

Salina Airport Authority Board of Directors Regular Meeting

AUGUST 17, 2022



Call to order and determine
that a quorum is present and
confirm that the meeting
notice has been published

KENT BUER, CHAIR

Recognition of guests

KENT BUER, CHAIR

Additions to the agenda and agenda overview

TIM ROGERS, A.A.E.

Agenda Review

- Lease Agreements
 - Garmin International
 - Avflight Salina Corporation
- 2023 AIP Priorities
- 2023 Capital Budget Priorities
- Hangar 626 Improvements

Approval of the minutes of the July 20, 2022 regular board meeting

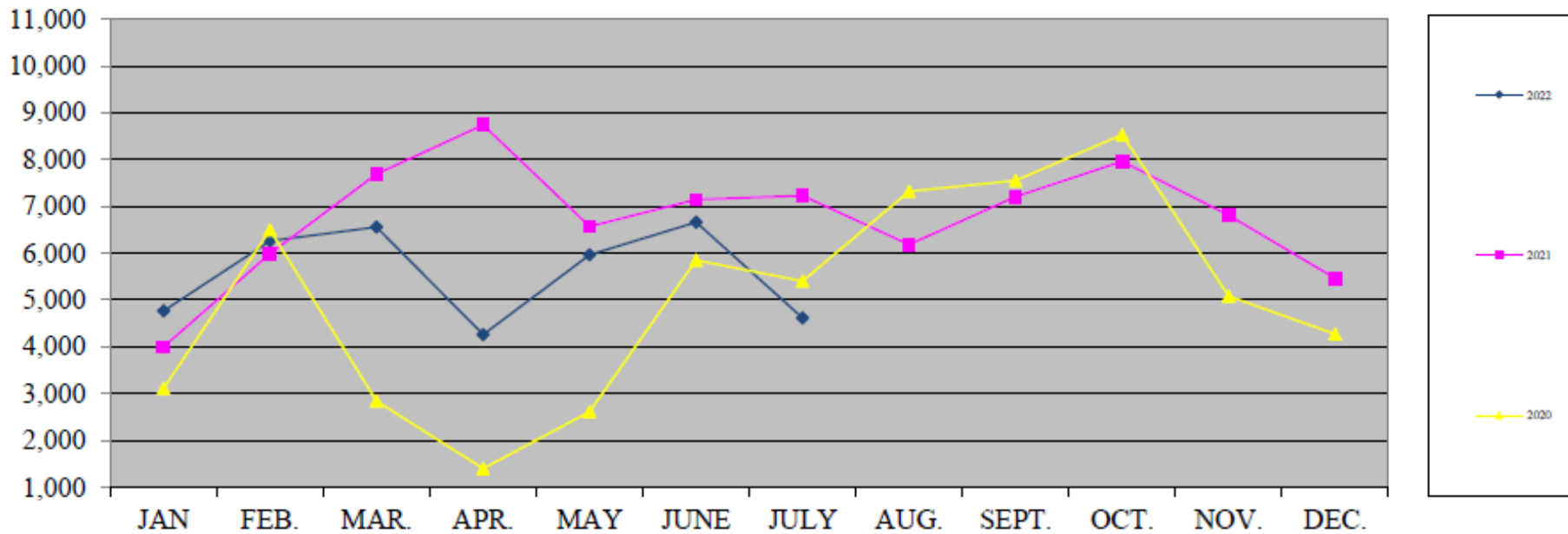
KENT BUER, CHAIR

Review of Airport Activity and Financial Reports for the month ending July 31, 2022

TIM ROGERS, A.A.E.

