

AGENDA
PUBLIC BUILDING COMMISSION
July 15, 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

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|---------------|
| 1) Regular Monthly Meeting | - | June 17, 2021 |
|----------------------------|---|---------------|

TREASURER AND FINANCE:

- | | | |
|---|---|---------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | July 30, 2021 |
| 2) Airport Expense Claims Report | - | June 30, 2021 |
| 3) Airport Expense Claims Report | - | July 30, 2021 |
| 4) Budget Analysis Report | - | July 2021 |
| 5) Trial Balance Report | - | June 2021 |

FOR YOUR INFORMATION:

RESOLUTIONS:

OPERATIONS:

- | | | |
|--|---|-------------|
| 1) Approval of WirelessUSA Proposal | - | James Brede |
| 2) Approval of Prox Card System - Sourcewell | - | James Brede |

AIRPORT OPERATION BUSINESS:

- | | | |
|--|---|---------------|
| 1) Air Service Incentive Program – BLV Air Service Development | - | Bryan Johnson |
| 2) Airport Rates and Charges -Amendment | - | Bryan Johnson |
| 3) Aircraft Rescue Fire Fighting (ARFF) – NoFoam System | - | Bryan Johnson |
| 4) Future Aviation Development – Lease Agreement | - | Bryan Johnson |

AIRPORT UPDATES:

- | | | |
|------------------------------|---|---------------|
| 1) BLV - Enplanements | - | Bryan Johnson |
| 2) Terminal Expansion Update | - | 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
JULY 15, 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, July 15, 2021 at the St. Clair County Building, Belleville, Illinois.

The following Commissioners answered present to roll call: Richard Sauget, Charles Lee, Thomas Dinges, Richard Effinger, and Edmond Brown. Dan Polites and Terry Beach were absent. 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; Monica Taylor, St. Clair County Financial Analyst; Midori Henrichs, MidAmerica St. Louis Airport Finance Director; Kavahn Mansouri, Belleville News-Democrat; Tom Knapp, Sheriff's Department; and Traci Firestone; Secretary.

Minutes of the June 17, 2021 Regular Monthly Meeting were reviewed. Commissioner Lee moved to approve the minutes as presented. Second by Commissioner Dinges and carried.

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

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

AYES: 5 ABSENT: 2 NAYS: None

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated June 30, 2021, and the Airport Expense Claims Report, dated July 30, 2021, and moved to approve payment of bills. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 5 ABSENT: 2	NAYS: None

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for July 2021, and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 58.3% expenditures.

Commissioner Dinges reviewed the Trial Balance Report for June 2021 and it can be available when requested in the Public Building Commission Office.

Commissioner Effinger moved to approve. Chairman Sauget stated that sounds fine.

Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 5 ABSENT: 2	NAYS: None

Motion carried.

Under Operations, James Brede, Director of Buildings, presented for approval the WirelessUSA Proposal to install a repeater in for the County radios to use within the building at

the Detention Center. Director Brede stated currently they cannot use the radios that they need, and it is a life safety issue, which it is sole source and with WirelessUSA and they provide the Motorola services to the County's 911 Center. Director Brede added they have to use them to put in the services. Commissioner Effinger inquired if there is a monthly fee on this. Director Brede stated it is installation and they will be called out if something breaks and they fix it. Commissioner Effinger moved to approve WirelessUSA for \$33,064.26 for the St. Clair County Juvenile Center. Second by Commissioner Brown. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 5 ABSENT: 2 NAYS: None	

Motion carried.

Director Brede presented for approval the contract with Johnson Controls for a new prox system for the Courthouse, 19 Public Square, and the Probation building. Director Brede stated the current system is outdated and the company went out of business and he cannot get parts for it, so it is on borrowed time of being able to use the system. Director Brede added they reached out to Johnson Controls, which they already use for the building management, and they have a security side of their operation. Director Brede stated they sent a quote over, which it is sole source under Sourcewell, and the quote for removal and installation of the new system would be \$126,749.57. Commissioner Effinger inquired if this is the swipe thing that they get into the doors with. Director Brede stated it is and they will put in a completely new system. Debra Moore, County Administrator, stated this is every user, every department, nobody is off the system. Director Brede stated the only system that is not is the Jail and it will stay until we can figure out how to bridge that with IT and then the Jail will be updated at that time. Tom Knapp,

