

Public Building Commission Meeting Minutes

June 18, 2026

The Public Building Commission of St. Clair County met at 1123 Comwest Parkway, Belleville, Illinois 62220 on June 18, 2026. The meeting was called to order by Chairman Richard Sauget at 10:01 a.m.

Members Present:

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

Members Absent:

Others Present:

Mark Kern, Chairman
Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bill Reichert, Architectural & Planning Advisor
Bernard Ysursa, Attorney
Traci Firestone, Secretary
Cynthia Romero, Assistant Secretary
Lakahn Davidson, Financial Analyst
Ashley Jett, Director of Animal Control
Lexi Cortes, Belleville News Democrat
Randy Pierce, The Tribune
Lori Brede

The Pledge of Allegiance was recited.

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

Public Building Commission Meeting Minutes

June 18, 2026

Page 2

Upon a motion by Commissioner Dinges and seconded by Commissioner Effinger, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of May 21, 2026. Motion carried.

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 June 30, 2026. 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 June 30, 2026. Motion carried.

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for June 2026** and stated the Operations and Maintenance 2026 Budget is in line with the projected percentage of 50.0% expenditures.

Commissioner Dinges reviewed the **Trial Balance Report for May 2026**, and it can be available when requested in the Public Building Commission Office.

PUBLIC BUILDING COMMISSION OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Beach, it was unanimously agreed to approve the 2026 Prevailing Wage Resolution. Motion carried.

Public Building Commission Meeting Minutes

June 18, 2026

Page 3

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve Baer Heating & Cooling Change Order for Phase 1C in the amount of an additional \$68.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve Millenium Construction Change Order for the purchase of three overhead cooling doors and installation in the amount not to exceed \$24,281.22. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to approve O'Fallon Electric Change Order #3 for the additional cost of light fixtures in the amount not to exceed \$54,252.70. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Beach, it was unanimously agreed to approve the purchase of the properties located at 1140 South Illinois Street and 1150 South Illinois Street in the amount of \$280,000.00 plus half of the closing costs. Motion carried.

Upon a motion by Commissioner Beach and seconded by Commissioner Brown, it was unanimously agreed to approve the Easement and Right of Way Agreement with Illinois American Water for the new water lines at Belle- Clair Fairgrounds Park for the sum of \$1.00. Motion carried.

Public Building Commission Meeting Minutes

June 18, 2026

Page 4

AIRPORT OPERATIONS

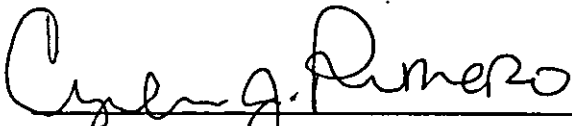
Upon a motion by Commissioner Brown and seconded by Commissioner Richter, it was unanimously agreed to approve a professional services agreement with CMT for Construction Phase Services for the Runway 14L/32R rubber removal and striping project at a cost not to exceed \$40,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Item #2 Tree Obstruction Removal removed from the agenda and will be presented next month.

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

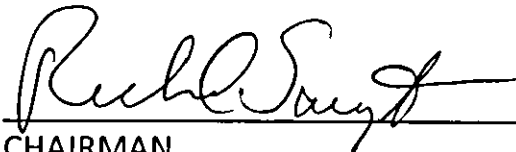
Upon a sole motion by Commissioner Dinges, it was unanimously agreed to adjourn the meeting at 10:28 a.m. Motion carried.

Respectfully submitted,



Cynthia J. Romero, Assistant Secretary

APPROVED:



CHAIRMAN



Public Building Commission
St. Clair County, Illinois
June 18, 2026

Darren V. James | Airport Director



1. Rubber Removal & Striping / Construction Phase Services – CMT

In May 2026, the PBC approved a contract with Hi-Lite Airfield Services, LLC (Watertown, NY) to complete rubber removal on Runway 14L/32R, restoration of impacted pavement markings, and other striping as identified through the markings assessment.

Professional services will be necessary to complete the construction phase of the project. The Airport has been negotiating with Crawford, Murphy, and Tilly (CMT) to complete this work. Details of the proposal are contained in the provided talking paper. The final scope and negotiation resulted in a fee proposal that will not exceed \$40,000.

