

AGENDA
PUBLIC BUILDING COMMISSION
September 16, 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 | - | August 19, 2021 |
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TREASURER AND FINANCE:

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

FOR YOUR INFORMATION:

NEW BUSINESS:

OPERATIONS:

- | | | |
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| 1) Impact Change Order for 313/330 West Main St. Property | - | James Brede |
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AIRPORT OPERATION BUSINESS:

- | | | |
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| 1) REEF Parking – Second Amendment | - | Bryan Johnson |
| 2) Terminal Parking Improvements - Consulting Services Agreement | - | Bryan Johnson |
| 3) Airport Operations – Airport Phone System Replacement | - | Bryan Johnson |

- | | | | |
|----|---|---|---------------|
| 4) | Airport Operations – Airfield Signage – Purchase/
Replacement | - | Bryan Johnson |
| 5) | Airport Operations – Airfield Signage – Construction
Services | - | Bryan Johnson |
| 6) | Terminal Modification Design – Non-AIP – Professional
Services Agreement | - | Bryan Johnson |

UPDATES:

- | | | | |
|----|------------------------------|---|---------------|
| 1) | Airport – Enplanements | - | Bryan Johnson |
| 2) | Airport – Terminal Expansion | - | Bryan Johnson |

EXECUTIVE SESSION:

Personnel:

Real Estate:

Litigation:

Security:

ADJOURNMENT:

**MINUTES OF THE MONTHLY MEETING OF THE
PUBLIC BUILDING COMMISSION OF ST. CLAIR
COUNTY, ILLINOIS, HELD ON THURSDAY
SEPTEMBER 16, 2021 AT 10:00 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 10:00 a.m., on Thursday, September 16, 2021, at the St. Clair County Building, Belleville, Illinois.

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

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

Minutes of the August 19, 2021 Regular Monthly Meeting were reviewed. Commissioner Effinger moved that the Regular Monthly Meeting Minutes, dated August 19, 2021 be approved as provided. Second by Commissioner Lee and carried.

Under Treasurer and Finance, Commissioner Dinges, Treasurer, reviewed the Regular Expense Claims Report with Payroll Ledger Report for September 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 September 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 September 2021, and asked that it be placed on file, stating that the 2021 Budget is in line with the projected percentage of 75.0% expenditures.

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

James Brede, Director of Buildings, stated there is one item and it is a change order for IMPACT's GMP that was given for work at the 313 and 330 West Main Property. Director Brede added under the original contract was the reroofing, electric, and abating mold and asbestos in the building, which they were able to do that and went out for engineering to get new rooftop units put on. Director Brede stated IMPACT received bids, but there were some change orders along the way for material cost increases, as they are doing steel work, along with roofing costs, which were within Director Brede's guidelines to approve. Director Brede added he would like to do one change order approving all changes, which the change order total takes

IMPACT's GMP from \$379,729.00 and adding \$111,264.00, which is the change, for a total price of \$490,993.00. Commissioner Effinger inquired if this includes the air conditioners. Director Brede stated this amount does include this and is the curbing and the new units that go on top of there, which currently in that change order since the Public Building Commission does not have them, they will have to rent dehumidifiers so there is no additional mold in the building, which is in the change order, also. Director Brede added this will keep it dry until the rooftops can be placed on, as there is a 3-month lead on the rooftop units, which it is so hard to get material these days. Commissioner Effinger moved to approve the change order for the total amount of \$490,993.00. 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 stated that is all he has for open and does request executive session for possible litigation.

Bryan Johnson, MidAmerica St. Louis Airport Director, presented the Second Amendment with REEF Parking, also known as Republic Parking, which they are a subsidiary of REEF. Director Johnson stated this is a continuation, as the agreement was amended about 6 months ago and want to amend it again, as they are continuing to evaluate both the technology, as well as the services that are being provided. Director Johnson added they add value for the Airport and the travelers at the Airport and nothing changes as far as the cost associated with the agreement. Director Johnson stated any current costs that are reflected in the service agreement with REEF have been accounted for in the FY2021 and will be accounted for in 2022.

