

Public Building Commission Meeting Minutes

September 24, 2026

The Public Building Commission of St. Clair County met at 10 Public Square, Belleville, Illinois 62220 on September 24, 2026. The meeting was called to order by Vice Chairman Terry Beach at 10:00 a.m.

Members Present:

Thomas Dinges
Terry Beach
Edmond Brown
Kevin Bouse
Donna Richter

Members Absent:

Richard Sauget, Chairman
Richard Effinger

Others Present:

Debra Moore, County Administrator
James Brede, Director of Buildings
Darren James, MidAmerica St. Louis Airport Director
Bernard Ysursa, Attorney
Lee Graham, Sheriff's Department
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 Bouse and seconded by Commissioner Brown, it was unanimously agreed to approve the Regular Monthly Meeting Minutes of August 20, 2026. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Bouse, it was unanimously agreed to approve the **Regular Expense Claims Report with Payroll Ledger Report** of September 30, 2026. Motion carried.

Upon a motion by Commissioner Dinges and seconded by Commissioner Brown, it was unanimously agreed to approve the **Airport Expense Claims Report** of September 30, 2026. Motion carried.

Public Building Commission Meeting Minutes

September 24, 2026

Page 2

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for September 2026** and stated the Operations and Maintenance 2026 Budget is in line with the projected percentage of 75% expenditures.

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

NEW BUSINESS

No Business

PUBLIC BUILDING COMMISSION OPERATIONS

No Business

FAIRGROUND OPERATIONS

Upon a motion by Commissioner Brown and seconded by Commissioner Richter, it was unanimously agreed to approve the Joiner Sheet Metal & Roofing's Change Order #3 for the installation of membrane roofing in place of the Nichiha panel system in the west addition of the Expo Hall in the amount not to exceed \$22,664.00. Motion carried.

Upon a motion by Commissioner Bouse and seconded by Commissioner Brown/Richter, it was unanimously agreed to approve Impact Strategies Change Order #4 for a completion of items associated with finishing the racetrack (as listed below) in the amount not to exceed \$599,204.00. Motion carried.

Furnish Food Service Items	\$102,501.00
Lime Stabilize Track Infield	\$ 39,014.00
Electrical Revision #1 CCTV (stage power/equip.)	\$181,468.00
Electrical Revision #2 Conduit/Power/Fiber	\$102,545.00
Site Water/Sanitary Concession Containers	\$ 54,080.00
Expand Aggregate Paving	\$ 25,372.00
Aggregate Surfacing	\$ 30,386.00
Walk-in Cooler	\$ 63,838.00

Public Building Commission Meeting Minutes

September 24, 2026

Page 3

AIRPORT OPERATIONS

Upon a motion by Commissioner Bouse and seconded by Commissioner Richter, it was unanimously agreed to approve and authorize the Chairman to provide the consent for AVMATS to sublet their premises when appropriate and approve Mr. Kehrer as a future purchaser. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Richter, it was unanimously agreed to approve the lowest responsible bidder (see below) and authorize the Chairman to execute the agreement with Gelly Excavating & Construction for cost plus 15% contingency not to exceed \$1,722,100.14 when appropriate. Motion carried.

Bidder

Engineer's Estimate	\$1,987,198.50
1. Gelly Excavating & Construction, Inc. (Highland, IL)	\$1,497,478.38
2. Blankenship Construction Co. (Mulberry Grove, IL)	\$2,561,178.31
3. DMS Contracting, Inc. (Mascoutah, IL)	\$3,157,630.40
4. Guinzy Construction, Inc. (Ashley, IL)	\$4,768,237.00

Upon a motion by Commissioner Richter and second by Commissioner Dinges, it was unanimously agreed to approve a professional services agreement with Horner & Shifrin for the construction phase services for the Tree Obstruction Removal project at a cost not to exceed \$240,000.00 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was unanimously agreed to approve an agreement with EPIC for the Asset Lifecycle Management System (ALMS) project for a cost not to exceed \$138,040.00 for years 1-3 and authorize the Chairman to execute the agreement when appropriate. Motion carried.

