

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
ST. LOUIS REGIONAL AIRPORT
January 15, 2026**

A Regular Meeting of the Board of Commissioners of the St. Louis Regional Airport was held at the airport administration building #8 Terminal Drive, East Alton, IL 62024 on Thursday, January 15, 2026, at the hour of 4:30 P.M. On call of the roll, the following Commissioners answered present: Robert LaMarsh, Brian Keister, Christopher Herzog, Steve Futrell, Matt Kelly and Karla Harris. Commissioner David Wilson was absent. Also present: Airport Director Danny Adams, Assistant Airport Director Drake Blackwell, Airport Attorney James Sinclair, Accounts Receivable Denine Anderson and Accounts Payable Crystal Geisen.

Guests Present were Barry Stolz with Hanson, Ray and Gary Johnson with Ace Hardware, and Steve Coates with GBA, Inc. Steve introduced himself to the Board and explained what his company does and would be interested in any opportunities that may come up.

Chairman Kelly presented the minutes of the Regular Board Meeting of December 11, 2025. Commissioner Herzog moved to approve the minutes. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	abstain
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Chairman Kelly presented the financial statements for the seventh month of fiscal year 2025-2026. Commissioner Keister moved to approve the statements as printed. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Chairman Kelly presented the bills for approval. Commissioner Keister moved to approve the accounts payable. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

THE FOLLOWING BILLS WERE PAID PRIOR TO THE MEETING:

	Date	Account	Amount
ACE HARDWARE			
	01/05/2026	6241 · 1-Piston	-130.44
	01/05/2026	6235 · Shop, tools, sm equip	-191.42
	01/05/2026	6235 · Shop, tools, sm equip	-40.34
	01/05/2026	6251 · 11-admin	-122.61
	01/05/2026	6427 · 25-98 volvo snowplow	-44.98
	01/05/2026	6220 · Janitorial Supplies	-23.74
	01/05/2026	6660 · Cash Discounts	52.42
Total ACE HARDWARE			-501.11
Anderson Healthcare			
	01/05/2026	6150 · Health Insurance	-1,018.80
Total Anderson Healthcare			-1,018.80
AT & T			
	01/05/2026	6711 · Telephone	-118.06
Total AT & T			-118.06
Charter Business			
	01/05/2026	6711 · Telephone	-100.00
	01/05/2026	6550 · Operational Expense	-134.51
	01/05/2026	6713 · Internet	-35.00
Total Charter Business			-269.51
Delta Dental			
	01/05/2026	6150 · Health Insurance	-731.90
Total Delta Dental			-731.90
Envision			
	12/31/2025	6150 · Health Insurance	-125.00
	12/31/2025	6150 · Health Insurance	-25.00
	12/31/2025	6150 · Health Insurance	-79.80
	12/31/2025	6150 · Health Insurance	-47.16
	12/31/2025	6150 · Health Insurance	-63.20
	12/31/2025	6150 · Health Insurance	-8.83
	12/31/2025	6150 · Health Insurance	-25.00
	12/31/2025	6150 · Health Insurance	-47.40
	12/31/2025	6150 · Health Insurance	-60.53
	12/31/2025	6150 · Health Insurance	-10.00
	12/31/2025	6150 · Health Insurance	-9.18
	12/31/2025	6150 · Health Insurance	-105.00
	12/31/2025	6150 · Health Insurance	-36.13