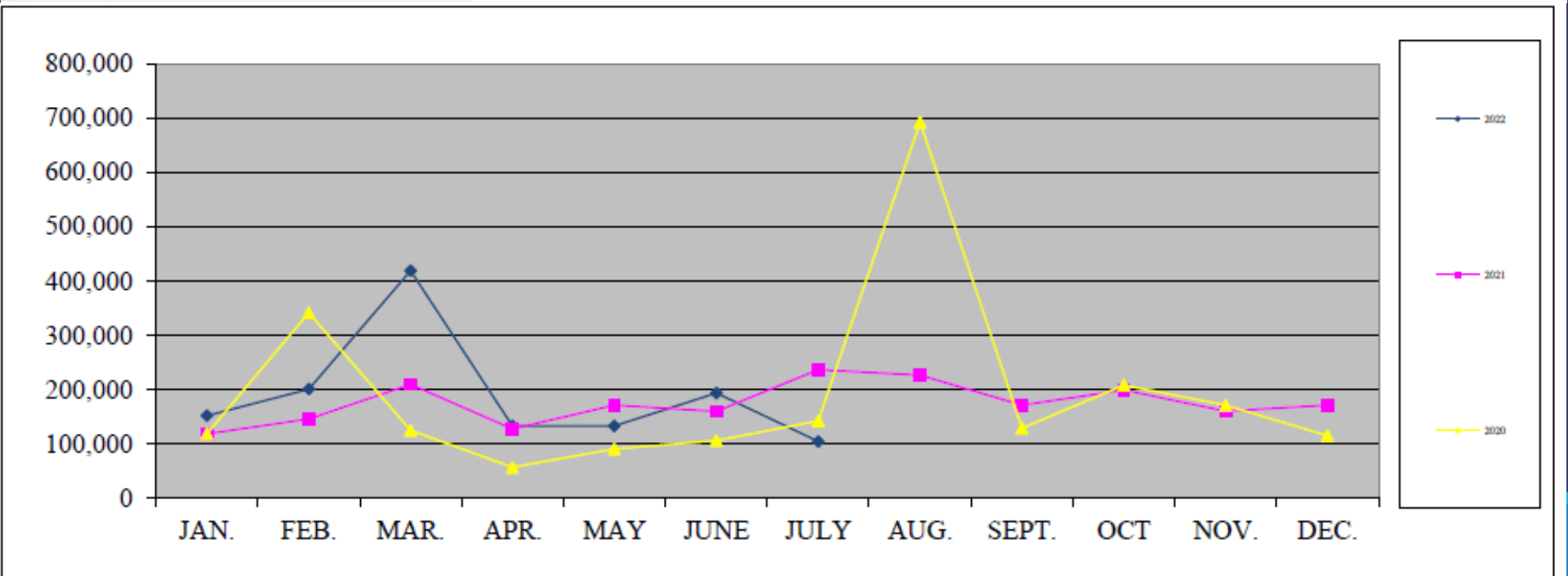
SHELLI SWANSON, C.M.

