

**MINUTES OF THE MONTHLY MEETING OF THE  
PUBLIC BUILDING COMMISSION OF ST. CLAIR  
COUNTY, ILLINOIS, HELD ON THURSDAY  
AUGUST 19, 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, August 19, 2021 at the St. Clair County Building, Belleville, Illinois.

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

Also present for the meeting, or for a portion thereof, were the following: Debra Moore, County Administrator; Bryan Johnson, MidAmerica St. Louis Airport Director; Monica Taylor, St. Clair County Financial Analyst; James Brede, Director of Buildings; Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director; Midori Henrichs, MidAmerica St. Louis Airport Finance Director; Tom Knapp, Sheriff's Department; Randy Pierce, Fairview Heights Tribune; Fred Schreiber, Energy Consultant; Traci Firestone, Secretary, and Kelly Dudley, Assistant Secretary. Attorney Bernard Ysursa answered present via telephone conference.

Minutes of the July 15, 2021 Regular Monthly Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting, dated July 15, 2021 be approved as provided. Second by Commissioner Polites and carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for August 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	: Aye

Commissioner Dinges : Aye  
Commissioner Sauget : Aye  
Commissioner Beach : Aye  
Commissioner Brown : Aye  
AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Commissioner Dinges reviewed the Airport Expense Claims Report, dated August 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 : Aye  
Commissioner Dinges : Aye  
Commissioner Sauget : Aye  
Commissioner Beach : Aye  
Commissioner Brown : Aye  
AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Commissioner Dinges reviewed the Monthly Budget Analysis Report for August 2021 and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 66.7% expenditures.

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

Under Operations, James Brede, Director of Buildings, presented for approval of professional services with Horner & Shifrin for design services for at the Jail, as they have to replace the fire alarm there. Director Brede stated currently they cannot get parts for that, so it is critical that it is replaced starting next year. Director Brede added the contract price is \$48,500.00 and are estimating between \$500,000.00 to \$600,000.00 is possible to replace it. Commissioner Effinger inquired if all the plumbing needs to be replaced too or if it is just the alarm. Director Brede stated this is the alarm system, so it is going to require all new conduit

and brought up to today's code, so this will be a good-size job. Commissioner Polites moved to approve the contract with Horner & Shifrin for the services for the Jail at the amount of \$48,500.00. 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	: Aye
AYES: 7 ABSENT: 0	NAYS: None

Motion carried.

Director Brede presented for Approval of Environmental Consultants, which they are a company they use for monitoring abatements in the buildings. Director Brede stated in the second phase, Package B of the construction, there is some abatement that has to happen throughout the first floor and the fourth floor of the Courthouse, so this is a contract with them to do testing and monitoring of the spaces. Director Brede added the proposed contract is a not-to-exceed contract, so it will probably come in less than this price, but everything has not been identified yet, the cost is a little high with a price of \$22,500.00 for their services. Commissioner Effinger stated he sees an estimated cost of \$10,000.00 and then sees a \$12,000.00 on top. Commissioner Effinger moved to approve the contract with Environmental Consultants for the proposed asbestos consulting. Commissioner Lee stated it is \$22,500.00. Director Brede added not-to-exceed and Commissioner Effinger agreed. Second by Commissioner Beach. Roll call as follows:

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

AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Director Brede presented for approval of a contract that was bid out, which there were 3 bidders, and General Waste Services is who Environmental Consultants recommends. Director Brede stated they were the cheapest for the abatement at \$123,200.00 and they will be the ones performing the abatement. Commissioner Effinger moved to approve the asbestos abatement for General Waste Services for \$123,200.00. Second by Commissioner Polites. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 7 ABSENT: 0	NAYS: None

Motion carried.

Director Brede presented for approval of professional services for BRiC Engineering, as they are doing the design work for the Courthouse's HVAC, as the tower size has to be increased due to the renovation at the Courthouse and adding on the addition, as the system is big enough to handle it, but the cooling tower size needs to be increased to be able to utilize the current system. Director Brede stated they have a contract for design and construction of not-to-exceed \$45,000.00. Commissioner Effinger inquired if the Courthouse will be able to use the same towers. Director Brede added the chillers and all of that will be what we have, so those will not need to be replaced. Commissioner Effinger stated the supporting documents stated it needed to be made sure that both towers can run. Director Brede stated they need to run individually, so if one tower goes down, the Courthouse can stay up with the other. Commissioner Effinger made a motion to accept the contract for BRiC Partnership to redesign the condenser water and cooling tower work in the amount of \$45,000.00 and that is a fixed fee. Second by Commissioner Lee.