Financial Impact: The project will be paid for from the FY2026 Airport Operating Budget.

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

Motion: Approve a professional services agreement with CMT for Construction Phase Services for the Runway 14L/32R Rubber Removal and Striping project at a cost not-to-exceed \$40,000 and authorize the Chairman to execute the agreement when appropriate.

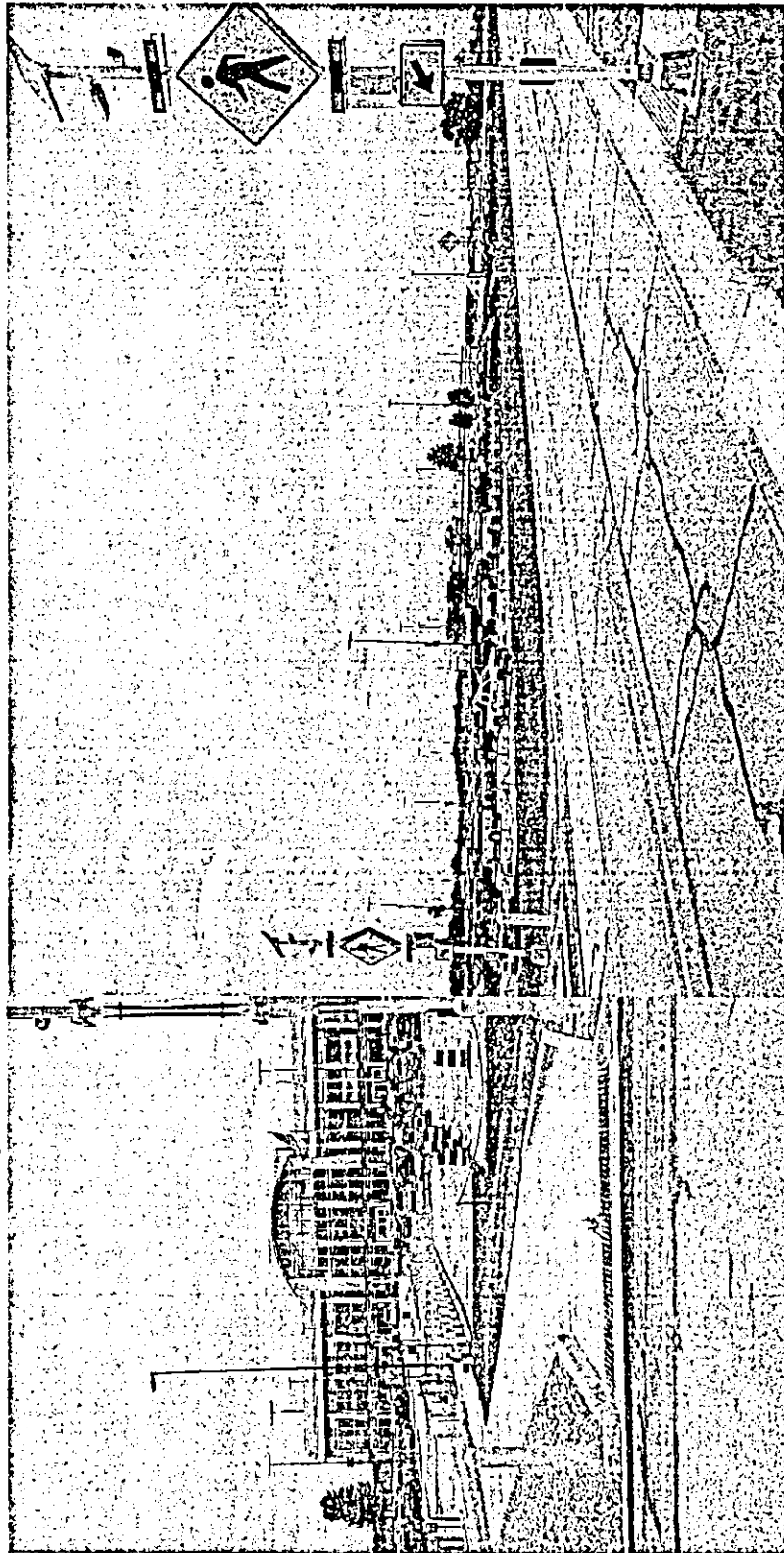
Airport Update



Top Illinois Airports (per enplanements - April 2025 - March 2026)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (April 2025 - March 2026)	Enp DOT (April 2025 - March 2026)	Allegiant Total Passengers (April 2025 - March 2026)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	34,215,004	331
MDW	Chicago	Chicago Midway International	P	L	31	2	9,040,923	109,550
PIA	Peoria	General Downing - Peoria International	P	N	166	3	405,093	345,799
MLJ	Moline	Quad Cities International	P	N	169	4	340,068	143,672
BLV	Belleville	Scott AFB/MidAmerica St. Louis	P	N	205	5	194,775	387,917
BMI	Bloomington-Normal Airport	Central IL Regional/Bloomington-Normal	P	N	202	6	164,769	80,530
RFD	Rockford	Chicago/Rockford International	P	N	214	7	145,859	287,121
CMH	Savoy	University of Illinois/Willard	P	N	242	8	87,145	237
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	48,741	33,052
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	12,045	790
DEC	Decatur	Decatur	P	N	386	11	10,169	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	4,117	0

