

## Public Building Commission Meeting Minutes

October 16, 2025

The Public Building Commission of St. Clair County met at MidAmerica St. Louis Airport, 9656 Air Terminal Drive, Mascoutah, IL 62258 on October 16, 2025. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

### Members Present:

Richard Sauget, Chairman  
Richard Effinger  
Thomas Dinges  
Terry Beach  
Edmond Brown  
Kevin Bouse  
Donna Richter

### Members Absent:

### Others Present:

Mark Kern, Chairman  
James Brede, Director of Buildings  
Darren James, MidAmerica St. Louis Airport Director  
Bernard Ysursa, Attorney  
Dan Trapp, MidAmerica St. Louis Airport Director of Engineering and Planning  
Jennifer Hogancamp, MidAmerica St. Louis Airport Assistant Airport Director  
Morgan Spivey, MidAmerica St. Louis Airport Staff Accountant  
Lee Graham, St. Clair County Sheriff's Department  
Ashleigh Loehring, Holland Construction  
Shelley West, Holland Construction  
Christopher Brenner, Holland Construction  
Natalie Birk, Executive Assistant  
Traci Firestone, Board Secretary  
Cynthia Romero, Assistant Board Secretary

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the Regular Monthly Meeting Minutes and the Executive Minutes of September 18, 2025. Motion carried.

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Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the **Regular Expense Claims Report with Payroll Ledger Report** of October 30, 2025. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the **Airport Expense Claims Report** of October 30, 2025. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for October 2025** and stated the Operations and Maintenance 2025 Budget is in line with the projected percentage of 83.3% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for September 2025**, and it can be available when requested in the Public Building Commission Office.

## NEW BUSINESS

No Business

## PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve the Animal Services Wright Construction CO #006 in the amount not to exceed \$123,893.00. Motion carried.

## FAIRGROUND OPERATIONS

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown/Effinger, it was unanimously agreed to approve the 1134 S. Charles Street Property Acquisition in the amount of \$26,883.00. Motion carried.

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**AIRPORT OPERATIONS**

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges/Beach, it was unanimously agreed to approve the utility easement(s) between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon PBC legal counsel review. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown, it was unanimously agreed to approve and authorize the Airport Director to execute the agreement for installation of a remanufactured transmission for the tractor with Shiloh Valley Equipment, Co. at a cost not to exceed \$28,000.00. Motion carried.

For updates on Enplanements and Terminal Modification, please see the attached documents.

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to adjourn the meeting at 10:17 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Robert P. Bouse