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

Public Building Commission Meeting Minutes

September 24, 2026

Page 4

Upon a motion by Commissioner Brown and seconded by Commissioner Bouse, it was unanimously agreed to adjourn the meeting at 10:34 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Terry W. Beach

VICE CHAIRMAN

TERRY W. BEACH



Public Building Commission
St. Clair County, Illinois
September 24, 2026

Darren V. James | Airport Director



1. Request Consent to Sublease Premises – AVMATS

AVMATS has operated both a Maintenance Hangar and a Paint Hanger located on the MidAmerica St. Louis Airport Golf Apron since May 31, 2003. The original Lease Agreement commenced on May 31, 2003, and had the initial term of twenty-five (25) years. The term expires in conformance with the lease as of May 31, 2028, with Lessee having the right to renew the lease for two (2) additional ten-year renewal terms. Pursuant to Section 901, Lessee may not assign the Lease or let or sublet the whole or any part of the premises without the express written consent of the PBC as agent for the County.

AVMATS seeks to sell its Maintenance and Paint Hangars. They have provided notification regarding the desire to initially sublet, and in the future, sell the Paint Hangar (8850 Monroe Flinn) to Mr. Joe Kehrer (private entity). AVMATS provided the necessary information outlined in Section 901 of the lease, to include proposed effective date of such sublet, the proposed sublet instrument, and to require the proposed transferee to provide financial information necessary for the County to determine financial ability to perform under the lease.

Financial Impact: No cost to the Airport. All revenue will offset Airport Operational Costs.

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

Motion: Approve and authorize the Chairman to provide consent for AVMATS to sublet their premises when appropriate and approve Mr. Kehrer as a future purchaser.

2. Tree Obstruction Removal – Approval of Bid

In June 2021, the PBC approved the selection of Horner and Shifrin, Inc. (H&S) to complete professional services as necessary to provide environmental, design, construction phase services, and any special services or studies for a Tree Obstruction Removal project to eliminate existing and future obstructions. In October 2022, the PBC approved a professional services agreement for the environmental study and in August 2025, the PBC approved a professional services agreement to complete the design and prepare bid documents.

On 05/05/26, the Airport issued an Invitation to Bid for the Tree Obstruction Removal and Service Route project (Solicitation 2025-25.02). Three bids were received on 06/08/26 and all were well above the engineer's estimate with the lowest at 38% over estimate and the highest at 238% over estimate. On 08/04/26, the Airport reissued an Invitation to Bid for the Tree Obstruction Removal and Service Route project (Solicitation 2025-25.05) at MidAmerica Airport. The information was advertised in the Belleville News Democrat, advertised with SIBA, and listed on the Airport and St. Clair County websites. The scope of the work includes tree removal, construction of a service route, earth excavation, seeding, and other work. A pre-bid meeting was held on 08/17/26. Bid documents were downloaded by twenty-six (26) potential bidders and four bids were received on 09/01/26. The bid results are on the next slide.

Financial Impact: The tree obstruction removal project will be paid out of the St. Clair County Capital Replacement Fund which receives Airport Improvement Program reimbursement for eligible costs.

Motion: Approve the lowest responsible bidder and authorize the Chairman to execute the agreement with Gelly Excavating & Construction for cost plus 15% contingency not-to-exceed \$1,722,100.14 when appropriate.

Bidder

Cost

Engineer's Estimate

\$1,987,198.50

1	Gelly Excavating & Construction, Inc. (Highland, IL)	\$1,497,478.38
2	Blankenship Construction Co. (Mulberry Grove, IL)	\$2,561,178.31
3	DMS <u>Contracting</u>, Inc. (<u>Mascoutah</u>, IL)	\$3,157,630.40
4	<u>Guinzy</u> Construction, Inc. (Ashley, IL)	\$4,768,237.00

3. Tree Obstruction Removal – Construction Phase Services (H&S)

In June 2021, the PBC approved the selection of Horner and Shifrin, Inc. (H&S) to complete professional services as necessary to provide environmental, design, construction phase services, and any special services or studies for a Tree Obstruction Removal project to eliminate existing and future obstructions. In October 2022, the PBC approved a professional services agreement for the environmental study and in August 2025, the PBC approved a professional services agreement to complete the design and prepare bid documents. In July 2026, the PBC approved an amendment to the professional services agreement to update the bid documents for the re-bid.

