

**AGENDA**  
**PUBLIC BUILDING COMMISSION**  
**June 17, 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  
Midori Henrichs, MidAmerica Finance Director

**COMMUNICATION:**

**MINUTES:**

- |                            |   |              |
|----------------------------|---|--------------|
| 1. Regular Monthly Meeting | - | May 20, 2021 |
|----------------------------|---|--------------|

**TREASURER AND FINANCE:**

- |   |   |               |
|---|---|---------------|
| 1. Regular Expense Claims Report with Payroll Ledger Report | - | June 30, 2021 |
| 2. Airport Expense Claims Report                            | - | June 30, 2021 |
| 3. Budget Analysis Report                                   | - | June 2021     |
| 4. Trial Balance Report                                     | - | May 2021      |

**RESOLUTIONS**

- |                                    |   |                 |
|------------------------------------|---|-----------------|
| 1. Prevailing Wage Rate Resolution | - | Attorney Ysursa |
|------------------------------------|---|-----------------|

**FOR YOUR INFORMATION:**

**OPERATIONS:**

- |  |   |             |
|--|---|-------------|
| 1. Approval of Securus Contract – Amendment to Pricing Structure | - | James Brede |
|--|---|-------------|

**AIRPORT OPERATION BUSINESS:**

- |  |   |               |
|--|---|---------------|
| 1. Professional Services Agreement – Customs Border Protection/General Aviation Facility | - | Bryan Johnson |
|--|---|---------------|

- |    |   |   |               |
|----|---|---|---------------|
| 2. | Consultant Services Agreement – Parking Technology and Canopy                             | - | Bryan Johnson |
| 3. | Equipment Purchase – BLV Airport – PBC Tractor Loan                                       | - | Bryan Johnson |
| 4. | ACDBE/DBE Policy Statement  | - | Bryan Johnson |
| 5. | Professional Services Agreement – Consultant Selection – Tree Obstruction Removal Project | - | Bryan Johnson |
| 6. | Construction Services – Notice to Proceed – Terminal Expansion – Phase 3                  | - | Bryan Johnson |

**AIRPORT UPDATES:**

- |    |                               |   |               |
|----|-------------------------------|---|---------------|
| 1. | MQ-25/F-18 – History at BLV   | - | Bryan Johnson |
| 2. | The Good Traveler Program     | - | Bryan Johnson |
| 3. | BLV Solar Parking Lot Project | - | 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  
JUNE 17, 2021 AT 10:05 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 10:05 a.m., on Thursday, June 17, 2021 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Charles Lee, Thomas Dinges, Terry Beach, and Edmond Brown. Richard Effinger was absent. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Commissioner Dan Polites, Midori Henrichs, MidAmerica St. Louis Airport Finance Director; and Attorney Bernard Ysursa answered present via telephone conference.

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; James Brede, Director of Buildings; Randy Pierce, Fairview Heights Tribune; Monica Taylor, St. Clair County Financial Analyst; Tom Knapp, Sheriff's Department; Traci Firestone; Secretary, and Kelly Dudley; Assistant Secretary.

Minutes of the May 20, 2021 Regular Monthly Meeting were reviewed. Commissioner Lee moved that the Regular Monthly Meeting Minutes, dated May 20, 2021 be approved as provided. Second by Commissioner Dinges and carried.

James Brede, Director of Buildings, stated the County experienced computer issues about a week and a half ago/two weeks ago and the financials with the Airport were down, so all of the Airport financials could not be completed for the Board meeting today. Director Brede added he would like to ask the Board for approval to extend that out to doing bills until the 23<sup>rd</sup> of this

month, with Bryan from the Airport and Debra, to approve those bills to be paid at the end of the month, so the pay cycle is not missed, and then the Board would reaffirm those bills next month. Commissioner Lee made a motion to approve as such. Second by Commissioner Dinges. Roll call as follows:

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

Motion carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for June 30, 2021, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

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

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for June 2021, and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 50% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for May 2021 and asked that it be placed on file. The Secretary has a copy available for review in the PBC Office.