CHAIRMAN



# Public Building Commission

## St. Clair County, Illinois

### October 16, 2025

Darren V. James | Airport Director



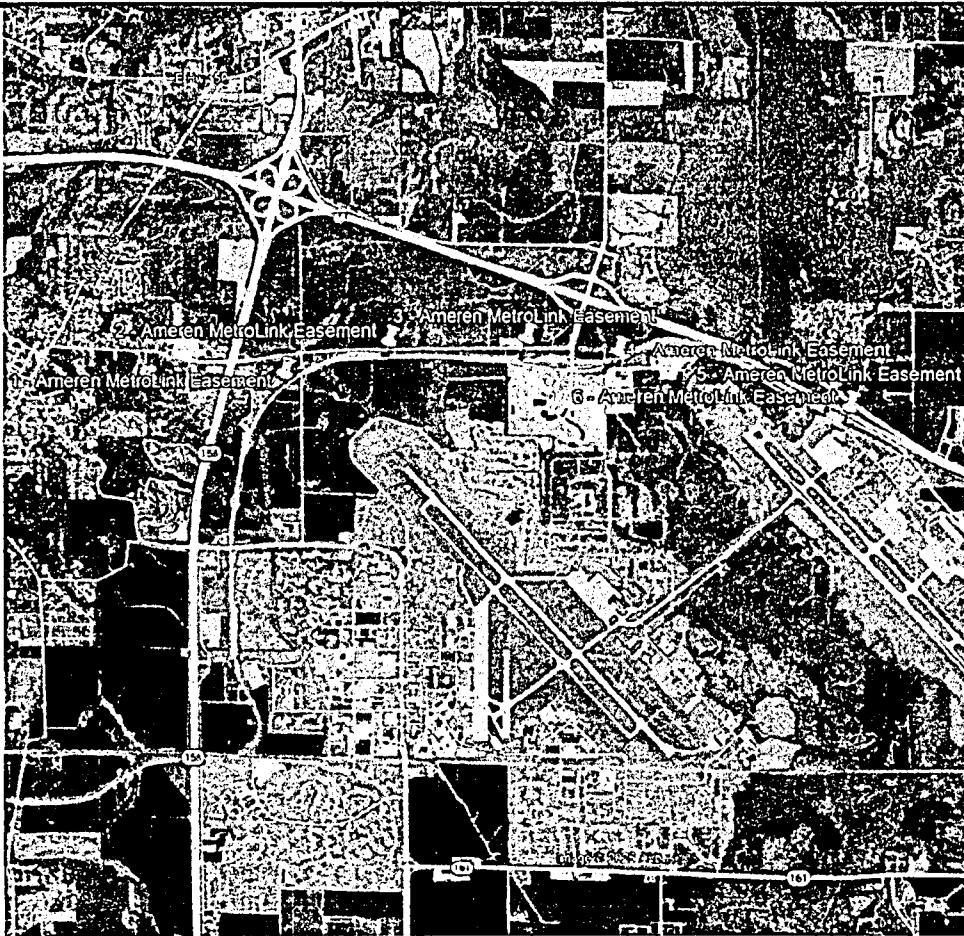
## 1. Airport Property Utility Easement – Ameren

The MetroLink project requires extensions and relocations of existing utilities. To allow these extensions and relocations to occur, easements must be granted. In June 2022, the PBC approved several easements with Ameren for the MetroLink project. Since that date, other easement requirements have been identified. MidAmerica St. Louis Airport has been coordinating with Ameren on various alignments and easement locations. The locations are identified on the following slide.

Financial Impact: No financial impact to the Airport or St. Clair County

Legal: The easement will be reviewed and approved by PBC legal counsel prior to execution.

**Motion: Approve the utility easement(s) between the MidAmerica St. Louis Airport and Ameren with execution to occur contingent upon PBC legal counsel review.**



1. Ameren Easement IA86375 - Traction Power Substation IL-15
2. Ameren Easement IA86370 - Signal House RH8
3. Ameren Easement IA86369 - Rieder Road Interlocking Signal House
4. Ameren Easement IA86373 - Traction Power Substation IL-16
5. Ameren Easement IA86367 - RH9 Signal House
6. Ameren Easement IA86372 - Traction Power Substation IL-17



## 2. Equipment Repair (Tractor) – Shiloh Valley Equip, Co.

MidAmerica St. Louis Airport owns, maintains, and operates multiple pieces of equipment for the purposes of maintaining the grounds on the airside and landside of the airport. FAA regulations dictate the standards that the airside must be maintained to include pavement surfaces and safety areas which involves mowing, grading, leveling, tree/brush removal, and snow removal.

The Airport uses a fleet of tractors to maintain the grounds. The 2020 John Deere 4-wheel drive tractor experienced a transmission failure rendering it inoperable. Repairing the transmission was considered, but due to the unknown level of damage, purchase and installation of a remanufactured transmission was determined to be more advantageous as the estimated useful life of the tractor is 15 years or more.

Shiloh Valley Equipment is a repair shop regularly used by the Airport, and the estimated cost of repair will not exceed \$28,000.

**Financial Impact:** The repair will be funded by the FY25 Airport Operating Budget.

**Motion:** Approve and authorize the Airport Director to execute the agreement for installation of a remanufactured transmission for the tractor with Shiloh Valley Equipment, Co. at a cost Not-to-Exceed \$28,000.