Chairman Sauget inquired if there is any estimation on costs. Director Brede stated that cost is anywhere between \$450,000.00 and \$550,000.00. Commissioner Effinger inquired if the roof has been redone and is solid now and this will just be a different part. Director Brede added the roof underneath it is bad and there will probably another discussion on the roofing issue at next month's meeting and a resolution is being worked on for the other roof failure, but this will be replaced the same time as the cooling tower. Commissioner Brown inquired if they are referring to where the wind was blowing it up. Director Brede stated this is correct. Commissioner Effinger stated this is where water could get up underneath there. Director Brede stated this to be true. Roll call as follows:

Commissioner Lee	:	Aye
Commissioner Polites	:	Aye
Commissioner Effinger	:	Aye
Commissioner Dinges	:	Aye
Commissioner Sauget	:	Aye
Commissioner Beach	:	Aye
Commissioner Brown	:	Aye
AYES: 7	ABSENT: 0	NAYS: None

Motion carried.

Director Brede presented for approval of a natural gas supply contract, as 3 years ago, they went out for bid with Constellation and they got with a bunch of municipalities so they could have a bigger buying group, but that contract is over, and they were not able to get in on the rebid of that with them. Director Brede introduced Fred Schreiber, as he is the energy consultant, and is the one who went out for bids for the gas futures, for PBC and for the Airport. Fred Schreiber, Energy Consultant, stated in the packet the pricing was given out, so he will not go over that since that was what the pricing was 3 or 4 weeks ago. Mr. Schreiber stated that Jim said that contract has expired, so it is a month-to-month basis right now and it is called index. Mr. Schreiber added it is not urgent or not emergency, whatever, the only thing that a fixed price contract will do is protect from unknown things. Mr. Schreiber stated this past February, when

there was the natural gas issue in Texas, some of the pricing increased by almost a factor of 10, so in April, people who were paying \$3.50 a million BTU were paying \$24.80 a million BTU. Mr. Schreiber added that is what a fixed price contract will do is protect you. Mr. Schreiber reviewed document with fixed prices going forward and it is roughly around \$3.99 per million BTU. Mr. Schreiber inquired if everyone wants to stay on fixed price or index price, but with the unknowns out there, the fixed price contract might be a pretty good hedge for protection. Director Brede added with inflation and all these other things being looked at over the next few years, he believes fixed price would be prudent for the County to go on, so the costs are known. Commissioner Effinger inquired if it was \$3.78 and he knows it fluctuates. Mr. Schreiber stated that is the chart and it is really an indication, which the numbers are \$3.99 for the 3-year term. Commissioner Effinger inquired where were we at. Mr. Schreiber stated on the last contract it was \$3.35, so it is about 10% to 15% higher. Mr. Schreiber reviewed the document and pointed out the trend over 25 years. Commissioner Effinger inquired to what Mr. Schreiber would suggest, such as a one year, a two year, or a three year. Mr. Schreiber stated he would not go with a one year and he would go with a three year, because the short-term prices are what are volatile right now and kind of high. Commissioner Effinger inquired what Mr. Schreiber thinks will happen down the road. Mr. Schreiber stated if he knew that, he would be buying a lottery ticket. Commissioner Polites stated the Board always appreciates Mr. Schreiber's professional recommendation, as he has been doing this a long time and has saved a lot of money, so on behalf of the Commission, he thanked him for his professionalism and recommendations. Mr. Schreiber stated this is not to save money, it is to help to know what is going to be spent, as that is the key. Commissioner Polites made a motion to approve the contract with Fred's company at \$3.99. Director Brede stated they need to vote to go fixed price again, and if it is agreed upon, Mr. Schreiber will go for bid, and then Director Brede needs to get approval to sign that, as you

have 24 hours that the bid is good for. Commissioner Polites made the recommendation. Director Brede added this was done the last time and then he will let the Chairman know what the price was. Commissioner Polites added this is for 3 years. 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	: Aye
AYES: 7   ABSENT: 0   NAYS: None	

Motion carried.

