

Public Building Commission Meeting Minutes

March 19, 2026

The Public Building Commission of St. Clair County met at the County Administration Building at 10 Public Square on March 19, 2026. The meeting was called to order by Chairman Richard Sauget at 10:01 a.m.

Members Present:

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

Members Absent:

Terry Beach

Others Present:

James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Debra Moore, County Administrator
Attorney Bernard Ysursa
Richard Holmes, Director of Finance, MidAmerica St. Louis Airport
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
Randy Pierce, The Tribune

The Pledge of Allegiance was recited.

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

Upon a motion by Commissioner Effinger and seconded by Commissioner Richter, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of February 19, 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 March 27, 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 March 30, 2026. Motion carried.

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Commissioner Dinges reviewed the **Monthly Budget Analysis Report for March 2026** and stated the Operations and Maintenance 2026 Budget is in line with the projected percentage of 25.0% expenditures.

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

PUBLIC BUILDING COMMISSION OPERATIONS

No business

FAIRGROUND OPERATIONS

Approval of Phase 1C contracts/change orders:

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to approve the General Trades Package – Millenium Construction for an amount not to exceed \$245,413.76. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve the Painting Package – All American Painting for an amount not to exceed \$74,000.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Bouse, it was unanimously agreed to approve the Fire Suppression Package – Boyer Fire Protection for an amount not to exceed \$455,000.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to approve the HVAC Package – Baer Heating & Cooling for an amount not to exceed \$115,000.00. Motion carried.

Upon a motion by Commissioner Effinger and seconded by Commissioner Brown, it was unanimously agreed to approve the Electrical Package – O’Fallon Electric for an amount not to exceed \$657,276.00. Motion carried.

Holland Construction Fee @ 4.25% for an amount of \$65,734.31 is already contracted.

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AIRPORT OPERATIONS

Director James introduced the new Director of Finance, Richard "Rick" Holmes.

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was unanimously agreed to approve the revised utility easement between the MidAmerica St. Louis Airport and the City of Mascoutah 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 agreed to unanimously approve and authorize the Chairman to execute the consulting services agreement for 1-year with Clayborne & Wagner LLP for a cost not to exceed \$96,000.00. Motion carried.

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

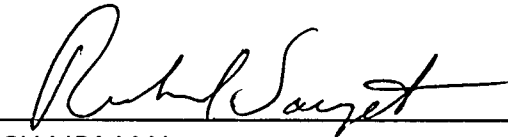
Upon a motion by Commissioner Effinger and seconded by Commissioner Dinges, it was unanimously agreed to adjourn the meeting at 10:30 a.m. Motion carried.

Respectfully submitted,



Traci Firestone, Secretary

APPROVED:



CHAIRMAN



MidAmerica
ST. LOUIS AIRPORT

Public Building Commission
St. Clair County, Illinois
March 19, 2026

Darren V. James | Airport Director

BLV

1. Revised Utility Easement – City of Mascoutah (Metrolink)

The Metrolink and Boeing Production Facility projects required 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 Boeing Production Facility and Metrolink projects. In March 2024, the PBC approved an additional easement with Ameren for the Metrolink extension project. In April 2024, the PBC approved an additional easement with the City of Mascoutah for electricity to the Metrolink Extension project.

After the April 2024 approval of a 15' wide easement to the City of Mascoutah, the electric infrastructure was installed. During installation, it became necessary to adjust the alignment of the electric infrastructure. As such, the easement requires revision. The new easement is identified on the briefing paper provided.

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 revised utility easement between the MidAmerica St. Louis Airport and the City of Mascoutah with execution to occur contingent upon PBC legal counsel review.

2. Consulting Services Agreement – Clayborne & Wagner LLP

MidAmerica St. Louis Airport desires to secure and engage Clayborne & Wagner LLP for support, representation, and legislative assistance in identifying and securing State and Federal funds for MidAmerica St. Louis Airport. Additionally, to represent the Airport's interest before the State of Illinois, State Agencies, and other officials with the State of Illinois.

Financial Impact: The Clayborne & Wagner LLP consulting services agreement was included in the FY2026 Airport Budget.

Legal: Agreement was reviewed by PBC legal counsel and found to be legally sufficient.

Motion: Approve and authorize the Chairman to execute the consulting services agreement for 1-year with Clayborne & Wagner LLP for a cost Not-to-Exceed \$96,000.