Commissioner Polites moved to approve the Second Amendment to REEF Parking for the next 6 months and authorize the Chairman or Vice-Chairman to execute the Second Amendment of the service agreement between the PBC and REEF (Republic) Parking. 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 item 2 is continuing to work with Walker Parking to explore and make improvements to the parking lot, as they have discovered some added value in restriping the parking lot. Director Johnson added they can take the same area, the same footprint with the asphalt and add about 150 parking stalls just by restriping that, so they just want to continue to explore and add the canopy, which has been referenced a bit in the past, and add an additional entrance and exit to the parking lot as it continues to grow. Director Johnson stated in the future they are thinking about adding distinction in the parking lot, sort of like an economy/premium, and this will allow the Airport to move towards that goal. Director Johnson stated it is adding to the existing consulting services agreement that they have with Walker in a not-to-exceed amount of \$275,000.00 for professional services between the PBC and Walker Parking. Commissioner Effinger inquired if they must reseal to repaint. Director Johnson stated the Airport did some resealing last year of the areas on the parking lot that needed resealing, when they were putting down the new asphalt, so it will be remove and replace all the lines. Director Johnson added there will be a few light poles that will have to be moved around, but it is kind of a simple change, but to pick up that many stalls really helps the Airport out, especially during the peak

summer months. Commissioner Effinger moved to execute the amendment to the existing consulting agreement with Walker Consultants at a cost not-to-exceed \$275,000.00 with a total cost not-to-exceed \$398,480.00. 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 stated item number 3 is the Airport phone system, which has gone through some different iterations, and all went out for bid in 2020 with a committee made up of several of the Board members. Director Johnson added they went through one vendor that was not able to perform and now the Airport is ready to move forward with this project. Director Johnson stated the contract itself, everyone has reviewed and approved it, including Bernie, along with Jeff looked at it from an IT standpoint. Director Johnson added the interesting thing about the Airport telephone system is it is an original and came to the Airport when it was built in the mid to late 90s and has not changed since, so it is well past its life. Director Johnson stated they are looking forward to the transformation and adding some of the new technology in the phone system. Director Johnson added the agreement is with STL Communications. Commissioner Effinger stated there is a purchase for \$5,063.00, then the maintenance contract is \$5,700.00, and inquired if this was renegotiated down to \$5,179.00 and if this is what will be paid a month and does this include the purchase. Dan Trapp, MidAmerica St. Louis Airport Engineering and Planning Director, stated the one-time fee is actually a removal/disposal fee, but the final number is the \$5,179.00 per month, so there is the one-time fee of \$4,900.00. Commissioner Effinger inquired to the length and if it is as long as the telephone system is in

place. Director Johnson stated it is for 3 years and they thought about this and evaluated that they really need to be leasing the systems, especially with technology and how that is changing, which this will give the Airport more flexibility after 3 years to go back and redetermine what direction they want to go. Commissioner Effinger stated they get obsolete quick. Commissioner Polites moved to authorize the Chairman or Vice-Chairman to execute the agreement with STL Communications on a 3-year lease with the details included as the contractor for the Airport's new telephone system. 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 the next 2 items are related to one issue they have at the Airport and that is with the airfield signage, which there is a lot of that out at the Airport just used for aircraft on the taxiways and runways. Director Johnson added this project is specific to a set number of signs and there are signs at the Airport that are obsolete that were not picked up in 2016, so when the signs go out of service, they are out of service forever. Director Johnson stated this is something that needs to be done this year, which they went through a bidding process and determined that Pyramid Electric was the lowest responsible bidder to this particular project. Commissioner Effinger moved to approve the agreement with Pyramid Electric for the signage at the Airport for \$84,720.00, which is LED signage. Second by Commissioner Dinges. Roll call as follows:

Commissioner Lee	: Aye
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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 to follow along with item 4, this is the same project with Pyramid and now a firm is needed to assist in the construction phase services of this project. Director Johnson added they have enlisted CMT to assist with this, which this is putting all of the pieces together and bringing in different experts to be able to support this project. Director Johnson stated this construction phase service agreement is for \$52,100.00. Commissioner Effinger stated CMT and Pyramid are going to work together and both are needed for these signs. Director Johnson added the interesting thing in the FAA world is so much is technical and specialized from a design side, so this is where CMT comes into play, and Pyramid is the heavy lifter that will get the project done. Commissioner Polites stated that Pyramid does great work. Commissioner Beach made a motion to authorize the Chairman/Vice-Chairman to execute an engineering agreement with CMT for the construction phase services associated with the 2021 Airfield Signage Replacement project at a cost not-to-exceed \$52,100.00. 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 stated the last item today is the Terminal Modification or Non-AIP