Sheriff's Department, inquired if something happens over here. Director Brede stated there are enough spare parts from everything to keep the Jail going for a while. Tom Knapp inquired if they will be able to get in here to help this building. Director Brede stated yes, everyone will be issued new cards, so there are 2,000 new cards being ordered. Tom Knapp inquired if something happens over here and the Sheriff's Department needs to get in. Director Brede stated the old and new will be used and there will be 2 cards for a while until the last piece is gone. Commissioner Effinger stated it looks like it holds up to 4,000 users. Director Brede added he believes it is over 6,000 and it is corporate edition and they will be around for a long time. Chairman Sauget inquired to how many users there are. Director Brede stated right now there are roughly 1500 users and there are 2,000 cards. Director Brede added he already ordered them because they have to get here to start programming. Commissioner Effinger moved to approve the Johnson Controls Kantech Corporation Edition of the EntraPass Access Control System in the amount of \$126,749.57. Second by Commissioner Dinges. Commissioner Effinger inquired if there needs to be an approval for the monthly service. Director Brede stated it is under his buying thing to pay the monthly service and he will do it for the first year until the Public Building Commission can learn how to work on it in-house, but if the Board wanted to approve the dollar amount it is \$22,944.60 for a year. Commissioner Effinger added the documentation stated \$1,086.00 a month. Director Brede stated if you do that monthly, but each building has its own agreement. Director Brede added if anything breaks, they will replace at their cost. Chairman Sauget stated if anything breaks, it is at their cost. Director Brede agreed and added it is at no cost to us and it is an all-inclusive service agreement. Commissioner Effinger inquired if the \$22,944.60 will be in the budget. Director Brede stated it will be and that is for all three and Johnson Controls broke it out per building. Commissioner Effinger added they would like to also approve under the same Johnson Controls, the monthly service fee is \$22,944.60, for a year

approval. Director Brede stated if the Board just approves the total for the year, it is good. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 5	ABSENT: 2
NAYS: None	

Motion carried.

Bryan Johnson, MidAmerica St. Louis Airport Director, stated the first item is Air Service Incentive Program, and they are very fortunate as an airport and the Board has set the pace with the Airport Staff and Allegiant Airlines and there has been consistent growth over the last 4 or 5 years. Director Johnson stated when you mature as an Airport, there are other requirements that come into play, so the Air Service Incentive Program is a tool that he is able to use when he visits with Allegiant or a multitude of others, it is an opportunity to establish the standards that they are going to provide incentives to the different air carriers. Director Johnson added the goal of this program is identified in the actual document itself under the first paragraph on page 1. Director Johnson stated there are 2 goals that are worth mentioning and the first one is to add non-stop service between BLV and that is the 3-letter identifier for MidAmerica St. Louis and currently unserved markets. Director Johnson added goal 2 is to make BLV a desirable airport for low-cost and ultra-low-cost airlines. Director Johnson stated those 2 goals are really a sweet spot for BLV and they do very, very well with the ultra-low-cost, as well as talking to some of the other air carriers. Director Johnson added this also has some Federal Law connotations meaning what is given to one carrier, they also have to give to the other, and it is about being fair, reasonable, and equal. Director Johnson stated that is another reason they need to do this, and it gives more credibility to St. Clair County, as MidAmerica St. Louis, but there

are several airports out there where you can see these documents online on the websites. Director Johnson added when he was at the air service conference, the question they asked is where is the air service incentive program. Director Johnson stated it is time now to formalize this and Bernie did have a chance to look at this and from a budgeting standpoint the way the incentives are teed up is through the marketing side of the budget. Director Johnson added each new city pair will receive \$100,000.00 from County as an incentive to initiate that service. Director Johnson stated on the second page, it gets into the terms and conditions and lays out in more detail on limitations, so if there are multiple carrier services in the same city, it is only the first new one that is given an incentive. Director Johnson added the strategy is really to set aside a couple of city pairs in the budget for next year, which 2 city pairs is pretty good for BLV. Commissioner Effinger inquired if this incentive is to draw new airlines in and/or new routes by Allegiant to pick up another city. Director Johnson stated this is for both and the idea is to say Allegiant wants to go to Denver, Colorado, which they currently fly to, but they do not fly to from BLV. Director Johnson added they could contact BLV and state they want to start service to Denver and inquire about incentive program, and they can be handed a piece of paper to clearly see what the parameters are, along with the terms and conditions, and it is for a limited period of time and is not indefinite. Director Johnson stated there is a marketing incentive and then there are landing fee waivers, which are the 2 most classic incentives. Director Johnson added you can go to any airport and look at their incentive programs, you will always see at least these 2, but if you go to some of the larger airports, and you will see other incentives layered in their programs. Commissioner Effinger inquired what is the typical amount of money for a new route cost, if the landing fee was waived. Director Johnson stated he can only say what is in the document, as far as factual information, but it really does come back to frequency and how often are the flights, daily or three times a week, etc. Commissioner Effinger stated that is money