Bryan Johnson, MidAmerica St. Louis Airport Director, presented for approval the lease agreement amendment #1. Director Johnson stated initially the Board may have seen it come out as amendment #2 and that is the difference of how Boeing tracks their agreements versus how MidAmerica tracks their agreements, so MidAmerica is processing it as Amendment #1. Director Johnson added this amendment was reviewed by legal counsel with the benefit to MidAmerica St. Louis and Boeing is it takes the existing agreement that was established in 2020 for the TFT area on the Gulf Apron and pushes that out an additional 6 months. Director Johnson stated instead of 3 renewal periods, they are getting 4 renewal periods and they pick up some additional square footage for some areas that they need and then the rental rate comes into play, as well. Director Johnson added all those monies that are associated with this agreement get put back into capital improvements or for O&M. Commissioner Effinger moved 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 : Aye  
AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Director Johnson presented for approval the letter of engagement with Daley Policy Group and this is a firm that MidAmerica has been engaged with the last 2 years. Director Johnson stated this letter of engagement is for an additional year beginning in the September time period. Director Johnson added the principal owner of this company is Patty Daley and she has done a super job representing MidAmerica on behalf of St. Clair County and the PBC to different federal agencies and has been instrumental helping to set up some funding opportunities, and more recently, especially with the activity in Washington, there has been an onslaught of different programs that have poured down into the states and the Airport. Director Johnson stated they would like to extend this agreement for one year and the cost has remained neutral, so there is no cost increase here and will not exceed cost of \$72,000.00 plus expenses to provide legislative assistance in identifying and securing Airport Improvement Program federal funds for the MidAmerica St. Louis Airport and represent the Airport's interest before Congress, Federal Agencies, and other officials. Commissioner Polites moved for approval. Second by Commissioner Beach. Roll call as follows:

Commissioner Lee : Aye  
Commissioner Polites : Aye  
Commissioner Effinger : Aye  
Commissioner Dinges : Aye  
Commissioner Sauget : Aye  
Commissioner Beach : Aye  
Commissioner Brown : Aye  
AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Director Johnson stated MidAmerica has a huge footprint with about 5,000 acres total, which not all of it is grass. Director Johnson added through some discussion with Airport staff,



they found a new opportunity to save time and resources and meet some of the federal obligations. Director Johnson stated with airports and regulatory environments, there is a Wildlife Hazard Management Plan and that is part of the Airport's certification. Director Johnson added the plan talks about managing grass height and much of that is related to the different types of birds and other species that eat seeds and grass. Director Johnson stated it is all in the Airport's operating budget and approval is appreciated utilizing a service cooperative agreement to procure a mower and a contract with MTI Distributing for up to \$125,000.00. Commissioner Polites stated it is interesting that the mowing can be cut down from 2 to 3 days to one day. Director Johnson stated when he got to the Airport, it looked like zero-turn mowers had been purchased and those were 6-feet wide, so every 6-foot wide mower requires one staff. Director Johnson added when you have 3 mowers that are 6-feet wide and 3 staff members and then you go to 18 feet with one person, and you can cut that much more grass with less labor, it became apparent that they needed to make that shift. Commissioner Polites inquired if the Airport had 3 Exmarks. Director Johnson stated they have 2 or 3. Commissioner Polites inquired if this Toro comes with accessories to move snow or other things. Director Johnson stated it does not. Commissioner Polites stated this is just strictly a mower. Commissioner Effinger inquired as to the life span of the mower. Director Johnson stated it is all about how many hours a year is put on the mower. Commissioner Polites inquired to what is being cut near the runway. Director Johnson added there is airside and landside, so around 1000/1200 acres. Commissioner Brown stated the contract is for the mower and there is a contract with MTI. Director Johnson stated it is two steps and one is they are identifying the procurement process and the second is the Airport is making the purchase through this company, which the procurement process that has been identified meets all the current County procurement processes. Director Johnson added it is a little bit of a nuance on the mechanism for the

procurement. Commissioner Effinger stated MTI can buy it cheaper than the Airport can buy the \$125,000.00 mower. Director Johnson stated the thing about these contracts is they are very similar to state bids and they price things down for municipalities. Commissioner Polites moved to approve the utilization of the service cooperative agreement to procure a mower and a contract with MTI Distributing for a price not-to-exceed \$125,000.00 with the signature by the Airport Director. Second by Commissioner Brown. Chairman Sauget stated there is a blade and a roller and inquired if it can be used with that, too. Director Johnson stated right now they are focused on mowing. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 7	ABSENT: 0
NAYS: None	

Motion carried.