Professional Services Agreement and you will see this from time-to-time what has been previously brought back a request for additional work in this area. Director Johnson added as the terminal expands, there are a lot of obvious systems and parts and pieces that are inclusive within the terminal building, so these are just adds that are needing to be addressed. Director Johnson stated some of it relates to redevelopment of their IT room and some of the things they need to upgrade, but everything falls under the umbrella of non-AIP, which this is just extending the professional services to be able to accomplish that. Director Johnson added CMT has been assisting the Airport with this program since the very beginning of the terminal expansion, which was about 2 years or so ago when it got started. Director Johnson stated this is to execute a professional services agreement with CMT at a cost not-to-exceed \$135,200.00. Commissioner Polites moved to approve the authorization of the Chairman or Vice-Chairman to execute a professional service agreement with CMT at a cost not-to-exceed \$135,200.00 for the non-AIP-eligible work associated with the terminal modifications project. 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 Johnson stated there have been different things that have been happening in the industry over the last 30 days that he wanted to bring to everyone's attention with workforce becoming a real issue and not just for airports, but the airline industry. Director Johnson added recently there has been a buzz about American and Southwest Airlines putting forward a pilot strike and this is really driven by this pandemic, which has changed how flight crews get around

the country and how they get their required rest. Director Johnson stated some flight crews are forced in rare cases to sleep on their own airplanes or sleep in airports, because hotels do not have the workforce or staff to clean rooms to prepare for these different flight crews that come through their facilities. Director Johnson added some hotels will close entire floors just because of staff shortages, so that is part of the drive, and wanted everyone to be aware of the big picture that there is some energy in the airline side of the house that may eventually filter down to MidAmerica, as an airport. Director Johnson stated the Airport is into the Fall time, which typically you see the bookings start to tail off, which is true with all air carriers, whether you are an ultra-low-cost carrier like Allegiant or some of the other legacy carriers. Director Johnson added they are seeing that trend down and seeing some of the Delta variant play a role, but the airlines that incentivized a year ago the early retirements are regretting it because they do not have crews to put on the airplanes. Director Johnson stated you may see less flying on Tuesdays and Wednesdays, with Tuesday in early winter to have almost no flights that day. Director Johnson added that you will probably see some pull-down in Southwest and other air carriers on their flight schedules on those 2 days. Director Johnson stated MidAmerica has seen a tiny bit of shrinkage in their schedule to Fort Lauderdale, but that is just for this month, but on the next slide it shows from capacity and frequency, MidAmerica is still going to be well above the 2019 numbers. Director Johnson added MidAmerica is so fortunate to have Allegiant, to have that relationship, and to be so connected to the Metro St. Louis area. Commissioner Brown stated MidAmerica does require the vaccination but inquired if Allegiant does not require it and if that is a conflict. Director Johnson stated this conversation will expand over time, so these are entities that work and serve the Airport, and currently internally MidAmerica is making the vaccine a requirement for all County employees, including the Airport. Director Johnson added the airlines are still trying to figure that out as organizations, which certainly, there is a lot of

pressure throughout the country as organizations grapple with that issue and what are the consequences and unintended consequences. Director Johnson stated they are first looking inward and will alert all the tenants and all the contractors if they go to a vaccine requirement position. Commissioner Brown stated the President just recently stated they would be requiring for companies over 100 employees, receiving Federal funding, would that start including all those entities that currently do not have a policy. Director Johnson stated pretty much and there is more to come. Commissioner Effinger stated a while back there was a discussion on a pilot shortage and inquired if that was still strong and getting worse. Director Johnson stated it is and if you look at the incentive programs now, American has a \$15,000.00 incentive program for new pilots to get on board with them. Director Johnson added he was speaking with a guy from Swift Air and they are feeling it in every single sector, corporations, air carriers across the board. Director Johnson stated there are frustrated pilots because it is getting more difficult to operate like they are accustomed to. Commissioner Beach stated he is flying to Nashville for 4 days and his flight back is on Southwest, and it is on a Wednesday, but they have already changed the time in 30-minute increments 3 different times. Director Johnson stated one footnote that goes back to Qantas Airlines from Australia, but now all international passengers must be vaccinated, and international travel right now has countries turning it on and turning it off at various times. Director Johnson added domestically we are holding our own and are pretty full. Director Johnson reviewed a slide that was released by the DOT/FAA with enplanements for the different airports, which every airport on it is a commercial service airport within the State of Illinois. Director Johnson stated if you look at the numbers under the CY19 enplanements and those are traditional enplanement numbers for those airports and MidAmerica St. Louis has pretty solid numbers. Director Johnson added you can see how the coronavirus pandemic impacted all the airports and if you look at the CY2020, you can see O'Hare goes from 40 million to 14 million