Under Resolutions, Attorney Ysursa stated the Prevailing Wage Rate Resolution is the annual resolution that has to be done every year, which there is nothing new or exciting about it.

Commissioner Lee moved to approve. Second by Commissioner Beach.

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

Motion carried.

Under Operations, Director Brede stated the item on Operations, he is going to remove from the agenda.

Under Airport Operation Business, Bryan Johnson, MidAmerica St. Louis Airport Director, presented for approval professional services agreement, so they can better understand their current customs and border protection facility. Director Johnson stated there has been a customs and border protection facility on the property since about 2006 and it is the yellow dot on the slide, which is next to the Boeing St. Clair Facility. Director Johnson added this is all predicated upon several conversations that they had with Customs and Border Protection and over the years their standards have changed. Director Johnson stated what he means by this is their facility standards will change and various requirements, which a lot of it is driven by Federal laws that change for USDA processing, as well as passenger processing, etc. Director Johnson added there have been 3 iterations of these facility changes and the last one occurred in 2018, so the conversation he had with them earlier this year was MidAmerica is the last facility in the U.S. that does not meet those standards, so MidAmerica will need to develop a plan of action that will determine some alternatives for the County and Airport and how to move forward. Director Johnson stated they can redevelop this facility or at some point in time, they can build a new facility and that is what these professional services are being programmed and used for. Director Johnson added the total dollar amount is a little over \$30,000.00 and a little

less than \$31,000.00, it is budgeted for this year and it is programmed in the existing budget. Director Johnson stated it is all driven by standardization and how the Federal government works, which this is not different between agencies. Director Johnson added sometimes you will see this with the TSA and sometimes you will see this with FAA offices, and this is CBP specific. Director Johnson stated there are many acronyms and it seems like aviation is extra special in that way and the facility is called General Aviation Facility, so that is what will be studied. Director Johnson added it is the yellow box on the previous slide and right now it is the trailers that have been stacked together. Commissioner Lee moved to approve. Second by Commissioner Dinges. Chairman Sauget stated at one time there was a lot of involvement in trying to make this happen, but it was a lot more costly. Chairman Sauget added there are things that need to be addressed and they must be addressed. Roll call as follows:

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

Motion carried.

Director Johnson presented a consultant services agreement for additional parking technology, as well as the plans designed laying out the groundwork to put a canopy on their entrance and exit to their parking facility. Director Johnson stated as an airport goes through various transitions, they have been very fortunate to be the beneficiary of some significant uptick in their enplanements and travelers through the Airport. Director Johnson added this has driven change over the last 2 years, which every year it was brought to the Board the need to expand parking, which this has been done consistently over the last 3 years. Director Johnson stated the last parking addition brought MidAmerica's parking numbers up to about 1800/1900 and that



was completed this last year. Director Johnson added that now they need to take another step, as they are continually growing and continually maturing as an airport, so the next step for the customer convenience and efficiency is to build the canopy. Director Johnson stated if you have been to the Airport in a rainstorm, there is nothing more frustrating than trying to process a parking ticket, especially if you have a couple of hundred people that want to get out of the parking lot when the machine is not working. Director Johnson added the canopy is intended to protect their assets, as well as provide a better customer experience. Director Johnson stated they want to continue to advance utilizing technology, so they will add license plate readers and the card in/card out. Director Johnson added you can take your credit card and slide it in, as you come in, use that same credit card on the way out, and it will tally everything right there for you, then you are done with it. Director Johnson stated the agreement is with Walker Parking and he has worked with them many times over the years and they are a good company. Director Johnson added he recommends to the Public Building Commission that they execute a consultant agreement with Walker Consultants at a cost not-to-exceed \$123,480.00 to provide professional services associated with technology improvements, as well as the canopy for the existing terminal parking system with signature by the Chairman/Vice-Chairman. Director Johnson stated you will see the blue on the slide and when he initially put together the packet, he did not have the correct account number, so the slide on the screen is correct and budgeted for Special Projects, 91700-999. Commissioner Lee moved to approve. Second by Commissioner Dinges. Chairman Sauget inquired if there is an estimated cost. Director Johnson stated the total amount is \$123,480.00, but as far as construction costs this is not an estimated cost yet. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Absent