In August 2026, the Airport reissued an Invitation to Bid for the Tree Obstruction Removal and Service Route project (Solicitation 2025-25.05). The bids were considered as the previous agenda item. The Construction Phase Services work, includes construction observation, submittal review, RFI review, coordination, testing, etc., will be completed by Horner & Shifrin at a cost not-to-exceed \$240,000. An Independent Fee Estimate remains underway by the IDOT Division of Aeronautics.

Financial Impact: The tree obstruction removal project will be paid out of the St. Clair County Capital Replacement Fund which receives Airport Improvement Program reimbursement for eligible costs.

Motion: Approve a professional services agreement with Horner & Shifrin for the construction phase services for the Tree Obstruction Removal project at a cost not-to exceed \$240,000 and authorize the Chairman to execute the agreement when appropriate.

4. Asset Lifecycle Management System Selection

Management of assets at MidAmerica St. Louis Airport has utilized several different methods. A software package, Manager Plus, has been in use since near airport inception but this package is no longer serving the unique needs of the airport. In August 2025, the PBC approved a professional services agreement with CMT to complete a roadmap for development and implementation of an Asset Lifecycle Management System (ALMS). In May 2026, the airport issued Solicitation 2025-26.03, an RFP for an ALMS and the PBC approved a professional services agreement with CMT for the GIS Data Development.

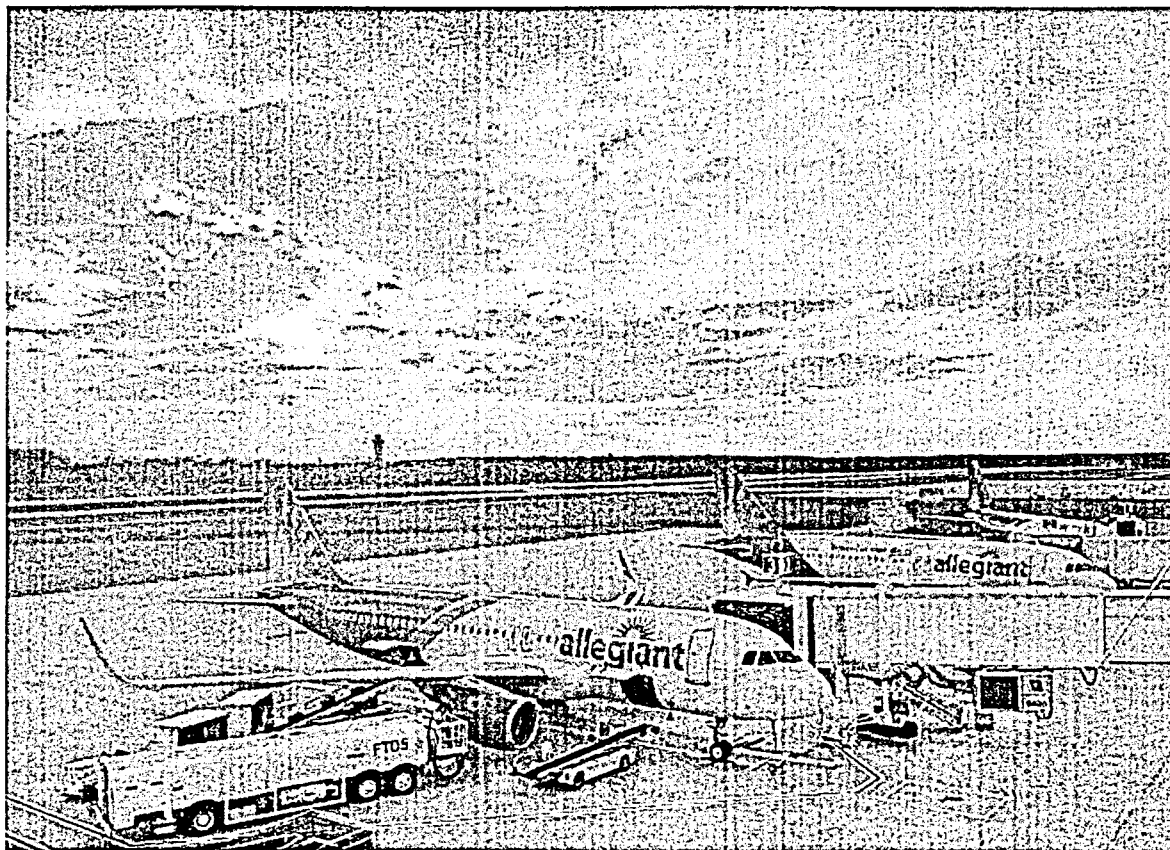
On June 24, 2026, ten (10) proposals were received per the solicitation. The proposals were evaluated by an eight-person selection committee composed of airport employees and representatives from Avports, St. Clair County IT, and CMT. Of these proposals, four (4) were selected for further consideration. In August, the four (4) shortlisted firms visited the airport for an interview and to present a demo of their products. After the interviews, the list was further narrowed to two (2) firms and clarifying information was requested. The remaining schedule follows: November 2026 - Proof-of Concept Phase; April 2027 - Full System Configuration; May 2027 - System Testing & Training with Priority 1 data; and June 2027 - System Go-Live.