Director Johnson presented item 4, which is the public address system and every Airport has one, and they are all intended to serve in the case of a passenger terminal building to provide basic services for the air carriers and for some of the vendors to be able to make announcements. Director Johnson added there is a life safety aspect to a PA system, so this is a piece of hardware and software that is needed to replace the existing system, which was acquired in 2016. Director Johnson stated all the support has gone by the wayside, durability, and it's application. Director Johnson added when you look at all the paging that the Airport has to do, such as multiple preprogrammed paging, whether it is TSA related, mask related, and USDOT came out with this mask requirement that was set to expire September 18<sup>th</sup>, is now being extended through January 2022. Director Johnson stated there are all kinds of needs within a paging system and goes well with the terminal expansion and is a good opportunity for the Airport. Director Johnson added it

is programmed into the operating budget. Commissioner Lee stated this is for a 3-year contract. Director Johnson stated that statement to be correct. Commissioner Effinger inquired if this includes training. Director Johnson added that with it, there is the training, support, and hardware programming. Commissioner Beach inquired if this is Tech Electronics. Director Johnson stated that statement to be correct. Commissioner Effinger moved to approve the contract with Tech Electronics for the replacement of the PA system for terminal modifications with the signature of the Airport Director in the amount of \$74,700.00. Second by Commissioner Beach. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 7	ABSENT: 0
NAYS: None	

Motion carried.

Director Johnson presented for approval the Tree Obstruction Removal – Phase 1 – Consultant Agreement and reviewed area on slide, which is about 10.5 acres. Director Johnson stated you love trees until they get too tall. Director Johnson reviewed area highlighted in red has been a long-going issue with Scott Air Force Base even, because they manage and operate the air traffic control tower, a line of sight, they need to be able to see aircraft that are taxiing on runways and taxiways. Director Johnson stated this is important to take care of this now, to get in there and take out the trees. Director Johnson added there are environmental considerations that are part of this process, so time is of the essence, as some trees can grow 10 or 20 feet in one growing season. Commissioner Effinger inquired if a logging company will be hired to come in. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director, stated right now this is approving professional services, so they will put together the specific designs and

specifications for that and put it out for bid. Mr. Trapp added there is a chance that a logging company may bid on that, but recently on some of the other projects that require tree removal, they did not have anything that was worth harvesting. Mr. Trapp stated most of the growth in this area is not big, so it is a low likelihood that they will be able to harvest anything. Commissioner Effinger inquired if the debris will have to be removed. Mr. Trapp stated the debris will have to be removed. Commissioner Effinger inquired if this is a wetland, is this why they need the EPA involved with all of this, and you cannot go in and cut trees down. Mr. Trapp stated there are a few environmental issues and wetland is part of this, as you have to worry about endangered species, such as the Indiana Brown Bat. Commissioner Polites inquired if you can burn it on site. Mr. Trapp stated theoretically they could, but the challenge is you have to have an air permit. Commissioner Polites stated no one wants smoke near a runway. Director Johnson stated you do not and there have been occurrences where smoke does become a factor in aircraft being able to operate and even construction, such as construction dust next to a runway and that can be an issue, too. Commissioner Lee inquired if he read the document correctly, it is going to be 6 inches above the ground is where they will cut off, and what is to keep these things from regrowing. Director Johnson stated it is herbicide. Commissioner Lee inquired if the stump will be taken out. Mr. Trapp stated they have done some early coordination with the Army Corp of Engineers and that is what they have preliminarily approved in those wetlands and they do not want the soil disturbed for multiple reasons. Mr. Trapp added if you leave the stump like that, it is a much easier permitting process. Commissioner Lee stated you are going to try to kill the roots. Mr. Trapp stated this statement is correct. Commissioner Beach stated he hated to bring these 2 words up, but "Indiana Bat". Mr. Trapp stated that is part of the concern, but in general, the timing of this should be good, if they do not touch until October, then they are generally good. Chairman Sauget stated at one time, they had to plant snags in there, dead trees,

years ago when the Airport was first built. Commissioner Beach added no construction could be done on the Airport during the Indiana Bat mating season, although no one has seen an Indiana Bat in that area in 200 years. Commissioner Lee moved to approve a professional services agreement with Horner & Shifrin at a cost not-to-exceed \$63,469.00 for Phase 1 of Tree Obstruction Removal project with signature by the Airport Director. Second by Commissioner Polites. Roll call as follows:

Commissioner Lee	: Aye
Commissioner Polites	: Aye
Commissioner Effinger	: Aye
Commissioner Dinges	: Aye
Commissioner Sauget	: Aye
Commissioner Beach	: Aye
Commissioner Brown	: Aye
AYES: 7	ABSENT: 0
NAYS: None	

Motion carried.