		12/31/2025	6150 · Health Insurance	-141.60
		12/31/2025	6150 · Health Insurance	-399.32
		01/05/2026	6150 · Health Insurance	-110.00
	Total Envision			-1,293.15
	F P Mailing Solutions			
		12/19/2025	6554 · Postage	-300.00
	Total F P Mailing Solutions			-300.00
	ILLINOIS MUNICIPAL RETIREMENT FUND			
		01/05/2026	6581 · IMRF	-9,334.59
	Total ILLINOIS MUNICIPAL RETIREMENT FUND			-9,334.59
	PETTY CASH-SLRA			
		01/05/2026	6502 · General	-16.99
		01/05/2026	6502 · General	-57.94
		01/05/2026	6241 · 1-Piston	-248.22
		01/05/2026	6251 · 11-admin	-59.99
		01/05/2026	6220 · Janitorial Supplies	-54.51
		01/05/2026	6235 · Shop, tools, sm equip	-54.51
	Total PETTY CASH-SLRA			-492.16
	PRINCIPAL			
		01/05/2026	6165 · Life Insurance	-178.86
		01/05/2026	6160 · Disability Insurance	-2,096.80
	Total PRINCIPAL			-2,275.66
	Republic Services			
		01/05/2026	6550 · Operational Expense	-622.29
	Total Republic Services			-622.29
	SAMS CLUB			
		01/07/2026	6220 · Janitorial Supplies	-42.59
		01/07/2026	6550 · Operational Expense	-11.98
		01/07/2026	6550 · Operational Expense	-37.96
		01/07/2026	6520 · Meetings/Seminars	-14.78
	Total SAMS CLUB			-107.31
	Sherwin-Williams			
		12/24/2025	6251 · 11-admin	-103.75
		12/24/2025	6241 · 1-Piston	-419.96
		12/24/2025	6400 · Maintenance of Equipment	-65.47
	Total Sherwin-Williams			-589.18
	SOUTHWESTERN ELECTRIC			
		01/05/2026	6731 · Electric	-66.41
	Total SOUTHWESTERN ELECTRIC			-66.41
	United Health Care			
		01/02/2026	6150 · Health Insurance	-12,503.57
	Total United Health Care			-12,503.57
	VISION SERVICE PLAN OF ILLINOIS			

		01/05/2026	6150 · Health Insurance	-248.10
	Total VISION SERVICE PLAN OF ILLINOIS			-248.10
	TOTAL			-30,471.80

THE FOLLOWING BILLS WERE APPROVED:

		Date	Memo	Account	Amount
	AMERENIP				
		01/15/2026		6731 · Electric	-8,220.01
	Total AMERENIP				-8,220.01
	Bethalto Chamber of Commerce				
		01/15/2026		6680 · Dues/Fees	-200.00
	Total Bethalto Chamber of Commerce				-200.00
	BETHALTO WATER DEPT				
		01/15/2026		6732 · Water	-280.83
	Total BETHALTO WATER DEPT				-280.83
	Big Z Media				
		01/15/2026		6200 · Fly-in	-336.00
	Total Big Z Media				-336.00
	CARD SERVICES				
		01/15/2026		6502 · General	-1,060.53
		01/15/2026		6251 · 11-admin	-3,488.80
		01/15/2026		6711 · Telephone	-250.32
		01/15/2026		6415 · 14-25 case back hoe	-272.95
		01/15/2026		6530 · Office Supplies/Furn/Equip	-245.92
		01/15/2026		6550 · Operational Expense	-216.90
		01/15/2026		6409 · 8-24 tymco sweeper	-120.02
		01/15/2026		6220 · Janitorial Supplies	-83.29
	Total CARD SERVICES				-5,738.73
	Culligan Water				
		01/15/2026		6550 · Operational Expense	-20.30
	Total Culligan Water				-20.30
	D & D Tire				
		01/15/2026		6427 · 25-98 volvo snowplow	-233.32
	Total D & D Tire				-233.32
	DJ Howard and Associates				
		01/15/2026	164 E McArthur Dr	6701 · Appraisals	-2,200.00
	Total DJ Howard and Associates				-2,200.00
	Fischer Lumber				
		01/15/2026		6241 · 1-Piston	-280.89
	Total Fischer Lumber				-280.89
	GRP WEGMAN				
		01/15/2026		6502 · General	-2,190.00