Commissioner Dinges : Aye  
Commissioner Sauget : Aye  
Commissioner Beach : Aye  
Commissioner Brown : Aye  
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Director Johnson stated they have a lot of equipment at the Airport, which they need a tractor and a mower, and they spoke with Jim, Traci, and Midori, and they figured out a mechanism and tool to make this happen. Director Johnson added they want to take a small loan out from the PBC, and all the documentation is included in the packet, as far as the agreement. Director Johnson stated it is a 3-year loan with 1% interest, and the interest rate then on \$128,000.00 is about \$1200.00, depending on if Jim wants to chase that up over the next year or so. Director Johnson added they really appreciate the relationship they have with everyone and want to request approval of the Airport tractor loan with the Public Building Commission with the signature by the Chairman or Vice-Chairman. Commissioner Dinges stated this must be a good-size tractor and inquired if Director Johnson had any dimensions. Director Johnson stated he does not, but asked Dan Trapp if it was a 60-horsepower John Deere or what is the size of the tractor. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; stated it is a John Deere, but he does not have the specs handy. Director Johnson added it is a 15-foot cutting deck, so a sizable deck, and he would say it would be at least a 60 horsepower.

Roll call as follows:

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

Motion carried.



Director Johnson presented for approval the ACDBE, Airport Concession Disadvantage Business Enterprise, and since they have been the recipient of Federal dollars since the beginning of the Airport, they did develop a formal Disadvantage Business Enterprise program at that time. Director Johnson stated as airports grow and mature, now they are into the passenger life, and with the expansion plans, they are adding concession space, so one of the elements that come into play is the development of an area of focus, which is the concession piece. Director Johnson added they have a very similar program and they are almost identical, and with the regulatory environment, the policy itself really is probably a good look at what they do as it relates to both of their DBE programs. Director Johnson stated this is an update to include the ACDBE portion and the DBE only portion was developed in 2007. Director Johnson added Alice will continue to manage the DBE program and Midori will take over the ACDBE program. Director Johnson stated it is very regulated and it is a requirement as a commercial service airport. Director Johnson added Bernie did review this. Attorney Ysursa stated he reviewed it all and he thinks it should be approved. Commissioner Lee made a motion to approve. Second by Commissioner Brown. Roll call as follows:

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

Motion carried.

Director Johnson stated the diagram on the slide is intended to set the stage for the next professional services agreement and the trees are only as good at airports until they become obstructions. Director Johnson added that trees are good when they are young and immature and low, but when they get tall, they reach the category of an obstruction and they do not like

obstructions. Director Johnson stated around the Airport they are gifted with many trees and reviewed the picture of the overall tree obstruction removal project with the blue and the red areas being the responsibility of MidAmerica St. Louis Airport, so that is the consultant agreement area of focus. Director Johnson added about 100 acres worth of trees will be removed through this program. Director Johnson stated the yellow and green areas are Scott Air Force Base and Scott Air Force Base will be handling their tree removal, which it is likely that MidAmerica may partner up with them because of the permitting processes and to do it all at one time through one agreement or a joint agreement. Director Johnson added they did have a committee meeting back in April and did select Horner and Shifrin to be the professional service provider for this project. Commissioner Lee inquired if this will be a joint project with Scott to remove theirs also. Director Johnson stated it will not be joint, but they would like for it to be joint, and for MidAmerica's purposes, they are individual responsibilities and individual projects. Director Johnson added he believes it will become a joint project because they have already talked a little bit about how that would work, but he is not sure yet. Commissioner Dinges inquired when you clear trees, how far down are they cleared. Director Johnson stated it depends on whether it is a wetland or not and normally you would cut them off at the base and then remove them completely. Director Johnson added you remove everything and then a herbicide is used on the stumps. Commissioner Dinges stated they do not grind them out. Director Johnson stated many times you will leave them for stabilization, especially along channels of water, and it is not a complete grubbing, but they will be removed. Commissioner Lee moved to approve. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Absent
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye

Commissioner Beach : Aye  
Commissioner Brown : Aye  
AYES: 6 ABSENT: 1 NAYS: None

Motion carried.