Director Johnson presented for approval of the Water Main Extension Easement with the City of Mascoutah and there are a variety of types of utilities at the Airport feeding different parts of the Airport, so as part of the future aviation development as they look at development south of the primary entrance, it is apparent that additional capacity is needed in the form of water. Director Johnson stated this easement is necessary to allow the City of Mascoutah to continue to feed water to the Airport and then to the future development plans. Director Johnson added this is an easement that Bernie has reviewed, and it is pretty straight-forward, as far as the purpose of it and what it is going to do for Airport growth. Commissioner Beach moved to approve. Second by Commissioner Brown. Roll call as follows:

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

AYES: 7 ABSENT: 0 NAYS: None

Motion carried.

Director Johnson presented the first slide and reviewed the left-hand side under the 2021 heading and go down to the bottom of the enplanement column, the forecast is roughly 167,000 enplanements for the calendar year. Director Johnson stated this is significant for the Airport or any airport, since any time you reach a new level of passenger activity, it is very valuable not only to the travelers that are coming to the Airport and the services that are being provided, but all of the agencies and all of the interactions that the Airport staff and team members have, and the Board as different AIP grants are approved. Director Johnson stated this all feeds into future funding and the Airport is set to be up 9% at the end of the calendar year. Director Johnson added in July they set a monthly enplanement record of 27,000 plus, and again, it is a very big deal as an Airport, which he will update on a monthly basis, as they progress. Director Johnson stated the flights and capacity continue to be significantly higher than they were in 2019 and reviewed slide with capacity up consistently now through the end of the year. Director Johnson added capacity is schedule and available seats, so this is good news for the Airport. Director Johnson stated some of the challenges that do show themselves in the airline industry with labor shortages that persist and the third-party contractors that do a lot of the underwing work for the Airport, for the air carrier Allegiant, that is where they are seeing some of their biggest challenges is recruitment and keeping good employees working those flights. Director Johnson added the coronavirus pandemic has the Delta variant at play and the mask requirement is being extended, which applies to the Airport's physical terminal building, so it is any passenger terminal building in the Country, mask, TSA masks, and getting on the air carriers. Director Johnson stated there is the employee vaccine requirements and in the airline world, they are seeing that, and United requires it, but there are a few that do not, such as Southwest, Delta, and

American, and Allegiant is sitting neutral. Director Johnson added that looking ahead, these may be factors that influence some of the numbers and even some of the decisions being made at the Board meetings. Commissioner Effinger inquired if the Delta virus would slow any travel, in general. Director Johnson stated there are 2 factors that are slowing bookings, which one is the beginning of the school year, which is normal, but he thinks there will be some concern with that. Director Johnson added they met with the CBP, Customs and Boarder Protection, yesterday and talked about how they are staffing and most of them are still working from home, so it is a factor for the Airport. Director Johnson stated they do not know what that impact will be like. Commissioner Brown stated the Federal government has a mandate on a lot of their transportation to where you have to wear a mask, so a number of organizations now are beginning to make it a requirement. Commissioner Brown inquired if the others are kind of waiting for the approval of the FAA before they mandate it. Director Johnson stated the airlines that are privately-held companies, those are company decisions that are being made, so has not been any Federal mandates, as far as vaccines go, but there was some chatter about certain federal employees having to be vaccinated, but he does not have that detail, so on the airline side, that is an internal decision within each company. Commissioner Brown stated he was wondering since most of them get Federal funding of some sort. Director Johnson stated that is a good point.

Director Johnson stated he loves the pictures, since it is a month-by-month change that is occurring at the Airport, which the hole starts to take on a little more definition and it just keeps growing. Director Johnson added he wanted to invite everyone out to the Airport, and it might worth everyone's time to look at some of the facilities. Director Johnson stated Commissioner Brown was out a week or so ago and it was nice to show him around some of the facilities. Director Johnson added it is doubling the size of the building that was built back in the late 90s.