BLV would not have gotten anyway, the landing fee. Director Johnson stated this is correct and what is interesting about these kinds of programs, they have been around for a very, very long time, and those are the basic 2 pieces to any air service incentive program. Director Johnson added even for BLV, there is a certain amount of maturity that is occurring for them, as an airport, and there are some lease-type documents that is also layered into some of these related to the use of the facilities. Director Johnson stated the air carriers pay for the gate space, counter space, and other things inside, and they are also into the ancillary business and while someone pays for a piece of luggage, the Airport pays for ancillary fees in the parking lots. Director Johnson added the parking lot is a classic, along with other fees, concession fees, CFC fees for renting a car, so there is a mix of things you can do to help support the market programs. Commissioner Effinger moved to approve the MidAmerica St. Louis Airport Air Service Incentive Program, as laid out in the documents. Second by Commissioner Lee. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 5 ABSENT: 2 NAYS: None	

Motion carried. Commissioner Effinger inquired if there needs to be terms and length on this for a 2-year period. Director Johnson stated everything is contained within the agreement, and if in the future if they were to modify this, they would bring this back to the board.

Director Johnson stated there is the standard Airport Rates and Charges schedule and the Board will see that every November in totality, so it will have all the rates and charges. Director Johnson added from time-to-time they do little changes that come along, which this is the second

one, and they are now looking at the de-ice materials to be prepared for winter season with thinking about the air carriers and other aircraft operations. Director Johnson stated they are seeking a modification to the rates and charges schedule, specific only to de-ice fluids and materials. Director Johnson added you can see on the table what the current per gallon cost is and then the requested increase, which one of the first lines there is the Aircraft De-icing Type 1 and the current rate is \$7.00 per gallon and MidAmerica St. Louis is seeking a dollar increase to \$8.00. Director Johnson stated this is driven by cost recovery. Commissioner Effinger stated everything is going up. Director Johnson agreed and stated this is in preparation, so they establish different agreements with the air carriers, so they set up different agreements using those numbers for that, which they have to do that soon or sometime in the next 30 days to be able to put this in place. Director Johnson added you can see an increase on Type 1 and Type 4, but there is no increase on the hourly rate, then there is a slight increase on the de-ice disposal fee, which this becomes effective September 1 and that is when their agreements come into play, like their agreement with Allegiant. Commissioner Lee made a motion to approve such. Second by Commissioner Effinger. Chairman Sauget inquired if Director Johnson has talked to Allegiant about this and that there is going to be an increase. Director Johnson stated that he has, and they are good with this and they know it is coming. Director Johnson added all the air carriers do know and anything associated with moving people in transportation, all the costs across the board are up, even their contract fuel has increased. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 5 ABSENT: 2	NAYS: None

Motion carried.

Director Johnson presented for approval the Aircraft Rescue Fire Fighting Equipment and in the Airport world they call it ARFF, which this system is called a NoFoam System. Director Johnson stated there are some chemicals that have been discovered that historically have been used in the foam firefighting part of putting out fires on airplanes. Director Johnson added this chemical compound is PFAS and it has really hit the headlines recently throughout the country over the last year or two. Director Johnson stated there was legislation passed in June of this year directing the EPA, which the EPA has been given a year to determine whether it is actually hazardous or not, and the expectation is it will be classified as hazardous and then they will be given another 5 years to determine whether it is designated under another environmental law. Director Johnson added it is truly a hazardous material and the best thing about this legislation is that airport liability is they are exempt, so that is one of the neatest things about this. Director Johnson stated the airport groups are all working hard to get this new liability exempted out of airports. Director Johnson added it is a \$30,000.00 device and it is separate from the truck, so there is some apparatus that is required, as well. Commissioner Effinger inquired if there was a foam system on the truck that was coming. Director Johnson stated this is just for testing and all the trucks will still come with foam and there is about 500 gallons worth on the trucks that they have, so that foam is still being used to put out fires, and it is regulated and required by the FAA. Director Johnson added it is the only foam currently in production that can be used for aircraft fires, so that is why there is a little bit of controversy swirling about it, and that is why you see all this legislation taking place. Director Johnson stated it allows the staff to do the testing that is required, and they have to do the testing every month, so they are not just spraying it out all over the ground, as it is actually contained and then they can dispose of it properly. Commissioner Effinger moved to approve a sole source purchase of the model P500 series NoFoam System by NoFoam Systems at the cost of \$30,371.53. Second by Commissioner Lee. Commissioner