Airport / Terminal Update





PUBLIC BUILDING COMMISSION

Terminal Financial Report

June 2026

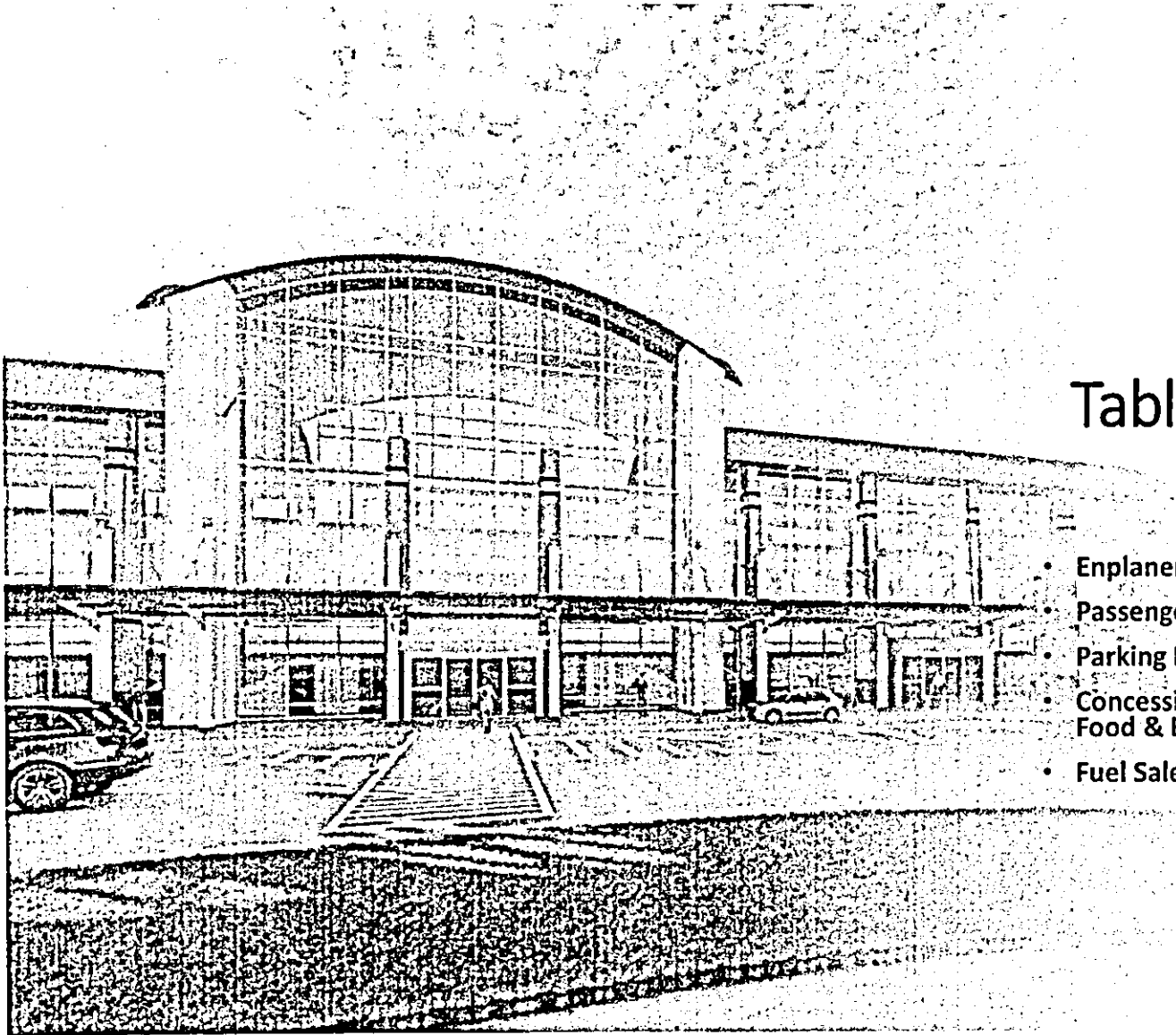


Table of Contents

- Enplanements (YTD May 2026)
- Passenger Facility Charge (April 2026)
- Parking Revenue (YTD May 2026)
- Concessionaire Revenue (Car Rental YTD May 2026;
Food & Beverage YTD May 2026)
- Fuel Sales (YTD May 2026)

Enplanements

	FY2026	FY2025	FY2024	FY2023
January	9,983	8,546	7,908	8,327
February	12,185	11,303	8,174	8,329