Commissioner Brown stated it was exciting to be on the tarmac when the fighter jets take off. Director Johnson added the air show starts usually at 9:00 and 1:00 every day. Commissioner Beach stated there should be a PBC meeting out there and it has happened in the past before he got on, which logistically it might be a pain in the butt for the staff, but he thinks it would be good for everyone to see it. Director Johnson stated he would love to, and a date just needs to be picked and he can make it happen. Commissioner Lee stated there used to be a parking slot where the terminal is being enlarged but inquired where the parking area is located for the County employees. Director Johnson reviewed a slide and location is now at the South side of the Airport, as you can see the car rental companies and can see the St. Clair County parking signs, which County employees can park in there any time. Director Johnson stated when this is all complete, the parking will move back to the area over here on the slide, so it will come back to the area everyone is familiar with.

Director Johnson stated he wanted to give everyone a sense graphically on the parking revenue and what it means for the Airport. Director Johnson added bar graphs are helpful in getting perspective, especially when multiple years are being looked at, which parking revenue is the driver of the Airport. Director Johnson stated the parking revenue really started in April of 2018, as you can see the history and some of the lines, which the lines are predictable when you look at the flight schedules, as they are bumping up and surging in the summer months. Director Johnson added what is neat about this is the effort everyone put forward here recently to change some of the fees and to make them more competitive. Director Johnson stated you can how the parking lot has expanded, which the team and Director Johnson went to Evansville, Indiana, on Monday to look at their solar array in their parking lot, and are doing some analysis, which will be shared with everyone at some point in time. Director Johnson added they were surprised at the Evansville Airport, they have 600 parking stalls and have legacy carriers, but they do not put



through a lot of people, so they do not have a lot of stalls. Director Johnson stated for MidAmerica to have the number of stalls that they do, is very satisfying and right now it meets all the demand. Director Johnson added even though they teed up the overflow parking lot, they did not need it, but they were ready for it, and they are in a good spot, especially as they move forward with the additional capacity. Commissioner Effinger inquired if some people park in the temporary parking lot to save money because it is cheaper. Director Johnson stated the temporary parking lot is closed and it is only intended to be used when the other parking lot is full. Commissioner Beach inquired to the number of parking spots there are now. Director Johnson stated there are 1795 currently and in 2019, Tim added some parking and when Director Johnson arrived in 2020, they teed up additional to bring the total up to 1795. Commissioner Effinger stated 2020 went down because travel went down a little bit. Director Johnson stated 2020 is the pandemic year. Commissioner Polites inquired if Director Johnson is still happy with the management company for parking. Director Johnson stated there have been some improvements, and in fact, on the original agenda, he was hoping to be able to bring an amendment and they are also evaluating some things internally to see how they can improve that service, especially for the end-user, as that is the biggest thing. Director Johnson added that some of those really relate back to the other meetings, where they are moving forward on adding a canopy to the entrance and exit to the parking. Director Johnson stated that will make a huge difference for the traveler, along with adding technology, so license plate reading devices, credit card, and trying to utilize some of those avenues to enhance the traveler's experience. Commissioner Beach inquired how full is the 1795 and it may be based on what day of the week or what month of the year, but on average, during the spring and summer. Director Johnson stated before the build-out, the daily parking lot average was high 400s or high 600s, which in July they got up to about 90%. Director Johnson added that is why they were sweating a little

bit. Commissioner Effinger stated that is why they put the temporary one in and it will be needed eventually. Director Johnson agreed and stated there is no doubt about that. Commissioner Polites stated they should have implemented that 10 years prior, but they were pretty strong on the free parking and that was a big marketing tool. Director Johnson stated one of the things that REEF does for the Airport is they can sample all the other neighborhoods, so the Airport can look at all their parking rates. Director Johnson added that is the driver in some of their decision-making is looking at what the competition is both on the Airport and then off Airport. Director Johnson stated they are very competitive, and again, whether it is by design or not, the coolest thing is they are a low-cost airport, it is convenient, it is affordable, it is secure, easy in and easy out, and people like that. Commissioner Polites stated for the new commissioners, when they handled the free parking, they could not service distressed vehicles for liability reasons, now this company will jump batteries, etc. Director Johnson added they do have that ability to service. Commissioner Beach inquired as to the possibility of working with Julie Hauser or somebody to do a press release from time-to-time or a quarterly update with some of this data, as there is one media outlet, not Mr. Pierce, from the Missouri side of the river that whenever they do a story, even a positive story about the Airport, they will show an old photo of an empty parking lot or weeds growing up through the crack, and even if they do not run with this, Commissioner Beach would like to see them have a media update. Commissioner Effinger stated Commissioner Beach did a good job getting a hold of them the last time they showed that. Commissioner Beach stated it would be good if Julie could send something out, such as a media packet update, BLV update, quarterly with some of these facts and that way they cannot say they were not aware of it. Director Johnson stated that is a super idea, so they will have to figure out how they are going to distribute it. Director Johnson added he knows Commissioner Beach is pretty good with the Twitter account. Director Johnson stated he had

