

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
ST. LOUIS REGIONAL AIRPORT
September 18, 2025**

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, September 18, 2025, at the hour of 4:30 P.M. On call of the roll, the following Commissioners answered present: Robert LaMarsh, Brian Keister, Christopher Herzog, Matt Kelly, Dave Wilson and Karla Harris. Commissioner Steve Futrell was absent. Also present: Airport Director Danny Adams, Airport Assistant Director Drake Blackwell, Airport Attorney Jim Sinclair, Accounts Receivable Denine Anderson and Accounts Payable Crystal Geisen.

Guests Present: None

Chairman Kelly presented the Regular board meeting minutes from August 21, 2025. Commissioner LaMarsh moved to approve the meeting minutes. Commissioner Harris seconded the motion and in a roll call vote, the Commissioners voted:

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

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

Chairman Kelly presented the financial statements for the third month of fiscal year 2025-2026. Director Adams reported Helmkamp Auto account has been updated since last month. Commissioner Keister asked a question about the financials that were clarified by Director Adams. Commissioner Keister moved to approve the statements as printed. Commissioner Wilson seconded the motion and in a roll call vote, the Commissioners voted:

Commissioner LaMarsh-	aye
Commissioner Harris-	aye
Commissioner Futrell-	absent
Commissioner Keister-	aye
Commissioner Herzog-	aye
Commissioner Kelly-	aye
Commissioner Wilson-	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 bills as printed. Commissioner Wilson seconded the motion and in a roll call vote, the Commissioners voted:

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

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

The following bills have been paid since the last meeting:

	Date	Memo	Account	Amount
AAAE				
	09/01/2025		6630 · Training	-1,368.00

	Total AAAE				-1,368.00
	ACE HARDWARE				
		09/01/2025		6251 · 11-admin	-271.23
		09/01/2025		6502 · General	-68.88
		09/01/2025		6265 · T-hangar	-3.99
		09/01/2025		6220 · Janitorial Supplies	-4.99
		09/01/2025		6268 · 25-Diamond Nails	-19.98
		09/01/2025		6235 · Shop, tools, sm equip	-41.95
		09/01/2025		6660 · Cash Discounts	41.12
	Total ACE HARDWARE				-369.90
	AT & T				
		09/04/2025		6711 · Telephone	-117.91
	Total AT & T				-117.91
	Bella Milano				
		09/04/2025		6201 · Events-Air Race Classic	-750.00
	Total Bella Milano				-750.00
	BETHALTO WATER DEPT				
		09/04/2025		6732 · Water	-941.49
	Total BETHALTO WATER DEPT				-941.49
	Charter Business				
		09/01/2025		6711 · Telephone	-99.98
		09/01/2025		6550 · Operational Expense	-133.81
		09/01/2025		6713 · Internet	-34.99
	Total Charter Business				-268.78
	Delta Dental				
		09/01/2025		6150 · Health Insurance	-682.31
	Total Delta Dental				-682.31
	Envision				
		08/31/2025		6150 · Health Insurance	-76.58
		08/31/2025		6150 · Health Insurance	-30.00
		08/31/2025		6150 · Health Insurance	-49.01
		08/31/2025		6150 · Health Insurance	-35.00
		08/31/2025		6150 · Health Insurance	-350.59
		08/31/2025		6150 · Health Insurance	-26.70
		08/31/2025		6150 · Health Insurance	-788.00
		08/31/2025		6150 · Health Insurance	-24.99
		08/31/2025		6150 · Health Insurance	-273.79
		08/31/2025		6150 · Health Insurance	-35.00
		08/31/2025		6150 · Health Insurance	-25.00
		08/31/2025		6150 · Health Insurance	-25.00