March	20,204	20,043	13,585	13,945
April	14,064	12,768	11,117	12,974
May	22,524	19,839	15,164	13,754
June	27,779	25,945	21,589	20,225
July	30,394	28,319	22,201	21,501
August	18,566	18,368	13,373	11,766
September	10,471	11,086	9,015	8,178
October	13,852	11,789	9,660	9,943
November	12,153	9,849	9,483	8,713
December	15,811	14,226	11,973	9,573
Total	207,964	192,081	153,242	147,228

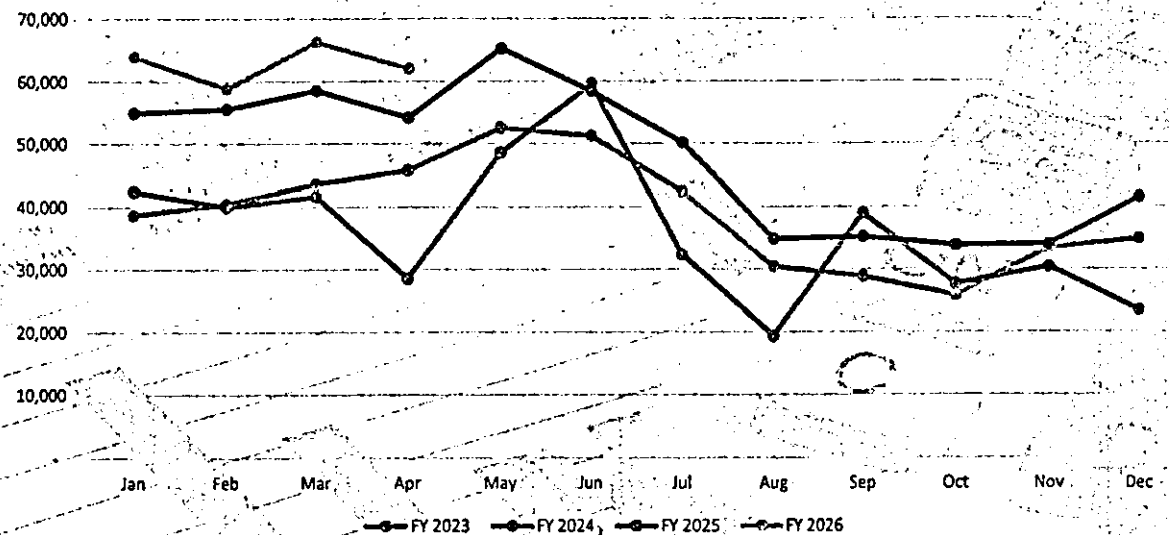
* Number of enplanements is projected utilizing the FAA's Terminal Area Forecast (TAF)