## Airport Update





Top Illinois Airports (per enplanements - July 2024 - June 2025)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (July 2024 - June 2025)	Enp DOT (July 2024 - June 2025)	Allegiant Total Passengers (July 2024 - June 2025)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	32,395,400	528
MDW	Chicago	Chicago Midway International	P	L	31	2	9,389,131	121,798
PIA	Peoria	General Downing - Peoria International	P	N	166	3	373,150	343,569
MLI	Moline	Quad Cities International	P	N	169	4	336,733	141,627
BLV	Belleville	Scott AFB/Midamerica St Louis	P	N	205	5	172,972	345,058
BMI	Bloomington-Normal	Central IL Regional/Bloomington-Normal	P	N	202	6	159,686	71,738
RFD	Rockford	Chicago/Rockford International	P	N	214	7	138,471	271,473
CMI	Savoy	University of Illinois/Willard	P	N	242	8	88,299	377
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	50,240	35,295
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	12,809	1,042
DEC	Decatur	Decatur	P	N	386	11	12,678	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	3,879	0

Source: T-100 Domestic Market (US Carriers).



# Enplanements

MidAmerica St. Louis Airport Monthly Passenger Enplanements																			
2026					2025				2024				2023			2022			
Month	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp	Load Factor <sup>3</sup>	Departures	Enp	Avg Enp
Jan	78	10,995	141.0		62	8,546	137.8	80%	58	7,908	136.3	78%	56	8,327	148.7	86%	63	7,456	118.3
Feb	86	12,867	149.6		79	11,303	143.1	83%	55	8,174	148.6	85%	53	8,329	157.2	90%	61	8,425	138.1
Mar	137	20,098	146.7		144	20,043	139.2	80%	92	13,585	147.7	86%	91	13,945	153.2	90%	109	16,315	151.1
Apr	100	13,488	134.9		93	12,768	137.3	81%	85	11,117	130.8	77%	95	12,974	136.6	81%	102	14,392	141.1
May	110	16,406	149.1		137	19,839	144.8	82%	98	15,164	154.7	88%	93	13,754	147.9	87%	107	16,226	151.6
Jun	148	22,714	153.5		177	25,945	146.6	84%	142	21,589	152.0	85%	125	20,225	161.8	90%	143	22,390	156.6
Jul	151	24,029	159.1		178	28,319	159.1		144	22,201	154.2	86%	131	21,501	164.1	90%	155	24,300	156.8
Aug	107	14,607	136.5		134	18,368	137.1		101	13,373	132.4	75%	84	11,766	140.1	77%	99	13,442	135.8
Sep	68	9,494	139.6		83	11,086	133.6		66	9,015	136.6	81%	55	8,178	148.7	88%	57	8,220	144.2
Oct	77	10,574	137.3		87	11,970	137.6		73	9,660	132.3	78%	70	9,943	142.0	85%	72	9,964	138.4
Nov	72	9,880	137.2		80	11,114	138.9		73	9,483	129.9	76%	61	8,713	142.8	85%	62	8,931	144.0
Dec	80	11,929	149.1		94	14,187	150.4		84	11,973	142.5	83%	62	9,573	154.4	90%	82	12,649	154.3
TOTAL	1214	177,080	145.9		1348	193,439	143.5	82%	1071	153,242	143.1	82%	976	147,228	150.8	87%	1111	162,710	146.5

FAA Total CY Enplaned Passenger Data 152,632 147,421 162,819

**Legend**

- Departures based on Allegiant schedule.
- Departures calculated based on average of previous three year's departures per month
- Passenger enplanements projected utilizing average of three previous year's average enplanements per departure per month applied to scheduled departures.