Director Johnson stated the next one is terminal related, and the terminal expansion project is going on and before he got here, everyone and the Board, in particular, have been intimately involved in all these steps beginning with Phase 1 of a 4 Phase program. Director Johnson added Dan did a nice job laying out the steps that have occurred historically with this program and where we are now, as well as some different financial mechanisms. Director Johnson stated they have been fortunate, as recently it has been announced and we are waiting for the FAA to issue the grant, and another chunk of money is coming to MidAmerica to put into the next phase. Director Johnson added he wanted to get authorization to proceed with the Terminal Modifications or expansion project with the Construction Manager at Risk group to proceed with Phase 3 construction. Commissioner Brown inquired if the additional fund is grant money. Director Johnson stated right now they are fully funded and since this is related directly to MidAmerica's air service growth, the FAA stepped in and they are pushing in another \$13+ million, so they will be able to fund all of this. Commissioner Lee inquired if this will complete Phase 3. Director Johnson stated this will take MidAmerica through Phase 3. Chairman Sauget added there will be a Phase 4 to finish it off. Commissioner Brown inquired as to when this is expected to conclude. Director Johnson stated it originally was planned to be completed in December of 2023, but through the additional funds that they have been able to obtain, and hats off to the Illinois delegation, senators, and Congressman Bost, and have really helped to work with the FAA. Director Johnson added they have been able to accelerate this program, so they are aiming now for December of 2022, which is great for the Airport and the community, especially with the uptick in travelers. Commissioner Brown moved to approve. Second by

Commissioner Lee. Roll call as follows:

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

Motion carried.

Director Johnson stated one of the things MidAmerica engages with is The Good Traveler Program and reviewed a picture of what the terminal building looks like now with a wall wrap on behalf of The Good Traveler Program, and it brings awareness to the travelers, if they want to participate in a sustainable way, as they travel to offset some of their emissions, that there is an opportunity to do that. Director Johnson added it is nominal depending on where you want to travel and if you go to their website or MidAmerica's website and you can calculate out from flying between MidAmerica St. Louis and Punta Gorda, it might be \$4.00 or \$5.00 one way to offset your carbon emissions. Director Johnson reviewed a picture of the marketing or what someone would see when you are in the terminal building. Director Johnson added there are dollars that you give back to this program and then are used at other projects around the Country. Director Johnson stated people like to connect to their community and they can do this through the various programs. Director Johnson added it is worth the time to visit the website [thegoodtraveler.org](http://thegoodtraveler.org) and this is MidAmerica's first go at sustainability.

Director Johnson reviewed enplanement numbers and they are aiming for the 170-mark, which those are projections, but they think it will be real. Director Johnson stated they did experience, for the first time, a record week and looked at enplanements for January 2021, which you can see for the entire month there were 6,405, and they did that in one week last week or the week before, they put through in one week's time about 6600 passengers, so they are on pace to

set a new record. Director Johnson added because of all the travelers, then they get into the construction, and he is just showing so everyone can see the progress over time in the expansion area in Phase 3. Director Johnson stated for this view, they put up a drone every time they do this, and you can see the parking lot is not very full. Director Johnson added they are just getting started in that general construction area and essentially will fill in with building and terminal. Director Johnson reviewed the picture in May, which you can see the big dig, as they are moving dirt around and starting to dig things out. Director Johnson reviewed the terminal modification in June, and you can see the changes now in the parking lot. Director Johnson stated some of the things talked about are canopies, technologies, because they have travelers and travelers need extra care, attention, and customer service. Director Johnson added you can see the elevator shaft starting to go, getting some of the base layers down, so he will try to bring updates when talking about enplanement numbers every month.