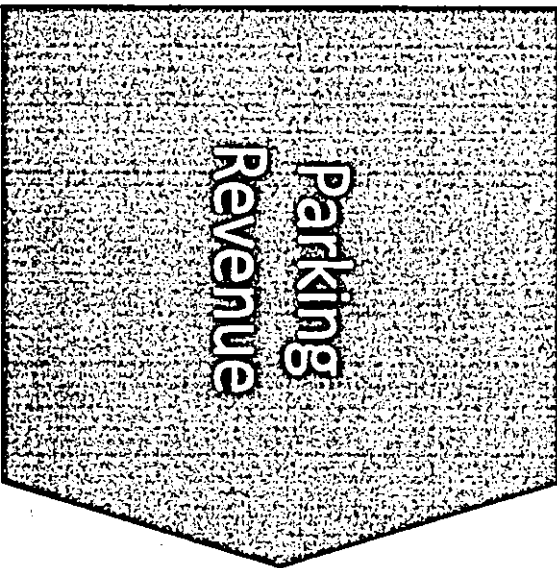
Passenger Facility Charge (PFC)

Note: The current PFC is \$4.50 per revenue passenger

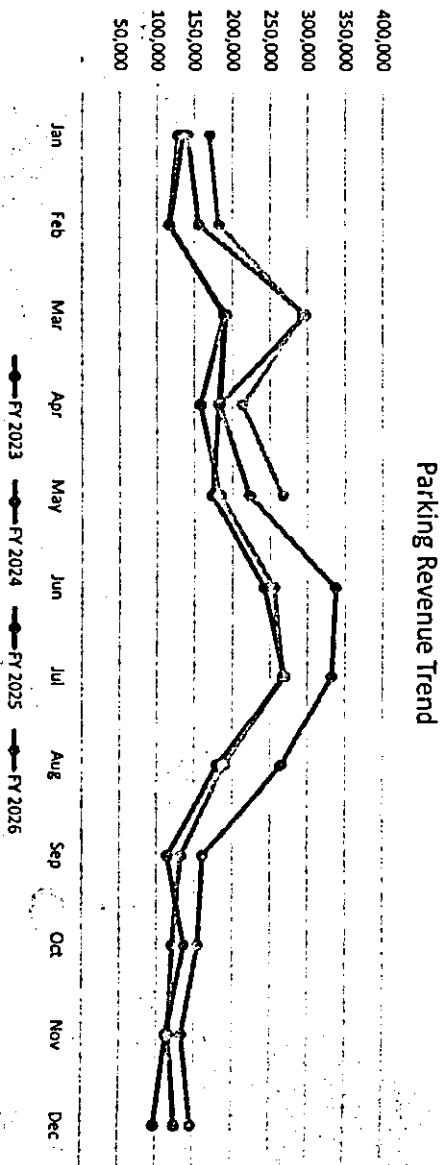
	PFC
FY2023	\$432,792
FY2024	\$467,658
FY2025	\$576,520
FY2026 April	\$251,289