**Notes**

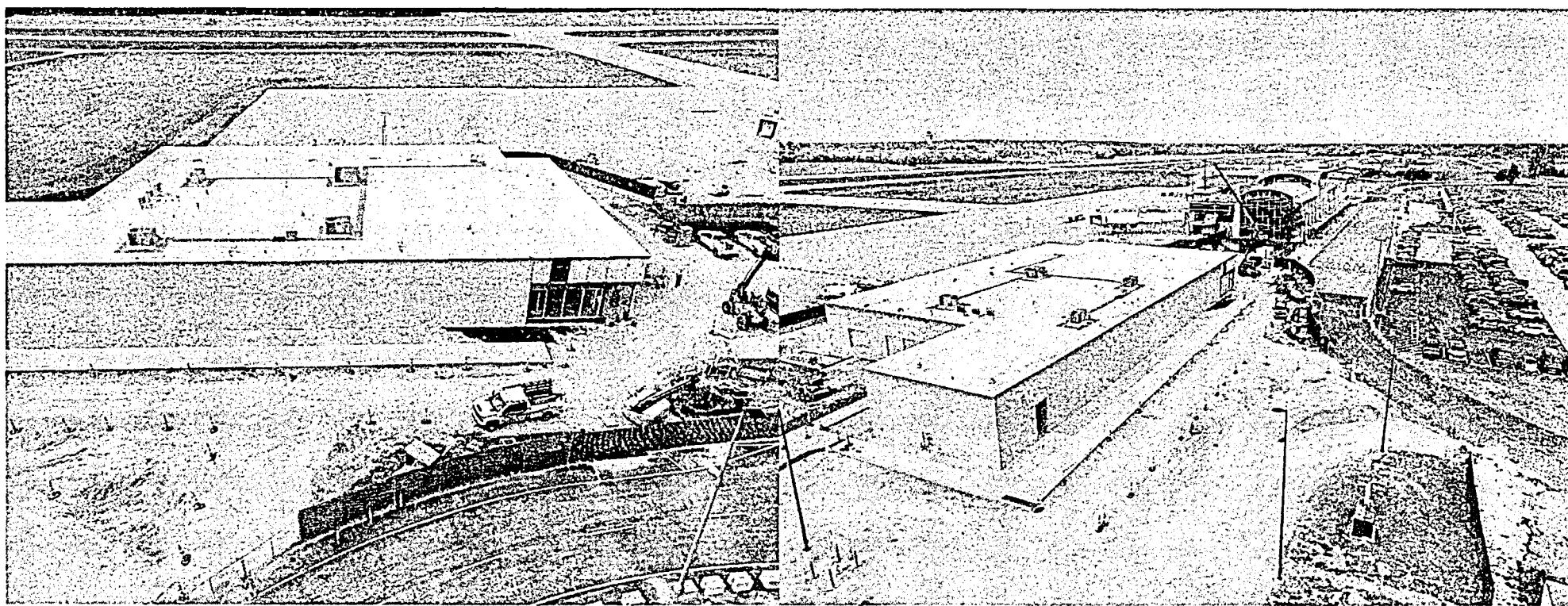
1. Future enplanements projected utilizing previous year's number of scheduled departures and average of three previous year's enplanements per departure.

2. FAA TAF (updated January 2025) for FY 2025 is 178,199 and FY 2026 is 179,027. This equates to a CY 2025 forecast of 178,406 and CY 2026 forecast of 179,239.

