Solutions (ICS) as a Disadvantaged Business Enterprise and African American-owned operator, which he thinks is fantastic and he is familiar with their work and

they do a fine job. 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	:	Absent
AYES: 6	ABSENT: 1	NAYS: None

Motion carried.

Director Johnson stated the next item is significant, as well, and when he arrived about a year ago, he started thinking about the Airport's rates and charges and bringing the Board the Airport's rates and charges schedule annually. Director Johnson added they did that in the fall of 2020, but now he is at the point where he needs the Board to approve and authorize to modify those rates and charges in two significant ways. Director Johnson stated the Airport is seeing so much energy, especially coming back from the pandemic. Director Johnson added the last two or so years, the parking lot has been expanded up by the terminal. Director Johnson stated the normal park and pay with the rate there of \$8.00. Director Johnson added they have done an analysis and because of the increase in schedule and seat availability, they will be at max capacity and it is likely to occur on weekends. Director Johnson stated MidAmerica has been working on developing an overflow parking lot, which is across from the cell parking lot and near the engineering office's location. Director Johnson added because of the distance and the inconvenience, he thought it would be appropriate to realign a parking rate that was more reasonable for the overflow location. Director Johnson stated instead of charging \$8.00 there, to reduce that to a \$5.00 daily rate, so that is what is being proposed. Commissioner Effinger inquired as to how far of a walk is it and if there is a sidewalk all the way to the terminal. Director Johnson stated there is no sidewalk and it is a bit of a jog, so the parking company has agreed to provide a shuttle and will operate that shuttle between that parking lot and the terminal

building. Director Johnson added it is likely sometime this fall, the Board will see some proposals for some parking lot expansion in this area, but for now with the summer crunch, they are hoping to utilize this temporary lot. Commissioner Effinger inquired as to where on the map would they put in a permanent location. Director Johnson stated the master plan, which they are just wrapping up, and everything is about time and distance, so the idea is to extend the front of the terminal road to the right. Director Johnson added there is a defined point in time where they max out just by distance, because they have to account for that family with children or whomever walking from the very corner or the furthest point away, the convenience for them or the lack thereof. Director Johnson stated the picture is in draft form. Commissioner Polites inquired if Director Johnson sees message board 3, 2, and 1 for parking in the future. Director Johnson stated he does not know about the future and they are leasing 3 different message boards, similar to what you would see along the roadway. Director Johnson added it is about customer service and to have a positive travel experience parking is part of that, but communication, as well. Director Johnson stated they have a robust program put in place and it is kind of a light switch, so once they realize the primary lot is full, they flip the switch and then it goes into overflow mode. Commissioner Effinger inquired if it will be asphalted in the temporary lot. Director Johnson stated it will not and it is asphalt millings and they will stabilize the parking area, lessen any ruts, any water retainage, those kinds of things. Director Johnson added it will be a decent lot for a temporary lot with a booth in it that will be staffed and then the shuttle bus will come in there to pick up people and shuttle them up to the terminal building. Chairman Sauget inquired to how many months of the year this will be open, since it is sort of an overflow. Director Johnson stated they are planning on 3, but it might extend beyond 3 because there is more growth occurring through September and October. Director Johnson added for now, they must ensure that there is an alternative for the travelers and then look at something