and wanted to show these so everyone could get some perspective. Director Johnson stated that no one could have ever seen this. Commissioner Effinger stated MidAmerica did the best though. Director Johnson stated that is what is so interesting and nationally MidAmerica was in the top 5, even being down 30%, but still did the best. Director Johnson added MidAmerica is very fortunate to weather the storm, as some of the airports, such as Champaign, Illinois, has their legacies hardly coming back at all and they lost all their Charlotte service. Director Johnson stated to just remember when the Airport started 24 years ago, they were at 480 because they were just starting, and looking at things currently, it is nice to reach the upper tier and have gotten past the halfway point. Director Johnson added enplanements are directly related to MidAmerica's Airport Improvement Plan funding that comes from the FAA. Director Johnson stated the footnote on the bottom of the slide with a 7% increase compared to CY2019, which is huge for MidAmerica to be able to reach that number. Director Johnson added they were projecting over the summer to be around 170,000 and it has come down a bit, but that is okay considering all things. Director Johnson stated it is likely to be a positive increase for the Airport, which is connected to the facility charges connected to the discretionary and entitlement dollars. Commissioner Effinger stated the Airport is coming into the slower season a little bit and flights may be down just a bit, especially Destin and some of those, and inquired if the Delta virus is co-effecting that with people traveling less or is it mainly just seasonal. Director Johnson stated there is probably some data out there to look at. Director Johnson added seasonally Florida is still strong, as the virus can be high or low in Florida and it does not seem to impact people traveling to Florida in a significant way. Director Johnson reviewed the frequency and seat capacity slide, which is still above 2019 and tells the story of why MidAmerica can keep enplanements up and look forward to setting a new record.

Director Johnson reviewed terminal expansion and some of the slides are repeats.

Director Johnson stated they did lay in steel over the concrete over the last couple of weeks, which there continues to be progress, and they will be working over the next week or two to start to go vertical. Director Johnson added they are still for a December 2022 opening or to be fully functional. Director Johnson reviewed US Customs Border Protection slide, which the Airport has undertaken a feasibility study to understand what their obligations are from current standards that Customs and Border Patrol requires, for their employees, as well as travelers going through their facilities. Director Johnson stated the facility was built back in 2006-ish and there have been 3 or 4 iterations of design change, so they have met with CBP officials a week or two ago and are starting the evaluation process. Director Johnson added if they were to replace and come up with a structure as on the slide, it would be about \$2 million-ish, and he and Dan are putting up arguments on their ability to use the existing, which he believes they are going to be able to do that. Director Johnson stated they have some analysis to do, and he hopes to have more information on where that will sit between now and the end of the year. Commissioner Brown inquired if they are suggesting MidAmerica needs to do something different or can it be refurbished. Director Johnson added the picture is Waukegan and it is a brand-new facility that just opened a month or so ago, but to Commissioner Brown's point, they come in initially and they do not know enough about it, so they will say it will likely need to be replaced. Director Johnson stated they will go back and say no, then will get into conversations, and that is where you get into studies to really analyze what can be done and what is required. Director Johnson added so far, the conversations have been very positive and the people who have been working with us out of Chicago and St. Louis are very good and they realize for us, as an Airport, none of these facilities are cheap. Director Johnson stated he thinks they will be pleased with the results. Director Johnson shared a video of a fly over of the current facilities and what new facilities will look like. Director Johnson stated they will have a total of 7 gates but will be able to operate up

to 10 gates. Director Johnson shared a video of the inside with the new screening area. Commissioner Effinger inquired if there will still be a screening upstairs. Director Johnson stated no, and everything is coming down and that is a big deal for a lot of reasons. Director Johnson reviewed new area of seating and admin offices will have to be moved out of the first floor. Commissioner Effinger stated everyone will come through the TSA and then go up to all the gates upstairs. Director Johnson stated this to be correct. Director Johnson reviewed area of offices for the TSA and some other agencies, along with the area the bags are processed, bags will no longer be processed in the front of the terminal and will all be in the back behind a wall.

Commissioner Polites made motion to adjourn the meeting and go into Executive Session. Second by Commissioner Dinges.

Tom Knapp, Sheriff's Department, stated at last month's County Board meeting, the outside auditor indicated that the Airport operated at a \$500,000.00 profit in the black for 2020 during a pandemic year. Director Johnson stated he would have to go back and look at the numbers. Mr. Knapp stated with everything Director Johnson is projecting that it looks like 2021 is going to be wonderful and he just wanted to bring up for the record that the Airport is still not paying for its own policing and is still coming out of the Sheriff's Department budget. Mr. Knapp stated they are happy that the Airport is doing great, but he wanted to point out that the Airport is not paying for its own policing. Debra Moore, Director of Administration, stated it is ultimately a general fund expense. Mr. Knapp stated it is coming out of the Sheriff's Department budget.

The Doors closed at 10:42 a.m.

The Doors opened at 11:47 a.m.

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

Meeting adjourned at 11:47 a.m.

Respectfully submitted,

Traci Firestone

Traci Firestone
Secretary

APPROVED:

Paul A. Sargent
CHAIRMAN