3. Load factor for departures only calculated from T-100 Segment data.



## Terminal Modification





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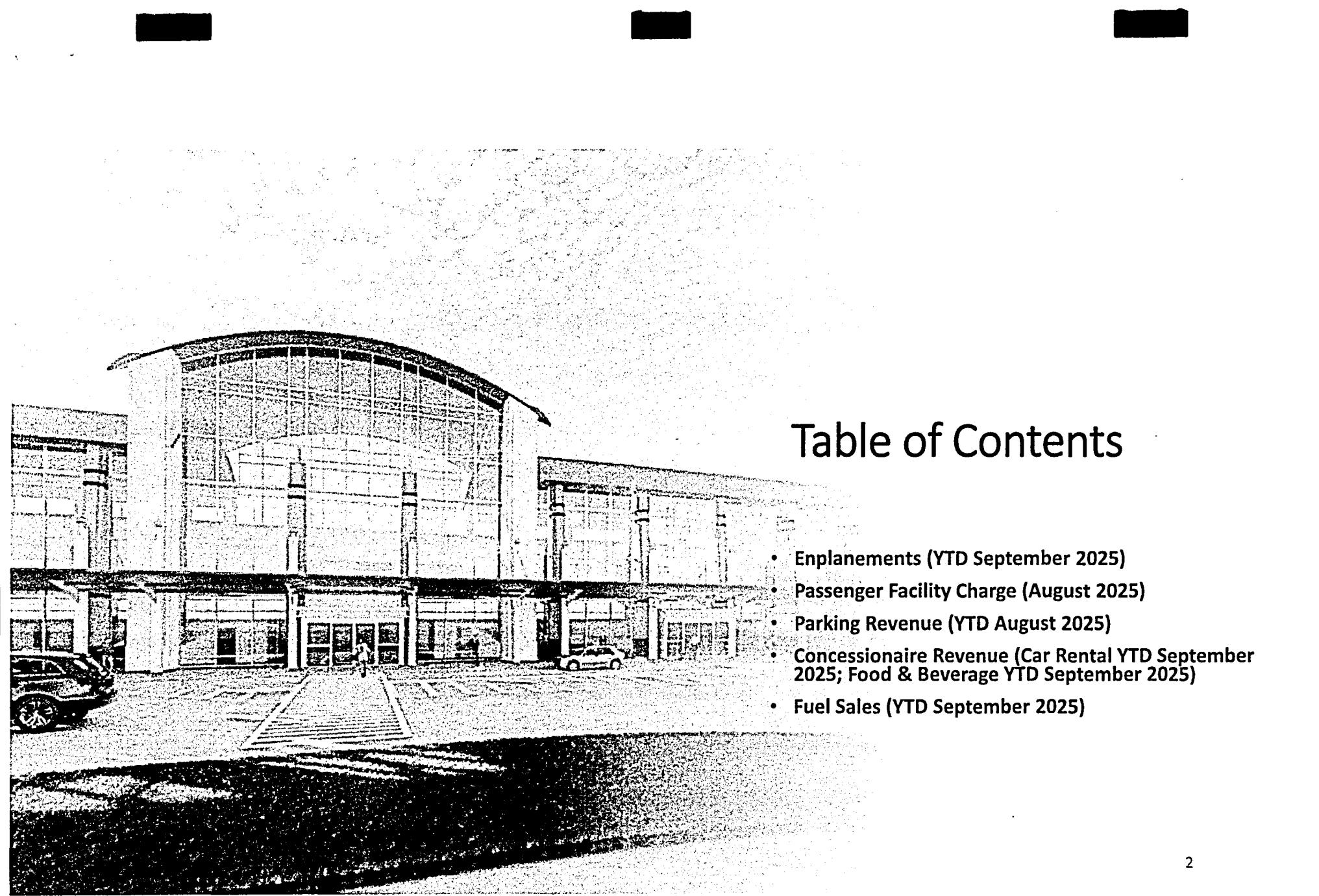
Thank You.





**PUBLIC BUILDING COMMISSION**  
**Terminal Financial Report**

**October 2025**



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- Enplanements (YTD September 2025)
- Passenger Facility Charge (August 2025)
- Parking Revenue (YTD August 2025)
- Concessionaire Revenue (Car Rental YTD September 2025; Food & Beverage YTD September 2025)
- Fuel Sales (YTD September 2025)