built a relationship with Jonathon and he does the STL Aviation account and he was able to put out the enplanement record right away. Commissioner Beach stated Julie has all the contacts and if they do not publish it, the Airport can push it out. Commissioner Polites inquired if this can be done on the website. Director Johnson stated this can be done, as well. Commissioner Effinger inquired how the website is doing and if there is any activity with people buying tickets on it. Mr. Trapp stated he does not have the numbers, but in June there were about 24,000 visitors, which was up from the previous month and through Kiwi they have been earning some money. Midori Henrichs, MidAmerica St. Louis Airport Finance Director, stated it is not that much and believes it is around \$1200.00 quarterly.

Director Johnson stated the Airport sells fuel and FBO stands for Fixed Based Operations and it started back in the 1920s/1930s, so any entity that sells fuel is considered an FBO. Director Johnson added that at most airports there is a third-party selling fuel and they are considered an FBO, Signature and Jet Aviation, those are FBOs. Director Johnson stated MidAmerica has been selling fuel since the beginning of the Airport and what is neat is to see how significant fuel plays a role in the Airport's life, as they support everything that lands there in one way or the other and fuel sales is part of that. Director Johnson added on the left-hand side is total fuel sales, as it is the gross sales of that fuel that comes into the Airport, so Midori and Bonnie are processing all the fuel sales and pushing through all the numbers. Director Johnson stated you can see the trends with the fuel sales numbers and on the right-hand side is volume and that is the number of gallons. Director Johnson added the thing about fuel at an airport and with companies, they all usually have contracts for fuel volume discounts, so they normally do not pay retail pricing. Director Johnson stated the small aircraft operator does pay, but the airlines and military are all contracted fuel pricing. Director Johnson added there is limited opportunity to generate revenue with contracted pricing, because that is already set and

established by the air carriers and by the military, etc. Director Johnson stated there is a lot to celebrate this particular year just because of these huge trends and the trends they are seeing, the result is driven by more air service, which is one factor, but the defining point is it is driven by Boeing and what they are operating at the Airport. Director Johnson added that right now, the fighter jets are taking off and landing, that noise is good noise, because it is pushing these products and services through the Airport. Director Johnson stated it is all significant and reviewed a slide of what is being seen today versus past years, which you can the trend lines are very predictable mostly based on the flights over the last several years. Director Johnson added the lines, as they continue to increase air service, will get a little bit higher more consistently across the graph and this will be seen probably next year. Commissioner Effinger inquired if the discounted price has a margin in there depending on who pays for it. Director Johnson stated every week Bonnie is pulling the latest fuel numbers and the contracting pricing will vary and sometimes you will see where the Airport does make a few more pennies because the contract price is lower based on the markup and there will be times the Airport will make less because those numbers are close together, but there are several different formulas that are ran through to put this all together. Director Johnson reviewed the slide by looking at the years, looking at the total sales, which is gross sales, and looking at total volume, which then you can see the average price. Director Johnson added those numbers look low and they are because it is a contract deal and you can see those people are real serious users of fuel and they use a lot, so they will get discounted pricing. Director Johnson reviewed the gross margin, which is profit for the Airport, and if you look at the bottom line, it is different this year compared to the previous years. Director Johnson thanked everyone for approving the lease agreements and allowing those businesses to operate at the Airport and it is an outlier year and probably will not see those numbers next year, as TFTs will probably leave sometime later this fall, but maybe something

else will show up. Randy Pierce, Fairview Heights Tribune, inquired if the MQ25 testing factored into this at all. Director Johnson stated it has not in a significant way. Director Johnson added if you look at Allegiant percentages and the balance of that 100% is small and that would account for MQ and for general aviation and random corporate traffic that flies in from time-to-time. Commissioner Beach stated the big carriers hedge their fuel. Commissioner Effinger inquired as to how long they can do that and if it is 6 months or a year. Commissioner Beach stated he has no idea. Director Johnson stated the maintenance guys are working on the fuel trucks continually and the ATS guys are pumping fuel and busy as can be, but depending on the Delta variant and some of the comments everyone has made at the meeting, if they can manage that, some of these numbers will still trend up. Commissioner Polites inquired how many fuel trucks there are at the Airport. Director Johnson stated there are 4 or 5 and the fuel farm holds about 240,000 gallons above ground.