PFC Revenue Trend



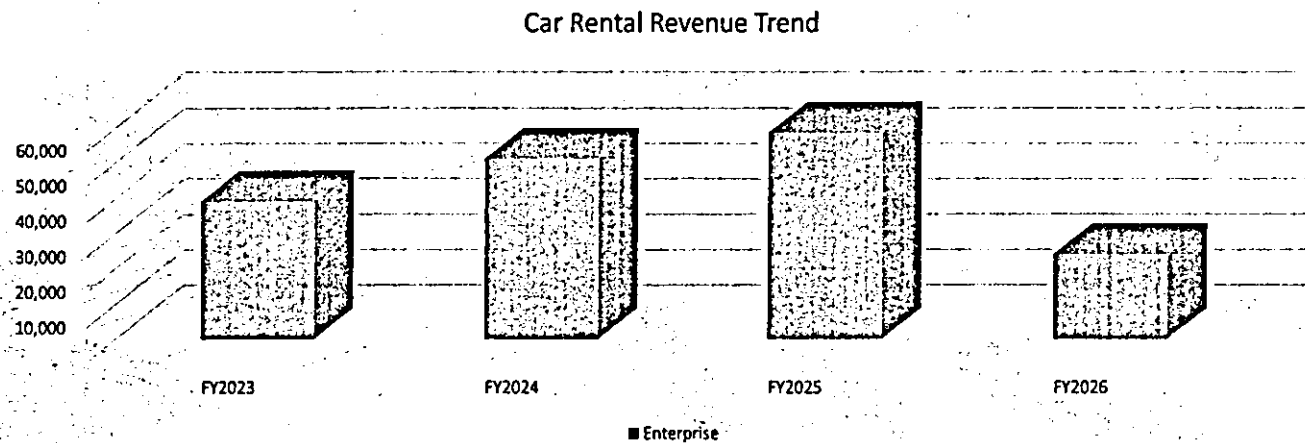


	Parking Revenue
FY2023	\$1,949,051
FY2024	\$1,982,099
FY2025	\$2,530,107
FY2026 YTD May	\$1,126,491



Car Rental Revenue – Enterprise (CFC)

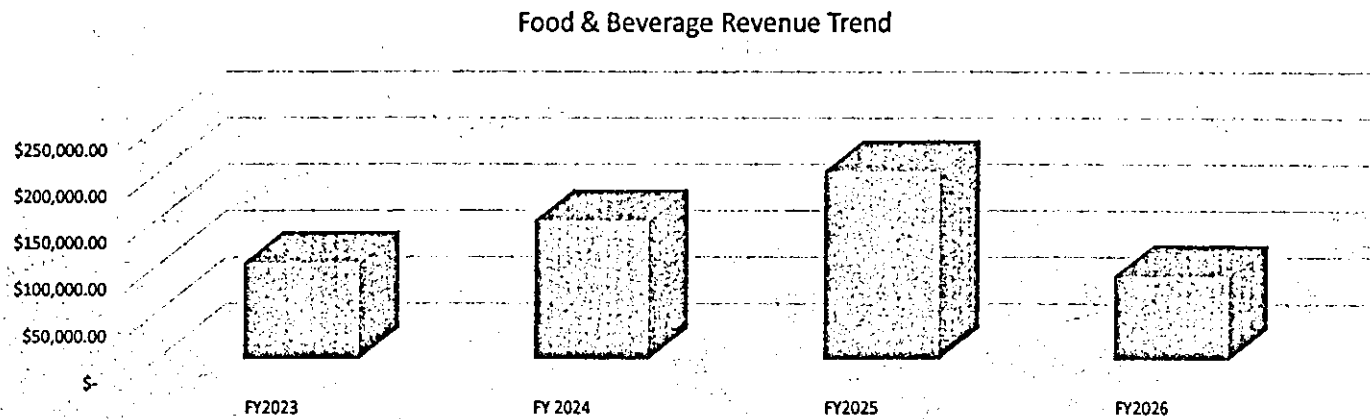
	FY2023	FY2024	FY2025	FY2026 (TD: May)
Enterprise	\$38,873	\$50,906	\$58,253	\$23,909



Note: All CFC revenue is restricted for car rental capital improvements (62S ILCS 5/6-305) (from Ch. 95 1/2, par. 6-305) Sec. 6-305

Concessionaire Revenue (Food & Beverage)

	FY2023	FY2024	FY2025	FY2025 (TD: May)
Food & Beverage Concessionaire Revenue	\$103,241	\$148,272	\$201,472	\$89,011



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

	FY2023 May	FY2024 May	FY2025 May	FY2026 May
Fuel Volume (Gallons)	634,837	653,515	814,505	841,949
Fuel Sales (\$) (A)	\$2,539,627	\$2,220,564	\$2,373,140	\$3,477,544
Fuel Cost (B)	\$2,286,586	\$2,012,993	\$2,148,052	\$3,089,441
GM (\$) (A-B)	\$253,041	\$207,571	\$225,088	\$388,103
GM (%)	10%	9%	9%	11%

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

	FY2023	FY2024	FY2025	FY2026
Fuel Sales (\$)	\$2,539,627	\$2,246,614	\$2,373,140	\$3,477,544
GM (\$)	\$253,005	\$233,620	\$225,089	\$388,103

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