# Enplanements

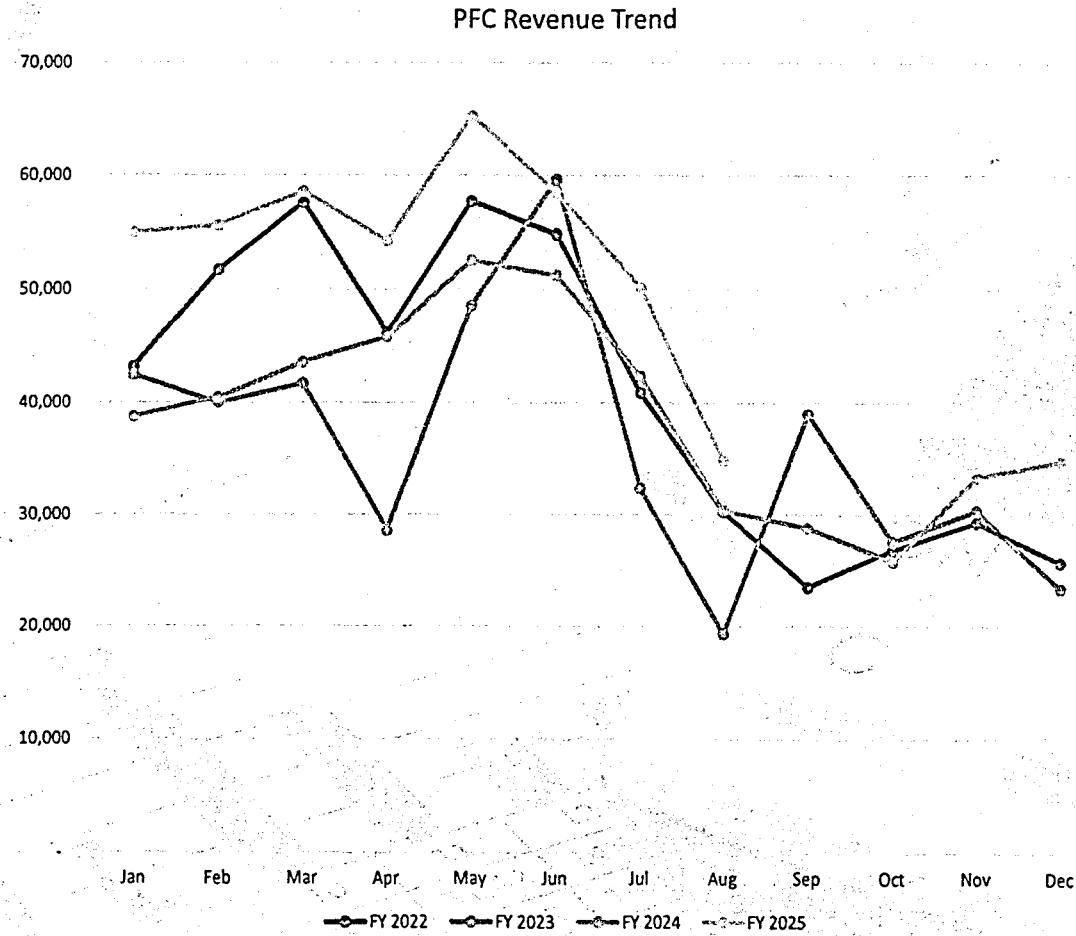
	FY2025	FY2024	FY2023	FY2022
January	8,546	7,908	8,327	7,456
February	11,303	8,174	8,329	8,425
March	20,043	13,585	13,945	16,315
April	12,768	11,117	12,974	14,392
May	19,839	15,164	13,754	16,226
June	25,945	21,589	20,225	22,390
July	28,319	22,201	21,501	24,433
August	18,368	13,373	11,766	13,442
September	11,086	9,015	8,178	8,220
October	11,970	9,660	9,943	9,964
November	11,114	9,483	8,713	8,931
December	14,137	11,973	9,573	12,649
<b>Total</b>	<b>193,439</b>	<b>153,242</b>	<b>147,228</b>	<b>162,710</b>

\* Number of enplanements is projected utilizing the FAA's Terminal Area Forecast (TAF)