Director Johnson stated the ever-changing demand that drives other changes at the terminal is car rental and he and Midori met with Enterprise and had some good conversations weighing into some of the additional needs that they would like as a passenger terminal or as an Airport, they want more service, and they want the ability to service the vehicles. Director Johnson added they are looking to add a couple of more brands, which National and Alamo are part of the Enterprise brand, but they fill different needs. Director Johnson stated Enterprise is very reasonable to travelers that the Airport services and the second one is Alamo, as Alamo is kind of a family brand. Director Johnson added when you look at these, you will not see Avis, those business type of car rental companies, because that is not MidAmerica's market. Director Johnson stated the information on the slide is what they expect to occur within the next year, as they will likely pick up Alamo, but when he is at the table, he would like all three. Director Johnson added it is just different systems, but the modeling on the business side of it is all very

pointed to specific market sectors. Director Johnson stated they are talking about the Electric Vehicle charging stations and that has been in the headlines for sure, so they are looking at adding some of those. Director Johnson added they are interested, as well, and all the directors that came out were all driving electric vehicles, which they are in the test phase of how they would deploy those and how would those be looked at from a consumer standpoint. Director Johnson stated CONRAC is a consolidated rental car facility, which consolidated is the ability for multiple car rental companies to be at one location, clean their cars, fuel their cars, service their vehicles, and then return them so they can be parked near the terminal and then rented again. Director Johnson added they are looking to build a CONRAC facility, a very small one, not like a large airport, which right now they are looking at an area of the airport that is less desirable. Director Johnson stated they do not want them on the oceanfront property, they want other businesses there that are more representative and more valuable to the Airport, as well as the travelers. Director Johnson added they are putting that on the South end of the Airport, and this is what they are working on right now. Commissioner Effinger inquired if they will all share that one facility if there are multiple rental cars. Director Johnson stated this is correct. Commissioner Beach stated they would shuttle. Director Johnson added they would shuttle the cars with their runners. Commissioner Beach inquired about car availability and he has been reading that these companies cannot get cars. Director Johnson stated this is true. Commissioner Beach stated there is a shortage of rental cars due to shipping and pricing and manufacturing. Director Johnson added they see that at the Airport, and it is sometimes problematic because you have people coming in and there is more demand for car rentals. Commissioner Effinger stated many cases, you are paying more for the rental car than you are for the flight. Commissioner Dinges added Ford is talking about build to order, so when you want a car, you order it, and you will get it when they build it. Commissioner Dinges inquired

where the charging stations will be located. Director Johnson stated the charging stations will be in the rental lot itself, so it would be by the terminal building and it is called the ready return lot, so where the rental cars are staged, that is where the charging stations will be. Commissioner Dinges stated he has seen a couple of nasty videos recently where one caught fire and the next two caught fire and you cannot put them out with water. Director Johnson stated the question becomes how do you build this and how do you fund this and typically the way they approach this is the Airport can assume that obligation or the car rental company, so the expectation is as the County and the PBC and Airport, we are not going to assume that kind of cost and that is not in the best interest financially. Director Johnson added the expectation is the car rental company will build it, but will also use the CFC funds, Customer Facility Charges, to reimburse them for that. Director Johnson stated the CFC charges, the \$4.00 that you see on the rental agreement, all of those are collected and then put back into a specific program. Director Johnson added they sit down with car rental companies every year and decide what capital improvements are necessary to improve the service to the traveler, so the CFC is the mechanism to build those facilities and that is typical in every airport in the country. Director Johnson stated in the fine print on the slide, there is a reference to the Illinois law that gives the Airport the authority to collect those CFCs, because every state is a little bit different. Director Johnson added CFCs are not for O&M, but they are specific to car rental improvements and that is what has been established in the State of Illinois. Commissioner Beach inquired if CFCs cannot be kept for general purposes. Director Johnson stated this is correct, and lastly, as part of this, he has to put together a new lease agreement to capture all of this and he will bring it back to the Board in the next month or so.

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

Meeting adjourned at 11:10 a.m.

Respectfully submitted,

*Traci Firestone*

Traci Firestone  
Secretary

APPROVED:

*Richard A. Sargent*  
CHAIRMAN