permanent as they get into the fall and look into the future. Chairman Sauget stated if a car is in there and then it is closed. Director Johnson stated they have worked with the parking company to identify what that process will be and know that communication is the key, both for people parking in that area, as well as leaving the area. Director Johnson added there will not be a gate that limits access, but all the business side of parking there will occur upon arrival and then the passenger can leave anytime day or night. Director Johnson stated the next one is Customer Facility Charge, which is known in the industry as a CFC, and you will see a Customer Facility Charge, for example, when someone rents a car and whether they are traveling to Arizona, Denver, or Florida, or even if someone is traveling from Florida and landing at MidAmerica and they rent a car, when the car is returned and paid for, on the receipt you will see an itemized ticket and it will show the taxes, etc. Director Johnson added a CFC is a user fee that is attached solely to the transaction of a car rental agreement. Director Johnson stated CFCs are only applicable to airports and only used at airports, so anytime you see a CFC fee, it is associated with that initial contract for that car rental. Director Johnson added all car rental agencies have an agreement with the airport where they charge this CFC fee. Director Johnson stated then the question is what these fees are and what are they used for. Director Johnson added you would take a bus to this centralized facility and pick up your rental car and you will see all of the other brand cars, you will see the cars getting serviced and getting fueled and getting processed, transactions occurring, and a lot of times CFCs are directed specifically to improvements for car rental companies. Director Johnson added at BLV, the reason for this slight increase is because of the improvements that they have made on behalf of Enterprise Car Rental, so they have built out a nice parking lot that is right next to the building. Director Johnson stated the drive behind the slight increase is to expedite and recover the costs while they offset the operating expenses of a parking lot, such as maintenance, snow removal, all the things associated with pavement, and

thought this would be a good time to make a reasonable and modest adjustment to the CFC. Director Johnson reviewed the slide of what the other airports are charging and the number of companies, so some airports have quite a few other car rental companies and have larger fleets, so therefore, sometimes you may notice their rates are a little bit less than what he is proposing, but a lot of it has to do with their traffic volume and number of transactions. Director Johnson stated he is proposing a modest increase of 50 cents and he does not see it going higher over the next 2 years, but he feels like this is the right time, along with some of the work they have done already for Enterprise and their expansion plans. Commissioner Effinger inquired to what percentage of the \$4.00 does the Airport keep and does Enterprise get a percentage of that. Director Johnson stated that any time an entity collects a fee, there is a small percentage, and the admin fee that Enterprise retains is 2.3% of all the fees. Commissioner Polites made a motion. Second by Commissioner Effinger/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	: Absent
AYES: 6	ABSENT: 1
NAYS: None	

Motion carried.

Director Johnson presented for approval the Future Aviation Development Project, as they continue to do their due diligence, they have discovered that they need to relocate a stream. Director Johnson added the EPA and IEPA stated it has some stream qualities, so Dan and his team have been working very closely with some of their consultants, with the Core, and many other agencies to help identify and relocate where this stream will be relative to this future aviation development. Director Johnson stated this is common practice and used often, especially in the areas of the County where there are bodies of water and streams in other

locations. Commissioner Beach stated this is subject to other discussion and moved to approve the Stream Credit Purchase Agreement with The Land Learning Foundation for \$183,040.00 for the Future Aviation Development. Second by Commissioner Dinges. Commissioner Effinger inquired if this means the stream will be moved. Director Johnson stated what is being moved is a ditch and there are quite a few waterways that come through. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director stated the existing ditch, which qualifies as a jurisdictional stream, so in lieu of relocating and mitigating, the mitigation is being performed by purchasing credits elsewhere. Mr. Trapp added it is acknowledged that in the work that will be done, even though they will reroute the ditch and will maintain the qualities of the ditch and will be buying credits and mitigating it elsewhere. Mr. Trapp stated after these credits are bought, then it is no longer a stream. Commissioner Beach stated the loss of the stream is being offset elsewhere in the same water shed. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Absent
AYES: 6 ABSENT: 1 NAYS: None	

Motion carried.

Commissioner Beach stated back on the parking lot, a couple of days ago, when the issue happened with the F-15, the newspaper across the river in St. Louis tweeted a quick story about it with a photo that was probably 20 years old of an empty parking lot at MidAmerica and showed the terminal on the parking lot, and that was their description of MidAmerica Airport. Commissioner Beach added that here the parking is expanding again, because of need and activity and the success of the Airport, so it was frustrating that a major daily over there had an editor who thought a photo showing an empty parking lot with no rubber marks and a brand new

terminal that looked like it just opened was the perfect photo to depict what was happening with an F-15. Commissioner Beach stated they were contacted, and that photo came down, and they used a screen shot from a local TV station from a telephoto lens showing the actual aircraft that was about the story. Commissioner Beach added to this day, some of our friends from Missouri still think MidAmerica is a vast wasteland.