Director Johnson stated going further and talking about sustainability, there is a project they are looking at spending some time with, as they want to develop a solar carport. Director Johnson added there is a lot of synergy right now, when you look at the changes that have occurred over the last year or two with the facilities, so this is a natural time then to start to look deeper at expanding services for the travelers. Director Johnson stated the one way they will do that is through the solar carport program and it will become MidAmerica's premium parking lot. Director Johnson added right now, they run everything through the economy lot, and they are looking at identifying this part of the parking lot, turning it into a premium lot, which will provide covered parking for everyone in that yellow area. Director Johnson stated to envision that entire area being covered parking, so you are out of the rain and snow, and it provides more comfort for those travelers that do want to park in this area, and the roofline for this entire area will be solar. Director Johnson added the next meeting or the time after, everyone will be able to

digest and see some of the detail. Mr. Trapp stated that over the years, as they have attended conferences and such, they have seen a lot of other airports doing similar things, and as Bryan mentioned, it works well with providing some amenities and what could become a premium parking area. Mr. Trapp added they did engage a company called VEREGY, earlier this year/late last year, to do a feasibility analysis to just look at this and see if this is something that would work out here. Mr. Trapp stated the reasons why to consider this is it does improve the passenger experience, as a customer and as a passenger, you can park under a canopy. Mr. Trapp added it does have the opportunity to increase revenue, because by providing that opportunity for passengers to park under a carport, they are now premium spots, and people will be willing to pay a little bit more. Mr. Trapp stated it does reduce the operating budget and when you think about solar, you think it generates electricity and it generates electricity at lower costs than what is being paid right now, and it does reduce the carbon footprint going back to some of the sustainability things that Bryan mentioned earlier. Mr. Trapp stated MidAmerica was kind of modeling from a project at Evansville Regional Airport and the picture on the slide is of Evansville, which looks similar in the way it is laid out, with all of the spots closest to the terminal would be covered with a carport structure. Mr. Trapp added with Evansville's project, they issued an RFP in December of 2018, and they went with an option for net metering for airport power usage. Mr. Trapp stated they have a 12-foot carport and lots of things that they take into consideration, especially for airports and for airport parking lots, which is why MidAmerica is using them as a model. Mr. Trapp added Evansville funded the whole project themselves for \$6.4 million with a 20-year loan, but that is not exactly what MidAmerica is looking at doing. Mr. Trapp stated the VEREGY study looked at it and what you see on the slide in orange is the terminal and in blue is where we would anticipate the solar carport structures going. Mr. Trapp added they looked at sizing the entirety of the solar array between 1.12 MW to



1.65 MW and that is to serve the terminal, so the way it works is you tie in directly to the terminal, as the terminal is the largest power user at the Airport. Mr. Trapp stated this would be sized to handle the existing and anticipate the expansion of about 45% will be met. Mr. Trapp added some additional outcome of their study is 85% of the total Airport's electrical consumption, and when they say "Airport", they are talking about Airport-specific buildings and not tenant buildings, so it is the terminal. Mr. Trapp stated some of the things you consider when you look at solar is flatlining your costs for electricity versus what is anticipated elsewhere and look at about a 2% average annual utility rate increase for others, whereas MidAmerica's is taking a flatline. Mr. Trapp added one of the nice things is MidAmerica would have the opportunity to secure a 300-foot perimeter around the terminal building should we need to clear that for security reasons in the future, so that would be the premium lot and it would make it easier to do that. Mr. Trapp stated MidAmerica would also be looking at generating quite a bit more revenue from the premium parking. Mr. Trapp added MidAmerica would be looking at a lot of savings from solar usage and they have some ideas on numbers upfront, but they are not quite ready to share those yet and they were based on preliminary. Mr. Trapp stated when they look at the different options, they are in favor of the Power Purchase Agreement, which you can do one of two things, you can build it yourself and you have your own power-generating plant, which is nice because you have completely flat power from here on out. Mr. Trapp added that does require you, as the owner, to shell out some cash. Mr. Trapp stated the other option is a Power Purchase Agreement where they would contract with someone else, build the thing, and to finance it, there would be no capital outlay upfront for the carport and solar itself, but would have a long-term agreement with them for power. Mr. Trapp added the next step is they are looking to prepare an RFQ/RFP, now that MidAmerica has the initial baseline information, they would put that out and solicit proposals from different vendors to provide solar carport structures