Financial Impact: Project was budgeted under the 2026 Airport Operating Budget.

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

Motion: Approve an agreement with EPIC for the Asset Lifecycle Management System (ALMS) project for a cost not-to-exceed \$138,040 for years 1-3 and authorize the Chairman to execute the agreement when appropriate.

Airport Update



Top Illinois Airports (per enplanements - June 2025 - May 2026)

Locid	City	Airport Name	S/L	Hub	2024 Rank	State Rank DOT (June 2025 - May 2026)	Enp DOT (June 2025 - May 2026)	Allegiant Total Passengers (June 2025 - May 2026)
ORD	Chicago	Chicago O'Hare International	P	L	4	1	34,793,074	161
MDW	Chicago	Chicago Midway International	P	L	31	2	9,132,297	101,664
PIA	Peoria	General Downing - Peoria International	P	N	166	3	399,531	334,692
MLI	Moline	Quad Cities International	P	N	169	4	342,993	146,507
BLV	Bellefonte	Scott AFB/MidAmerica St. Louis	P	N	205	5	198,758	395,989
BMI	Bloomington-Normal Airport	Central Illinois Regional/Bloomington-Normal	P	N	202	6	170,442	83,932
RFD	Rockford	Chicago/Rockford International	P	N	214	7	149,766	294,564
CMH	Savoy	University of Illinois/Willard	P	N	242	8	87,053	237
SPI	Springfield	Abraham Lincoln Capital	P	N	271	9	48,967	33,083
MWA	Marion	Veterans Airport of Southern Illinois	P	N	377	10	13,192	790
DEC	Decatur	Decatur	P	N	386	11	10,028	0
UIN	Quincy	Quincy Regional-Baldwin Field	CS	None	493	12	4,487	0