Air Traffic

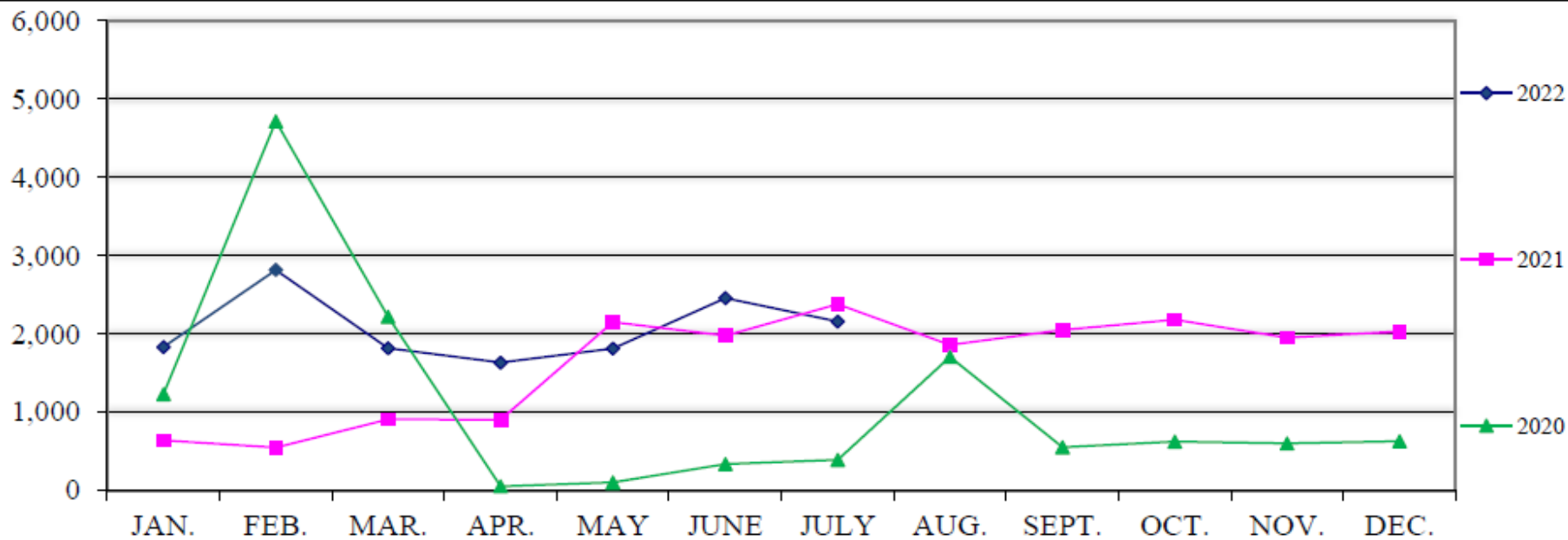




Fuel Flowage



Enplanements



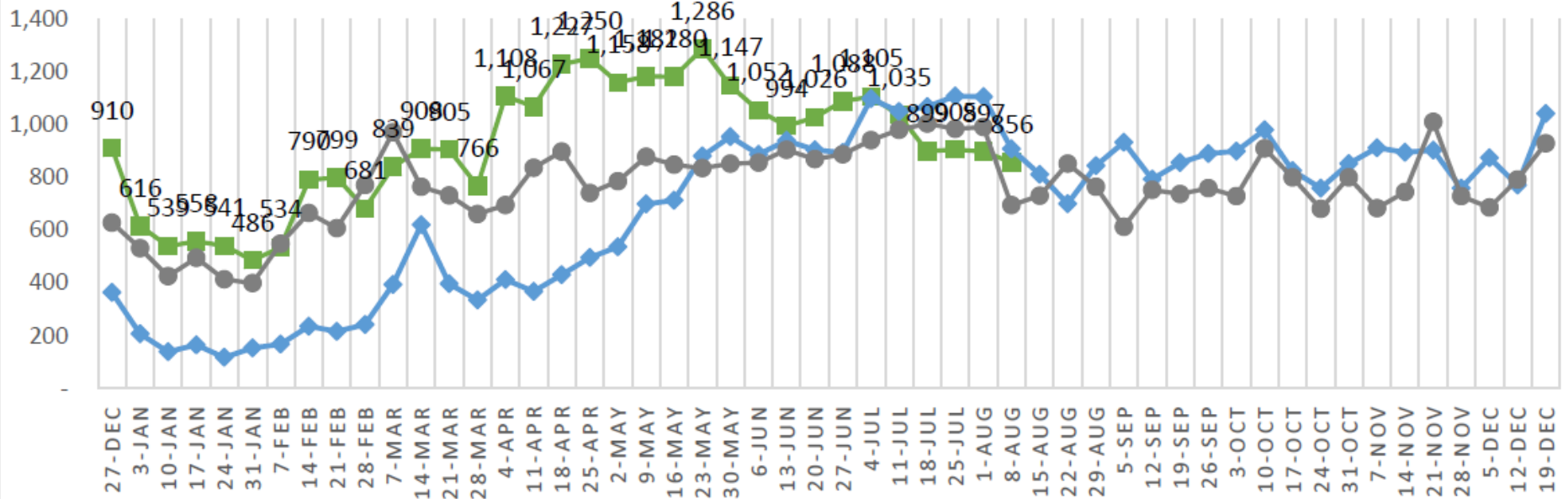
2021 - 2022 SkyWest Airlines

Weekly Enplane and Deplane (Monday thru Sunday)