Airport Update



Top Illinois Airports (per enplanements - January 2025 - December 2025)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (January 2025 - December 2025)	Enp DOT (January 2025 - December 2025)	Allegiant Total Passengers (January 2025 - December 2025)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	33,499,853	331
MIDW	Chicago	Chicago Midway International	P	L	31	2	9,015,265	117,891
PIA	Peoria	General Downing - Peoria International	P	N	166	3	400,487	353,471
MJI	Macine	Quad Cities International	P	N	169	4	342,015	145,084
BLV	Belleville	Scott AFB/ Mid-America St. Louis	P	N	205	5	192,056	382,843
BLM	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N	202	6	159,230	75,686
RFD	Rockford	Chicago/Rockford International	P	N	214	7	145,889	287,925
CMI	Savoy	University of Illinois/McLaird	P	N	242	8	86,460	96
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	49,090	35,389
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	12,035	790
DEC	Decatur	Decatur	P	N	386	11	10,821	0
UIA	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	3,608	0



Enplanements

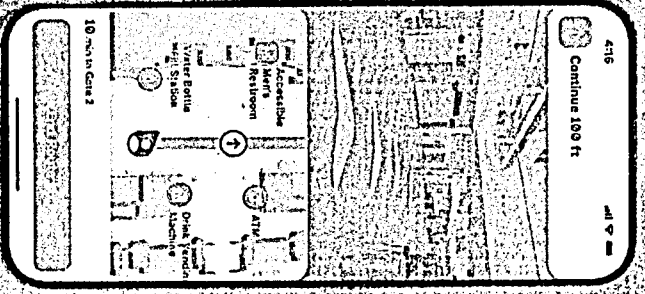
MidAmerica St. Louis Airport
Monthly Passenger Enplanements

Month	2026				2025				2024				2023				2022		
	Departures	Enp	Avg Enp	Load Factor ¹	Departures	Enp	Avg Enp	Load Factor ¹	Departures	Enp	Avg Enp	Load Factor ¹	Departures	Enp	Avg Enp	Load Factor ¹	Departures	Enp	Avg Enp
Jan	77	9,933	129.6		62	8,546	137.8	80%	53	7,908	136.3	73%	56	8,337	148.7	86%	63	7,455	118.3
Feb	85	12,185	143.4		79	11,303	143.1	83%	55	8,174	148.6	85%	53	8,339	157.2	90%	61	8,425	138.1
Mar	137	20,093	146.7		144	20,043	139.2	80%	92	13,555	147.7	85%	91	13,945	153.2	90%	103	16,315	151.1
Apr	100	13,483	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	138	20,582	149.1		137	19,838	144.8	82%	98	15,164	154.7	85%	93	13,734	147.9	87%	107	16,226	151.6
Jun	181	27,779	153.5		177	25,945	146.6	84%	142	21,589	152.0	85%	125	20,225	161.8	90%	143	22,350	156.8
Jul	191	30,354	159.1		178	28,319	159.1	89%	144	22,201	154.2	86%	131	21,501	164.1	90%	155	24,300	156.8
Aug	136	18,566	156.5		134	18,358	137.1	77%	101	13,373	132.4	75%	84	11,766	140.1	77%	99	13,442	135.8
Sep	75	10,471	139.6		83	11,065	133.6	77%	66	9,015	136.6	81%	55	8,178	148.7	83%	57	8,220	144.2
Oct	92	12,618	137.2		86	11,789	137.1	80%	73	9,650	132.3	76%	70	9,943	142.0	86%	72	9,964	133.4
Nov	71	9,482	133.5		77	9,849	127.9	75%	73	9,453	129.9	76%	61	8,713	142.8	85%	62	8,931	144.0
Dec	82	12,005	144.4		100	14,226	142.3		84	11,973	142.5	83%	62	9,573	154.4	90%	82	12,649	154.3
TOTAL	1355	197,651	144.8		1350	192,081	142.3	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 flight schedule.
 Departures calculated based on average of previous three years departures per month.
 Passenger enplanements projected utilizing average of three previous years 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 TRF (downloaded on 03/02/26) for FY 2026 is 139,650 and FY 2027 is 201,234. This equates to a CY 2026 forecast of 200,054 and CY 2027 forecast of 201,471.
 3. Load factor for departures only calculated from T-100 Segment data.

Terminal Update



416 Continue 100 ft

Find Accessible
MART
Restroom

Water Bottle
Vending Station

ATV

Orin Yards
Station

10 min to Gate 2

Travelers can now use the free app to navigate the airport

➤ Explore
MidAmerica
St. Louis Airport
with GoodMaps

Scan the QR code to download