		08/31/2025		6150 · Health Insurance	-45.00
		08/31/2025		6150 · Health Insurance	-35.00
		08/31/2025		6150 · Health Insurance	-35.00
		08/31/2025		6150 · Health Insurance	-47.26
		08/31/2025		6150 · Health Insurance	-15.61
		08/31/2025		6150 · Health Insurance	-3.17
		08/31/2025		6150 · Health Insurance	-50.00
		08/31/2025		6150 · Health Insurance	-25.00
		08/31/2025		6150 · Health Insurance	-225.00
		09/04/2025		6150 · Health Insurance	-110.00
	Total Envision				-2,330.70
	F P Mailing Solutions				
		09/15/2025		6554 · Postage	-200.00
	Total F P Mailing Solutions				-200.00
	Farm and Home Supply				
		09/01/2025		6235 · Shop, tools, sm equip	-66.90
		09/01/2025		6406 · 5-97 john deere 6400	-29.98
	Total Farm and Home Supply				-96.88
	Flight Light Inc.				
		09/04/2025		6501 · Aeronautical	-857.45
	Total Flight Light Inc.				-857.45
	ILLINOIS MUNICIPAL RETIREMENT FUND				
		08/27/2025		6581 · IMRF	-7,848.39
	Total ILLINOIS MUNICIPAL RETIREMENT FUND				-7,848.39
	John Deere Financial				
		09/04/2025		6411 · 10-12 john deere 7330	-167.58
		09/04/2025		6406 · 5-97 john deere 6400	-435.07
	Total John Deere Financial				-602.65
	Masters General Contracting				
		09/01/2025		6251 · 11-admin	-6,228.50
	Total Masters General Contracting				-6,228.50
	PETTY CASH-SLRA				
		09/04/2025		6230 · Uniform	-75.60
		09/04/2025		6550 · Operational Expense	-61.91
		09/04/2025		6220 · Janitorial Supplies	-24.26
		09/04/2025		6720 · Travel/Meals	-112.00
		09/15/2025		6720 · Travel/Meals	-170.00

		09/15/2025		6540 · Vending Expense	-35.56
		09/15/2025		6720 · Travel/Meals	-171.00
		09/15/2025		6220 · Janitorial Supplies	-5.39
		09/15/2025		6550 · Operational Expense	-5.00
		09/15/2025		6530 · Office Supplies/Furn/Equip	-17.15
	Total PETTY CASH-SLRA				-677.87
	PRINCIPAL				
		09/01/2025		6165 · Life Insurance	-178.86
		09/01/2025		6160 · Disability Insurance	-2,096.80
	Total PRINCIPAL				-2,275.66
	Republic Services				
		09/01/2025		6550 · Operational Expense	-429.72
	Total Republic Services				-429.72
	SAMS CLUB				
		09/17/2025		6220 · Janitorial Supplies	-51.84
		09/17/2025		6530 · Office Supplies/Furn/Equip	-110.99
	Total SAMS CLUB				-162.83
	SOUTHWESTERN ELECTRIC				
		09/04/2025		6731 · Electric	-168.97
	Total SOUTHWESTERN ELECTRIC				-168.97
	United Health Care				
		09/01/2025		6150 · Health Insurance	-11,635.55
	Total United Health Care				-11,635.55
	Vandalia Bus Lines				
		09/01/2025		6201 · Events-Air Race Classic	-811.50
	Total Vandalia Bus Lines				-811.50
	VSP				
		09/01/2025		6150 · Health Insurance	-240.48
	Total VSP				-240.48
	Your Event Space				
		09/01/2025		6201 · Events-Air Race Classic	-1,250.00
	Total Your Event Space				-1,250.00
	TOTAL				-40,315.54

THE FOLLOWING BILLS WERE APPROVED:

		Date	Memo	Account	Amount
	Air Comfort Service Inc.				
		09/18/2025		6242 · 2- w.s.	-317.75
	Total Air Comfort Service Inc.				-317.75
	ALTON REFRIGERATION				
		09/18/2025		6251 · 11-admin	-85.00
	Total ALTON REFRIGERATION				-85.00