# Passenger Facility Charge (PFC)

Note: The current PFC is \$3.00 per revenue passenger

	PFC
FY2022	\$487,757
FY2023	\$432,792
FY2024	\$467,658
FY2025 August	\$432,075



# Parking Revenue

## Parking Revenue

FY2022	\$2,191,262
FY2023	\$1,949,051
FY2024	\$1,982,099
FY2025 YTD Aug	\$1,934,481

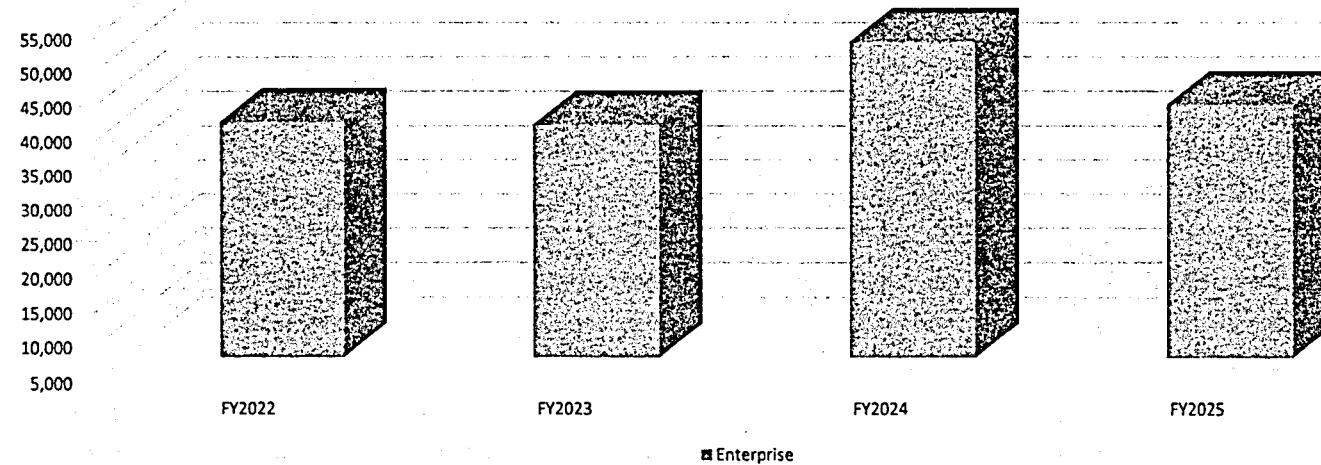
Parking Revenue Trend



# Car Rental Revenue – Enterprise (CFC)

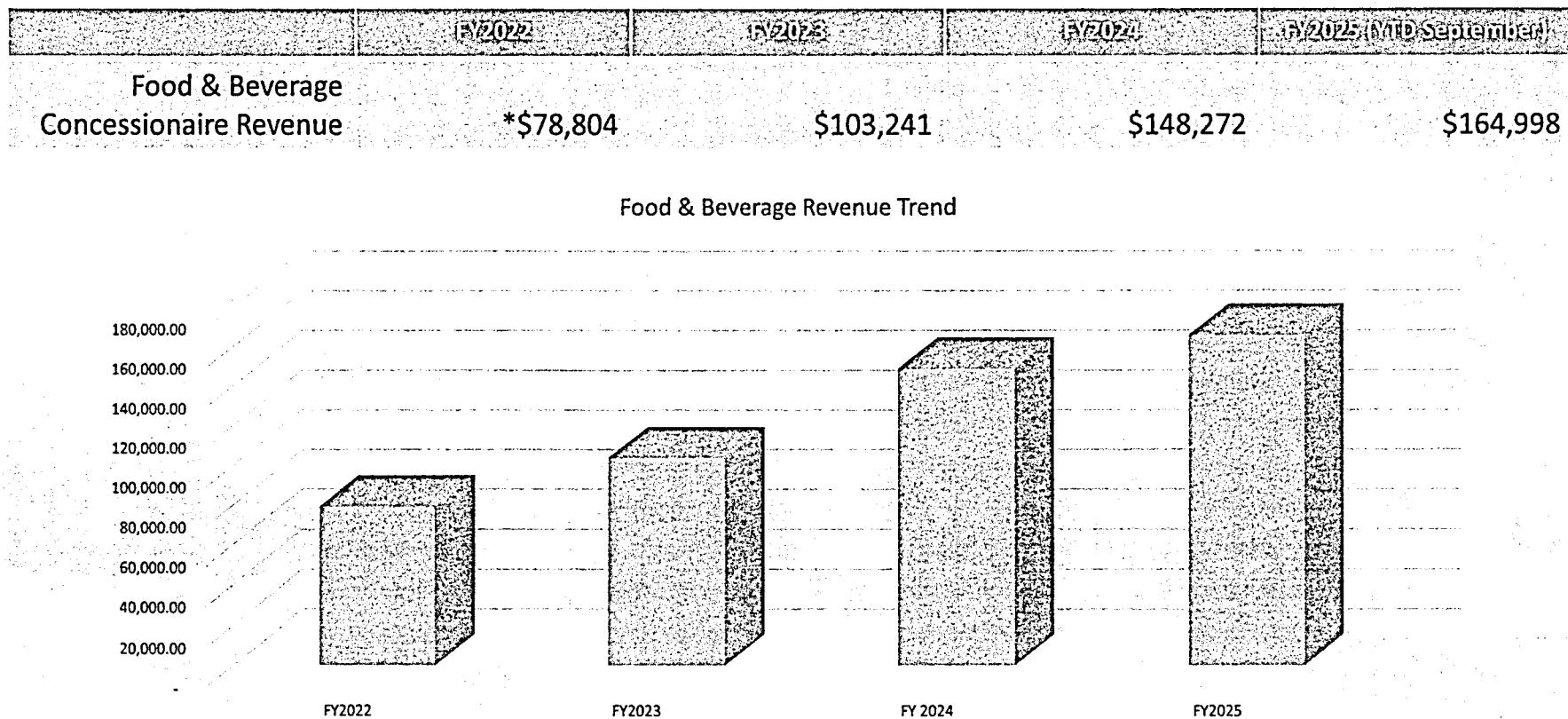
	FY2022	FY2023	FY2024	FY2025 YTD September
Enterprise	\$39,236	\$38,873	\$50,906	\$41,702

Car Rental Revenue Trend



Note: All CFC revenue is restricted for car rental capital improvements (625 ILCS 5/6-305) (from Ch. 95 1/2, par. 6-305) Sec. 6-305

## Concessionaire Revenue (Food & Beverage)



Note: Roy-el agreement expired as of 10/31/2022. A new concession agreement with Tailwind became effective as of Nov. 1, 2022 with \$100,000 minimum annual guarantee ("MAG").

# Fuel Sales

	FY2022 YTD September	FY2023 YTD September	FY2024 YTD September	FY2025 YTD September
Fuel Volume (Gallons)	1,881,923	1,444,501	1,471,917	1,755,981
Fuel Sales (\$) (A)	\$7,623,692	\$4,897,676	\$4,808,629	\$5,098,195
Fuel Cost (B)	\$7,008,114	\$4,363,831	\$4,381,208	\$4,584,075
GM (\$) (A-B)	\$615,578	\$533,845	\$427,421	\$514,120
GM (%)	8%	11%	9%	10%

## Fuel Sales (\$) & Fuel Gross Margin (\$) – Historical Trend

	FY2022 YTD September	FY2023 YTD September	FY2024 YTD September	FY2025 YTD September
Fuel Sales (\$)	\$7,623,692	\$4,897,676	\$4,808,629	\$5,098,195
GM (\$)	8%	11%	9%	10%

Fuel Sales (\$) & GM (\$) Trend