using the PPA model. Mr. Trapp stated upon selection of that firm, they would complete the design and construction, which the picture on the right is another one from the model airport in Evansville. Commissioner Beach stated on the Evansville photo, he only sees 3 or 4 cars using it, and inquired how much more of a premium would it be to charge for people to park there given the fact that MidAmerica's travelers are looking for cheap tickets and cheap parking, so will they pay extra and how much. Commissioner Beach added where his family is from in Evansville, he sees about 3 cars there in the photo. Director Johnson stated they are looking at that right now, and for example, Midori has been doing a lot of different modeling and what she is coming up with, MidAmerica is looking at variables both from a daily rate with our current rate is a dollars per day, and they are looking at variables beyond what that number represents. Director Johnson added they are looking at how those numbers relate to the overall financing and the overall cost of the entire package, which they are also looking at not just the rate but at percentages. Director Johnson stated if there are 300 stalls and they are only occupied 50% of the time, what then is that premium rate, so in other words, MidAmerica must be very thoughtful and very careful in their analysis to look not only at 50%, but at 40%, 30% occupancy, because of the things Commissioner Beach is saying. Director Johnson added if you looked at the April photo of the parking lot and how sparse it was, that is something that has to be looked at, and they are going through the analysis now to vet it out, so they can come back to something they believe is truly reasonable and representative of what can be expected. Commissioner Beach stated he would be curious to see what Evansville experience is, because it might end up being a solar benefit and it might be more beneficial than the parking. Debra Moore, County Administrator, stated if it is cost-effective. Director Johnson stated you have to look at electricity, electricity usage, and all of those kinds of things, but what is interesting is when they went through to modify and adjust their parking to increase their parking rates for the premium

lot, they got no pushback from the board, and very little comments from the end user. Director Johnson added that is not to say that would not be the case here, but they were surprised, and they increased theirs by about \$4.00 per day. Commissioner Beach stated he is excited about the solar aspect of it and having the car covered, too. Director Johnson stated when they are looking at this, one of the big challenges is when does MidAmerica see most of the travelers, and that is over the summer. Director Johnson added they must be mindful in the analysis, as they have to look at 365 days and that is why they are not sure yet, and they are working hard to figure out what is the right mechanism. Director Johnson stated do they start with 100 cars and scale it down, as there are a lot of things to consider. Commissioner Brown stated doing the cost analysis breakdown and say there is a 0 increase or minimum increase on the parking income, but what is that energy cost that you can determine from there, because in his mind, if no one changed in the parking and it would just increase a minimum amount for the difference, but what would the energy cost be for that return on investment. Commissioner Brown added a factor is depending on if it is bought outright and you have 2 different phases on that proposal. Director Johnson stated what they believe is so appealing about the Power Purchase Agreement is it lessens the obligation financially, so they work with a third-party developer, which they come in and build it all, they own it and maintain it, versus Airport-owned where MidAmerica would have to capitalize everything on the front end. Director Johnson added that is why Dan was talking about the PPAs, Power Purchase Agreements, and that is where they are now on that category. Director Johnson stated they also have to look at electrical usage and consumption and actual savings, then parking rates have to be looked at, along with percentage of occupancy, and several other things that Midori will be looking at that he has not mentioned, in order to be able to get to a point where they can, with confidence, know that if they do move forward with a project like this, that it will benefit everyone over time. Director Johnson added it must benefit

the traveler and benefit the Airport and St. Clair County. Director Brede inquired about reaching out to Fred Schreiber to help with the utility rates and he might help Dan in doing his analysis. Randy Pierce, Fairview Heights Tribune, inquired if it is too premature to ask if there is a ballpark on implementation time. Director Johnson stated it would be too early, as they have a lot more work to do, and this will have a significant impact on everyone, so it will take some time.

There being no further business to come before the Public Building Commission, Commissioner Lee moved for adjournment. Second by Commissioner Dinges and carried. Meeting adjourned at 10:51 a.m.

Respectfully submitted,

*Traci Firestone*

Traci Firestone  
Secretary

APPROVED:

*Reed A. Saegert*

CHAIRMAN