	AMERENIP				
		09/18/2025		6731 · Electric	-8,777.83
	Total AMERENIP				-8,777.83
	Arrow Signs & Outdoor Advertising, Inc.				
		09/18/2025		6182 · Sign Marquee	-450.00
	Total Arrow Signs & Outdoor Advertising, Inc.				-450.00
	CARD SERVICES				
		09/18/2025		6550 · Operational Expense	-2,271.60
		09/18/2025		6680 · Dues/Fees	-141.00
		09/18/2025		6200 · Fly-in	-641.09
		09/18/2025		6251 · 11-admin	-161.86
		09/18/2025		6502 · General	-467.81
		09/18/2025		6711 · Telephone	-243.15
		09/18/2025		6720 · Travel/Meals	-79.63
		09/18/2025		6530 · Office Supplies/Furn/Equip	-270.13
		09/18/2025		6235 · Shop, tools, sm equip	-488.50
		09/18/2025		6690 · Equipment Rental	-546.11
		09/18/2025		6720 · Travel/Meals	-1,326.28
	Total CARD SERVICES				-6,637.16
	Culligan Water				
		09/18/2025		6550 · Operational Expense	-104.00
	Total Culligan Water				-104.00
	EAA CHAPTER 864				
		09/18/2025		6200 · Fly-in	-900.00
	Total EAA CHAPTER 864				-900.00
	Global ARFF Services				
		09/18/2025		6429 · 26- 2012 Fire Truck	-4,857.18
	Total Global ARFF Services				-4,857.18
	GRP WEGMAN				
		09/18/2025		6502 · General	-1,758.24
	Total GRP WEGMAN				-1,758.24
	Hearst Media				
		09/18/2025		6180-1 · Paper/Magazine	-1,198.16
	Total Hearst Media				-1,198.16
	Heartland Bank				
		09/18/2025	WS 5.5	7226 · Bond Interest Expense	-89,032.50
	Total Heartland Bank				-89,032.50
	Heritage Petroleum LLC				
		09/18/2025		6210 · Fuel	-5,920.98
	Total Heritage Petroleum LLC				-5,920.98
	Jackson Lewis PC				
		09/18/2025		6705 · Legal Fees	-10,440.00
	Total Jackson Lewis PC				-10,440.00
	Locality Studio				
		09/18/2025		6706 · Professional-Other	-63.75

	Total Locality Studio				-63.75
	MCKAY				
		09/18/2025		6235 · Shop, tools, sm equip	-139.96
		09/18/2025		6433 · 1 - 2022 Ford Explorer	-62.22
		09/18/2025		6421 · 19- 22 t770 bobcat	-34.90
		09/18/2025		6403 · 2-2016 chev sil 1500	-92.98
	Total MCKAY				-330.06
	MGI Risk Advisors				
		09/18/2025		6200 · Fly-in	-182.00
	Total MGI Risk Advisors				-182.00
	Midwest Occupational Medicine				
		09/18/2025		6551 · Employee Assistance Program	-50.00
	Total Midwest Occupational Medicine				-50.00
	MTS				
		09/18/2025		6416 · 15-22 exmark	-433.10
	Total MTS				-433.10
	PETTY CASH-SLRA				
		09/18/2025	adams	6720 · Travel/Meals	-238.00
		09/18/2025	black well	6720 · Travel/Meals	-230.00
	Total PETTY CASH-SLRA				-468.00
	Schulte Supply				
		09/18/2025		6502 · General	-4,448.80
	Total Schulte Supply				-4,448.80
	Sherrill Associates, Inc.				
		09/18/2025		6706 · Professional-Other	-800.00
	Total Sherrill Associates, Inc.				-800.00
	Stobbs & Sinclair, LTD				
		09/18/2025		6705 · Legal Fees	-1,050.79
	Total Stobbs & Sinclair, LTD				-1,050.79
	Stutz Excavating Inc.				
		09/18/2025		6502 · General	-1,650.00
	Total Stutz Excavating Inc.				-1,650.00
	Thomas Randolph				
		09/18/2025		6706 · Professional-Other	-300.00
	Total Thomas Randolph				-300.00
	United Petroleum Service				
		09/18/2025	tank gauge printer door and core	6300 · Fuel Farm Maintenance	-4,841.00
	Total United Petroleum Service				-4,841.00
	TOTAL				-145,096.30

Discussion/Action on FAA Ground Lease for Air Traffic Control Tower Construction – Director Adams explained it is the same lease that we finalized in January with a few minor changes that have been reviewed by Airport Attorney Sinclair. It is about two years behind schedule. The design still needs to occur. The potential construction may be Fall 2026-2028. There are no fees associated with lease. Commissioner Keister moved to approve the ground lease. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