Enplanements



MidAmerica St. Louis Airport Monthly Passenger Enplanements

	2027				2026				2025				2024				2023			
Month	Departures ⁴	Enp	Avg Enp	Load Factor ³	Departures ⁴	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Load Factor ³	Departures	Enp	Avg Enp	Load Factor ³
Jan	84	11,308	134.6		77	9,983	129.6	75%	62	8,546	137.8	80%	58	7,908	136.3	78%	56	8,327	148.7	86%
Feb	86	12,472	145.0		85	12,185	143.4	86%	79	11,303	143.1	83%	55	8,174	148.6	85%	53	8,329	157.2	90%
Mar	129	18,770	145.5		135	20,204	149.7	89%	144	20,043	139.2	80%	92	13,585	147.7	86%	91	13,945	153.2	90%
Apr	109	14,902	136.7		99	14,064	142.1	84%	93	12,768	137.3	81%	85	11,117	130.8	77%	95	12,974	136.6	81%
May	125	19,185	153.5		140	22,524	160.9		137	19,839	144.8	82%	98	15,164	154.7	88%	93	13,754	147.9	87%
Jun	165	25,200	152.7		176	28,081	159.6		177	25,945	146.6	84%	142	21,589	152.0	85%	125	20,225	161.8	90%
Jul	170	26,876	158.1		187	30,107	161.0		178	28,319	159.1	89%	144	22,201	154.2	86%	131	21,501	164.1	90%
Aug	124	16,913	136.4		135	18,860	139.7		134	18,368	137.1	77%	101	13,373	132.4	75%	84	11,766	140.1	77%
Sep	75	10,245	136.6		75	10,472	139.6		83	11,086	133.6	77%	66	9,015	136.6	81%	55	8,178	148.7	88%
Oct	87	11,791	135.5		101	13,853	137.2		86	11,789	137.1	80%	73	9,660	132.3	78%	70	9,943	142.0	86%
Nov	81	10,567	130.5		91	12,154	133.5		77	9,849	127.9	75%	73	9,483	129.9	76%	61	8,713	142.8	85%
Dec	98	14,086	143.7		108	15,812	146.4		100	14,226	142.3	83%	84	11,973	142.5	83%	62	9,573	154.4	90%
TOTAL	1333	192,315	144.3		1409	208,299	147.8		1350	192,081	142.3	82%	1071	153,242	143.1	82%	976	147,228	150.8	87%

FAA Total CY Enplaned Passenger Data

192,593

152,632

147,421

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

- Future enplanements projected utilizing previous year's number of scheduled departures and average of three previous year's enplanements per departure.
- FAA TAF (downloaded on 03/02/26) for FY 2026 is 199,660 and FY 2027 is 201,234. This equates to a CY 2026 forecast of 200,054 and CY 2027 forecast of 201,471.
- Load factor for departures only calculated from T-100 Segment data.
- Calculations for departures only consider aircraft with greater than 10 passengers.