Director Johnson stated there is a new website, which was rolled out about 45 days ago, and they will be doing a press release on this a little bit later. Director Johnson added there are some neat things about what they have been able to do utilizing today's technology, especially for their website. Director Johnson stated it is friendly and modern and has updated resources and tools, which is probably one of the biggest things you will notice about the site. Director Johnson added it is ADA compliant and has a language translator, along with a flight planner or ticket purchase widget. Director Johnson stated this is a neat device and they have an agreement with a company and if you develop or originate a ticket on their website, they will get a small percentage of that. Director Johnson added based on what they have seen so far, there is quite a bit of activity, and they anticipate an additional \$10,000.00 in revenue just from the ticket purchases that are occurring. Director Johnson stated the thing about the ticket purchase, it does not limit to BLV, and if you are going to end up in Florida somewhere and you want to fly from Ft. Lauderdale up to Baltimore, you can do that still from the website. Director Johnson added you can go in and purchase any ticket to any of the various U.S. destinations, so you are not limited in that way. Director Johnson stated they are excited about the website, so when you get a few minutes, go check it out, and provide any feedback to us. Commissioner Effinger stated his family flies Allegiant and use it often and when you go on Allegiant's site, you can watch pricing and it changes daily back and forth. Commissioner Effinger inquired if this will direct you straight into their site and MidAmerica just gets the percentage because someone clicks on

the button and it transfers over there or is it a different buying pattern. Director Johnson stated this is not an Allegiant site, so anytime someone purchases a ticket, it is through a separate travel agency group. Director Johnson added this is something that was established between the company that MidAmerica was working with to develop the website and the travel agency, so it is not Allegiant-specific at all, and you can select United or any air carrier, but you always start with where you are and where you want to travel to and then you just fill in the details. Commissioner Effinger stated the prices will fluctuate daily the same as Allegiant or any other airline. Director Johnson stated it is just like one-stop shopping.

Director Johnson stated there is an uptick in growth and capacity, but what is relevant is normally the focus is on June, July, and August for the last 2 or 3 years, but what we need to pay attention to is what is happening now in September and October. Director Johnson added to Chairman Sauget's point, they may need to keep that overflow parking lot open just a little bit longer, but the graph is showing what they see now for September and October. Director Johnson stated normally October is low and usually seasonal travel may be ending, but the graph is showing really high, and again, this shows MidAmerica is heading in the right direction and there is a lot of activity. Director Johnson added thank you to everyone for their support and ideas, because it is really a team effort to adjust to these kinds of changes and what is coming down the line. Director Johnson reviewed the numbers with a 14% increase based on what they see in the current schedule and he will try to bring an update every month to the meeting. Director Johnson stated you will see the 170,000 is bigger than 152,000 and that is why this year is going to likely be a new record for the Airport. Director Johnson reviewed a slide with the month of April when things were getting rolling and then May, which is MidAmerica's version of the Big Dig and neat to see all the activity happening now and things are moving along. Director Johnson added now that they have the addition of grant monies, they will be able to

accelerate the completion of Phase II, III, and IV, and have it completed one year ahead of schedule, and should be open by December 2022. Commissioner Effinger stated once this is built, they will not be able to show that old picture any longer and they will have to show the new one.

Director Johnson stated since it is May, if you have not traveled utilizing Allegiant, he has to comment a little bit about Charleston and it is a thrill to talk about 12 destinations, which this is one of them highlighted. Director Johnson added he is headed out and has family in Charleston and he will be on the inaugural flight there, so whether it is Charleston or any of the other 12 destinations, think about it. Director Johnson stated you can fly to Vegas on Allegiant and change planes and fly right into Jackson Hole, so there are a lot of neat things happening with Allegiant and a lot of ways to get around the County.

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

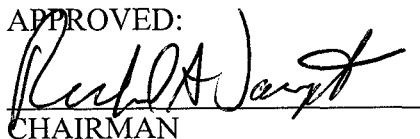
Meeting adjourned at 10:55 a.m.

Respectfully submitted,



Traci Firestone
Secretary

APPROVED:


CHAIRMAN