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

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

Discussion/Action on App-139 Agreement – Director Adams explained to the Board of Commissioners the cloud-based software program is designed to improve efficiencies by reducing paperwork while improving abilities to interpret and analyze data. This program is designed specifically for airports to use for work order management, discrepancy logging, and inspection tracking. It is built for each individual airport, existing assets such as facilities, lighting, pavement, signs, vehicles, and safety areas will be loaded to allow users to pinpoint exact discrepancies. It is a three-year agreement with the first-year costing \$7,600.00 including set-up and training. Afterwards there is no set-up fee, and cost is \$5,600.00 for years two and three. Commissioner Harris moved to approve the agreement. Commissioner LaMarsh seconded the motion and in a roll call vote, the Commissioners voted:

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

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

Discussion/Action on UPS Seasonal Use of Parking Lot Lease – Lease is from November 16, 2025 - January 10, 2026, same lease as previous year at a rate of \$2,000/month. Commissioner Keister moved to approve the UPS Seasonal lease. Commissioner Herzog seconded the motion and in a roll call vote, the Commissioners voted:

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

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

Discussion on Ace Hardware Lease – Director Adams stated the existing lease was established in 1986 and is set to expire April 3, 2026. Tenants have expressed interest in their 25-year option as well as some lease revisions which include establishing an LLC. It was explained to tenants, since the lease does not allow for any negotiations if changes are

made the lease becomes negotiable. Tenants opted to keep terms the same. No action necessary.

Discussion/Action on T&E Coins Lease – Director Adams briefed the Board that the tenant vacated the property on August 29th officially due to health concerns. The lease does not clarify early termination. Lease expires in ten months on June 30, 2026. After some discussion the Board of Commissioners agreed to amend the lease for early termination to four months (which takes us through end of 2025) for cleaning, etc. Commissioner Herzog moved to amend the lease to terminate at the end of 2025. Commissioner Harris seconded the motion and in a roll call vote, the Commissioners voted:

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

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

Discussion/Action on Commercial Aeronautical Operator Agreement – Director Adams proposed a drafted agreement that would allow for a commercial operator to have access to the airfield for purposes of detailing and cleaning aircraft, a service currently not offered onsite. This agreement would ensure insurance is provided by the operator who would also pay an annual access fee. The total revenue generated is \$250.00 per year. The operator is Fly High Detailing LLC. Commissioner Keister moved to approve the agreement. Commissioner Wilson seconded the motion and in a roll call vote, the Commissioners voted:

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

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

Discussion on Property Disposal - IDOT contacted airport about purchasing an approximate 0.5 acres of property along East Airline Drive and adjacent to their existing maintenance yard. There are numerous items to address such as land release, appraisal, and survey. Previous nearby appraisal was \$70,000. Commissioner LaMarsh moved to support working with IDOT to dispose of property. Commissioner Herzog seconded the motion and in a roll call vote, the Commissioners voted:

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

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

Airport Director’s Report:

- Replacement taxes - \$564,316
- Air Race Classic
 - a. Your Event Space - \$1,000
 - b. Rivers and Routes – marketing and promotion
 - c. West Star Aviation – Welcome Event
- Completed setup of cloud storage and sharepoint file site
- Airport Fly-in (September 27th and 28th)

Attorney’s Report:

Cedar Street sale is going to be a challenge. It is not the buyers issue. IDOT has to approve the sale... this is a new item. There is no information or agreement to be found. We have FAA consent but was told it must come from IDOT. IDOT attorneys said they do not have anything they can lay their hands on. She will continue to look in boxes at IDOT. No idea what will happen if agreement is not found. With some discussion among the Board members Attorney Sinclair received some clarification to move forward with and will reach back out to the IDOT attorney to see if it provides any help. Will keep the Board posted.

Board Member comments: None

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

Matt Kelly

Robert LaMarsh

Karla Harris

Christopher Herzog

Brian Keister

Steve Futrell

Dave Wilson