	Total GRP WEGMAN				-2,190.00
	Heritage Petroleum LLC				
		01/15/2026		6210 · Fuel	-5,444.24
	Total Heritage Petroleum LLC				-5,444.24
	Locality Studio				
		01/15/2026		6706 · Professional-Other	-42.50
	Total Locality Studio				-42.50
	MCKAY				
		01/15/2026		6408 · 7-2025 Freightliner M2	-274.97
		01/15/2026		6403 · 2-2016 chev sil 1500	-51.48
		01/15/2026		6400 · Maintenance of Equipment	-74.46
		01/15/2026		6235 · Shop, tools, sm equip	-15.49
		01/15/2026		6235 · Shop, tools, sm equip	-16.19
	Total MCKAY				-432.59
	PETTY CASH-SLRA				
		01/15/2026		6540 · Vending Expense	-18.09
		01/15/2026		6550 · Operational Expense	-36.98
		01/15/2026		6720 · Travel/Meals	-4.50
		01/15/2026		6530 · Office Supplies/Furn/Equip	-45.85
		01/15/2026		6251 · 11-admin	-175.68
	Total PETTY CASH-SLRA				-281.10
	PRINCIPAL				
		01/15/2026		6165 · Life Insurance	-178.86
		01/15/2026		6160 · Disability Insurance	-2,096.80
	Total PRINCIPAL				-2,275.66
	Red's Garage Doors				
		01/15/2026		6245 · 5-fire house	-6,340.71
	Total Red's Garage Doors				-6,340.71
	Salt Industries				
		01/15/2026		6501 · Aeronautical	-268.00
	Total Salt Industries				-268.00
	Stobbs & Sinclair, LTD				
		01/15/2026		6705 · Legal Fees	-751.62
	Total Stobbs & Sinclair, LTD				-751.62
	Stutz Excavating Inc.				
		01/15/2026		6502 · General	-1,067.11
	Total Stutz Excavating Inc.				-1,067.11
	Take Care Power				
		01/15/2026		6437 · Airfield Generator	-418.00
	Total Take Care Power				-418.00
	Winsupply Alton				
		01/15/2026		6251 · 11-admin	-399.25
	Total Winsupply Alton				-399.25
	TOTAL				-37,420.86

Discussion on Property Encroachment - Director Adams explained there is a neighboring property owner with retaining wall constructed on airport property. They have received the notice from Airport Attorney Sinclair. Attorney Sinclair stated their attorney has contacted his office requesting a meeting. He gave them several dates to get back with him on and as of this meeting have not heard any response. He will reach back out and report back.

Discussion on Ace Hardware Lease – Director Adams gave a lengthy description of his meetings and interactions with the owners. He stated the tenant has submitted their intent on the 25-year option along with the ask to have the fence placed on the proper lease boundary on the South and East. The property survey determined there is about 2,500 square feet of leased area blocked by airport fence. It also determined about 2,500 square feet of airport property in use not included in the lease. Tenant requested that to help “save the airport money” recommended having the south fence relocated to allow for him to use his leased area while leaving the east side of the fence in place. The tenant has two light poles, asphalt paved lot, portions of a large propane tank, and merchandise on “our” property. The estimate to remove and replace about 600 feet of fence is \$43,000. Gary Johnson with Ace Hardware addressed the Board. Commissioner Keister stated he would like more time. Commissioner Futrell inquired, is it an encroachment? Attorney Sinclair stated it is. The fence is an encroachment as well as the paved area and light posts. Commissioner Herzog suggested getting them another or better bid. There was a continued lengthy discussion among the Board of Commissioners. No action was taken at this time.

Discussion/Action on Past Due Accounts – Director Adams updated the Board of Commissioners on two accounts.

- Todd Helmkamp two T-Hangars – paid in full and zeroed out balances
- Helmkamp Auto Service – balance owed is \$3,824.82 with tomorrow’s late fees applied. Airport was advised that a cashier’s check would be coming tomorrow morning.

Commissioner Keister moved to allow the Airport Attorney to pursue action to move forward with legal action on Helmkamp Auto Service if certified check is not received tomorrow. Commissioner Harris seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Discussion/Action on Aircraft Hangar Lease Assignment – Director briefed the Board that Apex Oil Company, tenant in corporate hangar has sold aircraft and leaving the airport. They have indicated their intention to assign the lease to West Star Aviation. The current lease was executed in 2002 and with options effective through 2047. Lease reads, Article 12 Assignment: lease assignment requires Lessor approval which should not be unreasonably withheld, delayed, or conditioned. Only consider assignment to party that possesses the financial responsibility to comply with the lease. Commissioner Futrell moved to accept the lease assignment from Apex Oil. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Discussion/Action on Delta Communications/Clearwave Fiber Ground Lease Assignment was explained to the Board that Delta Communications (dba Clearwave Fiber) has entered into a purchase agreement with Metro CW Holdings LLC who will be looking to take over the existing

ground lease. They are asking for the Airport to sign a letter of acknowledgement. Requested financial credibility of Metro CW Holdings provided today. Section 12 of lease allows assignment without consent when a sale of assets occurs (as indicated). By signing letter allowing Delta Communications to be relieved of lease performance. Airport Attorney informed the Board of Commissioners the letter was not in correct language. The tenant does not have to get approval if they are selling all assets. There is nothing for the Board to do. Attorney suggested that maybe the Board could request proof of sale but not signing letter.