Airport / Terminal Update

Illinois Department of Transportation
2026 Primary Airport of the Year

MidAmerica St. Louis Airport



PUBLIC BUILDING COMMISSION
Terminal Financial Report
September 2026

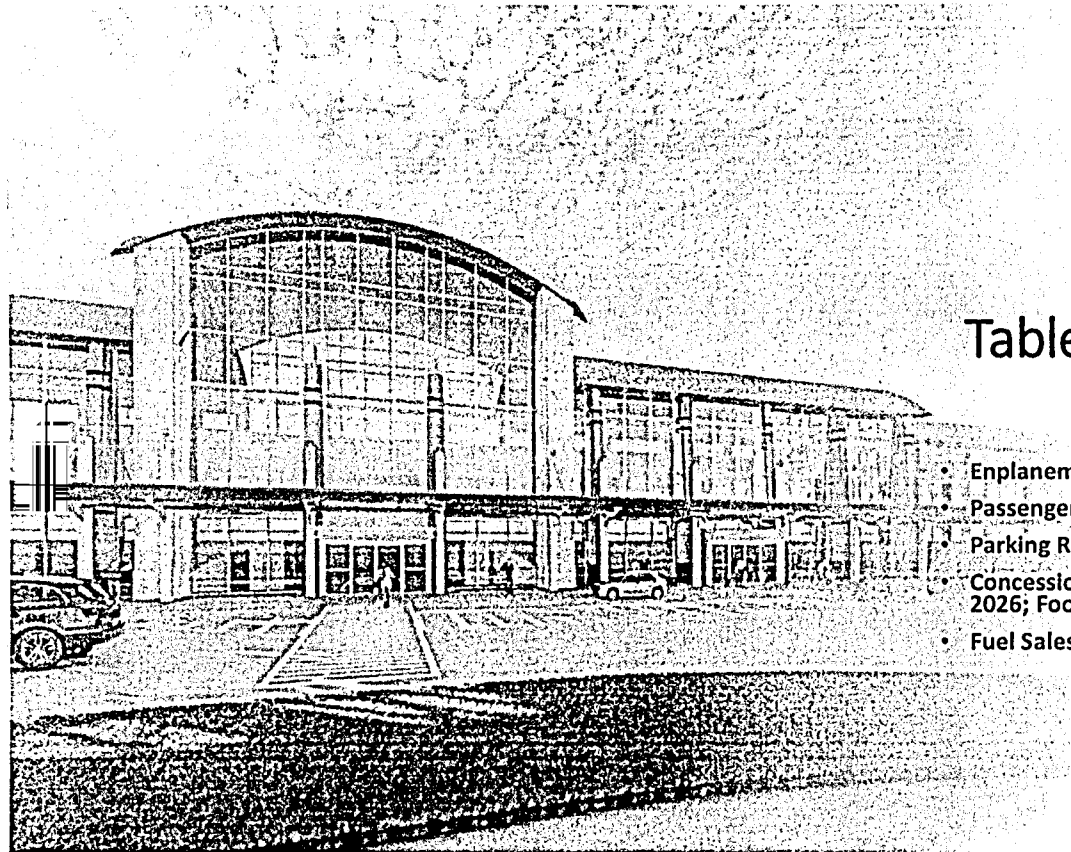


Table of Contents

- Enplanements (YTD August 2026)
- Passenger Facility Charge (July 2026)
- Parking Revenue (YTD August 2026)
- Concessionaire Revenue (Car Rental YTD August 2026; Food & Beverage YTD August 2026)
- Fuel Sales (YTD August 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	28,081	25,945	21,589	20,225
July	30,107	28,319	22,201	21,501
August	18,860	18,368	13,373	11,766
September	10,472	11,086	9,015	8,178
October	13,853	11,789	9,660	9,943
November	12,154	9,849	9,483	8,713
December	15,812	14,226	11,973	9,573
Total	208,299	192,081	153,242	147,228

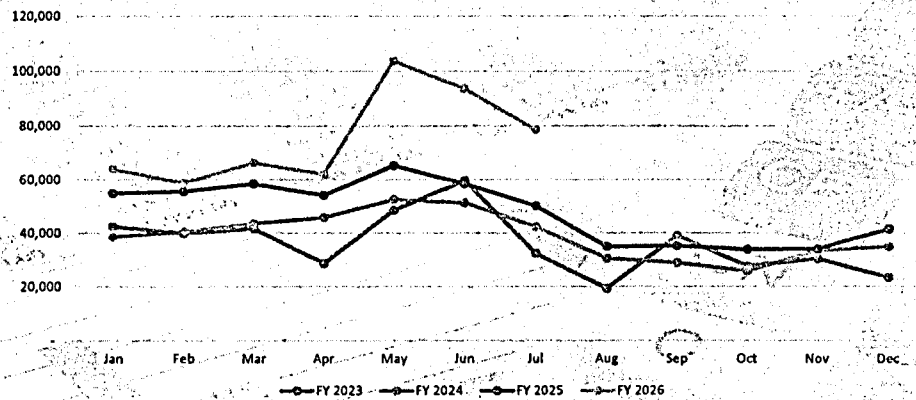
* Number of enplanements is projected utilizing the FAA's Terminal Area Forecast (TAF)