Brown inquired if this is some sort of recovery system. Director Johnson stated it is kind of. Commissioner Brown stated he gets the foam side, but then it sounded like at the end Director Johnson was saying something about not wanting it all over the place, a recovery system of sorts, so that they do not have it contaminated within the foam, and that the regulation is changing and you want to make sure you are being proactive in recovering it. Director Johnson stated this is correct, and the other thing is this is the new standard, and he was talking about this regulation that was just put forward in June, but Commissioner Brown is correct. Director Johnson added the device does just what was described, and it is just MidAmerica's ability to meet that regulation requirement, and it is a part of doing business at airports these days. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Absent
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Absent
Commissioner Brown	: Aye
AYES: 5	ABSENT: 2
NAYS: None	

Motion carried.

Director Johnson stated he wanted to speak to one slide in particular, so over the history of the Airport, beginning in April of 2018, the Board and the Airport team established for the very first time a parking rate structure for the travelers using the Airport, which was really a good thing for the Airport, and as the enplanements were increasing it was clear that there needed to be some kind of collection of those to offset the cost of the improvements that were being put forward for the pavement, the maintenance of the parking lot, all of the things that relate to the Airport. Director Johnson stated he is reporting today that they started this parking process in 2018 and showed the parking revenue totals by year, so in 2018, there is a little over \$800,000.00 in revenue, in 2019 they have hit a high of about \$1.1 million, in 2020 they are back

down in the \$800,000.00 level, and for 2021 they are projecting a \$1.7 million worth of revenue coming into the Airport. Director Johnson added he is bringing it to everyone's attention for a couple of reasons, as he has wanted to point out how the Board has helped the Airport grow and change, and it goes back to that maturing as an Airport and to think forward, so MidAmerica can help support the community, as it grows and changes, and all of the pieces that go into operating an Airport. Director Johnson stated he just wanted to bring this to everyone's attention as good news, but when you think about cost recovery and how much this County has put forward and committed to the community and to the Airport over the last 22 years, it really is kind of a resolute time to think about starting to see a few more positives, but he wanted to tip the hat to the Board. Director Johnson added for him, personally, it is a real joy to be a part of it.

Director Johnson stated he did pull one, as they were going to consider a lease agreement for the Future Aviation Development, and he thanked Dr. Moore, as they are not quite done yet and they are fine-tuning a few things. Director Johnson added 2 things are going to either happen, one will be they will do a special session, or they may catch this in August. Commissioner Effinger stated they will dot all the i's and cross all the t's. Commissioner Lee stated sometime in the future maybe the Commission could tour the Airport, as to what has taken place over the past few years. Chairman Sauget stated they have talked about doing that once they got back in, so yes. Commissioner Effinger stated that is a good idea. Director Johnson stated a good time would be a little later, but with so much construction going on, it would be nice to tour when there is a little bit more to see, and depending on what other developments are occurring, so a few months down the road, six months or so. Director Johnson added everyone is always welcome and if you come at the right time, there are air shows twice a day, meaning that various aircraft fly around at prescheduled times. Chairman Sauget stated the flight training situation that is going on out there and the new terminal that is out there for the general aviation

and helicopter situations, there are major improvements and it is really something else to see.

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

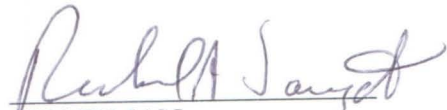
Meeting adjourned at 10:37 a.m.

Respectfully submitted,



Traci Firestone
Secretary

APPROVED:


CHAIRMAN