Discussion/Action on Electrical Vault Generator – Director informed the Board we have an emergency power backup electrical generator used to power airfield lighting during power outages. Current generator is from early 1980s.

Recent quarterly inspection identified:

- Coolant contamination
- Injector cups leaking
- Injector pump leaking
- Fuel system failure
- Blown head gasket

Conducted RFP for the installation of a new generator and received two quotes. A low of \$74,525.00 and a high of \$76,250.00. Recommendation: using low bid for replacement of generator and approval for disposal of existing generator system. This was not budgeted, recommending using contingency funds for purchase. Commissioner Harris moved to accept the bid from GRP Wegman and approval of disposal out of contingency funds. Commissioner Kelly seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Discussion/Action on Executive Session Meeting Minutes – no closed sessions occurred. No action needed.

Discussion/Action on Succession Planning Committee – this is a Board policy to be formed in January with no more than three and at least one Commissioner to review and discuss the items within the Succession Planning Policy and to report back to the Board. Commissioners LaMarsh and Kelly agreed to be a part of the Succession Planning Committee. Commissioner LaMarsh moved to create the Succession Planning Committee. Commissioner Keister seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Discussion/Action on Airport Policy Review – Director conducted annual review of all airport policies. Most are determined to still be current and effective. He is proposing changes to two policies:

1. Technology Policy – update to include the recent addition of cloud-based backup for computers.
2. Purchasing Policy – update to allow for the Assistant Airport Director to sign checks in the absence of the Airport Director. It still requires a Commissioner as a second signature. Also updated job titles in this update.

Commissioner Futrell had questions concerning numbers nine, five and six. He said the wording in number nine should also be in numbers five and six. After some discussion and the airport attorney's input the agreement was to insert the language from number nine into numbers five and six and to include the redline changes made. Commissioner Futrell moved to accept all changes made and discussed on the Purchasing Policy. Commissioner Herzog seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Commissioner Keister moved to accept the Technology Policy as presented with the redline changes. Commissioner Herzog seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Wilson-	absent
Commissioner Futrell-	aye
Commissioner Kelly-	aye
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Harris-	aye

The motion passed by a unanimous vote of the Board in favor.

Airport Director's Report:

- 100LL Self Serve Fuel Update – design is nearing completion with Hanson before submitting to IDOT for review. Anticipating a 2026 IDOT award of the project with a 2026 construction.
- Fuel Farm Update – since receiving quotes to design a fuel farm, efforts have been made to work directly with local fuel specialist companies to design, build, and certify diesel and unleaded fuel tank(s). Progress has been made and waiting on quotes from three companies that are interested in performing this work. Currently waiting on quotes to be provided.
- Air Race Classic – 1st MidAmerica sponsoring \$2000.
- 2025 statistics: Over 42,000 aircraft takeoff and landings marking the 4th consecutive year of increases and the busiest year overall since 2009.

Commissioner Keister had questions about Air Race sponsorships and update planning. Director gave an approximate total on sponsorships and planning is a schedule. Commissioner Keister also inquired about development. Director Adams stated last airport layout plan was Fall 2000 and he has put in a request with the State of Illinois to be included in the ALP update. The study will cost approximately \$500,000.00 and the airport cost will be 10%. Nothing has been awarded yet.

Commissioner Futrell inquired about the Piston Aviation building and renovations. Director Adams stated it is coming along well. EAA is hosting an event in the building on March 7th, we are using that date as our official open to the public date. Director gave a brief update on how the business is going.

Airport Attorney's Report:

Attorney Sinclair made comments concerning the encroachment with Ace Hardware. It seems to be concerned mutual mistake which you have mutual corrections. It is not fit to say you are going to give on one side and not on the other. If anything is to change the lease will need to be amended.

Announcements:

The Airport Administration Office will be closed Monday, January 19th in observance of Martin Luther King Jr Day and Monday, February 16th for President's Day.

Board member comments:

Commissioner Harris asked questions for clarity concerning the Ace Hardware encroachment and the lease extension. Airport Attorney gave an explanation in detail to clarify.

There being no further business to come before the Board, the meeting was adjourned.

Matt Kelly

Robert LaMarsh

Dave Wilson

Christopher Herzog

Karla Harris

Steve Futrell

Brian Keister