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 July	\$527,095

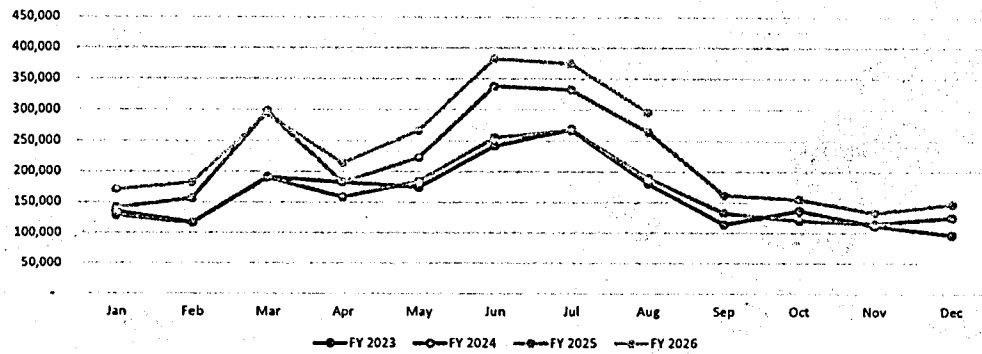
PFC Revenue Trend



Parking Revenue

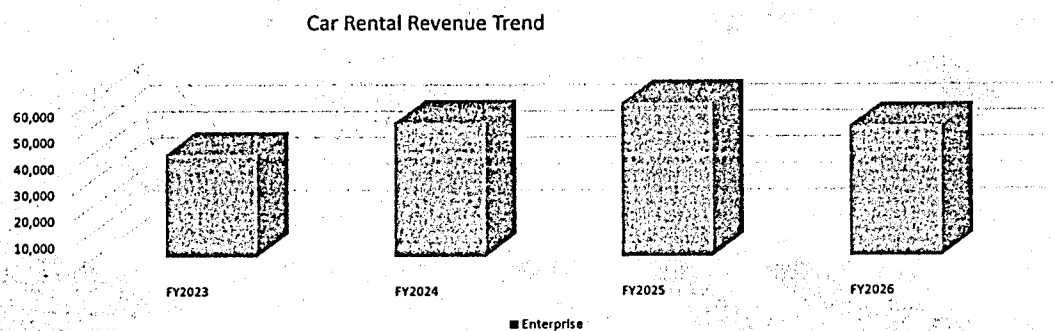
	Parking Revenue
FY2023	\$1,949,051
FY2024	\$1,982,099
FY2025	\$2,530,107
FY2026 YTD August	\$2,179,454

Parking Revenue Trend



Car Rental Revenue – Enterprise (CFC)

	FY2023	FY2024	FY2025	FY2026 YTD/AUE
Enterprise	\$38,873	\$50,921	\$58,253	\$49,557

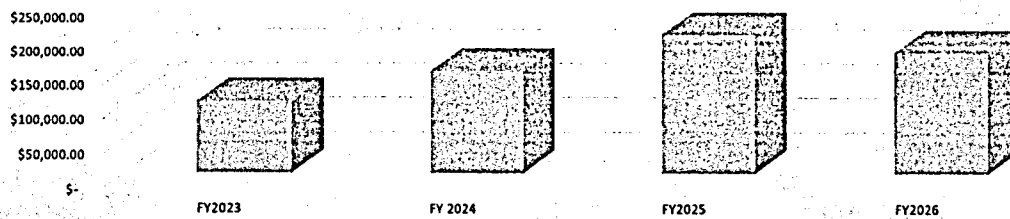


Note: All CFC revenue is restricted for car rental capital improvements (625 ILCS 5/6-305) (from Ch. 95 1/2, par. 6-305) Sec. 6-305

Concessionaire Revenue (Food & Beverage)

	FY2023	FY2024	FY2025	FY2026 (est. August)
Food & Beverage Concessionaire Revenue	\$103,241	\$148,272	\$201,472	\$175,361

Food & Beverage Revenue Trend



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

Fuel Sales

	FY 2023/AUGUST	FY 2024/AUGUST	FY 2025/AUGUST	FY 2026/AUGUST
Fuel Volume (Gallons)	1,348,899	1,369,537	1,637,388	1,733,954
Fuel Sales (\$) (A)	\$4,011,628	\$3,933,942	\$4,031,517	\$7,096,872
Fuel Cost (B)	\$3,599,094	\$3,562,021	\$3,622,148	\$6,408,565
GM (\$) (A-B)	\$412,534	\$371,921	\$409,369	\$688,307
GM (%)	10%	9%	10%	10%

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

	FY2023	FY2024	FY2025	FY2026
Fuel Sales (\$)	\$4,011,628	\$3,933,942	\$4,031,517	\$7,096,872
GM (\$)	\$412,534	\$371,921	\$409,369	\$688,307

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