Note: SKW EAS service at SLN started on April 9, 2018

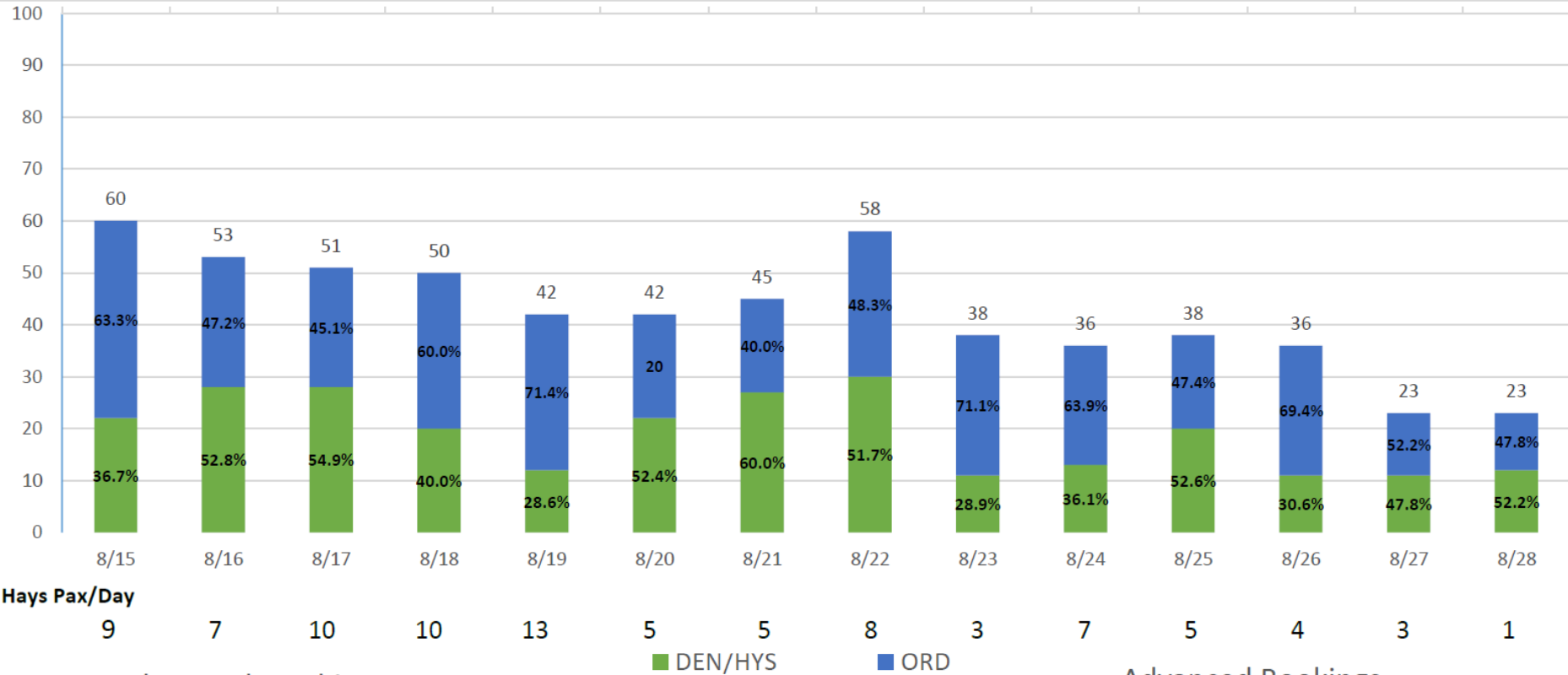
TOTAL SLN PASSENGERS - PER WEEK

■ 2022 TOTAL ◆ 2021 TOTAL ● 2019 TOTAL

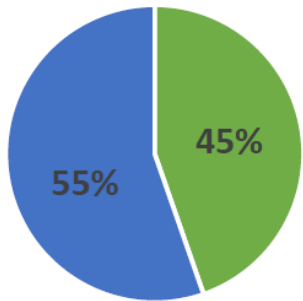


* Passenger numbers reported are unaudited by SKW and subject to change

ADVANCED BOOKINGS

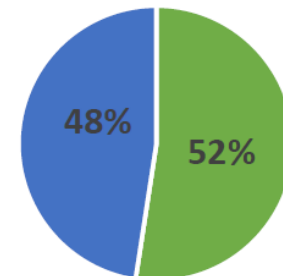


Advanced Bookings
August 15- August 28



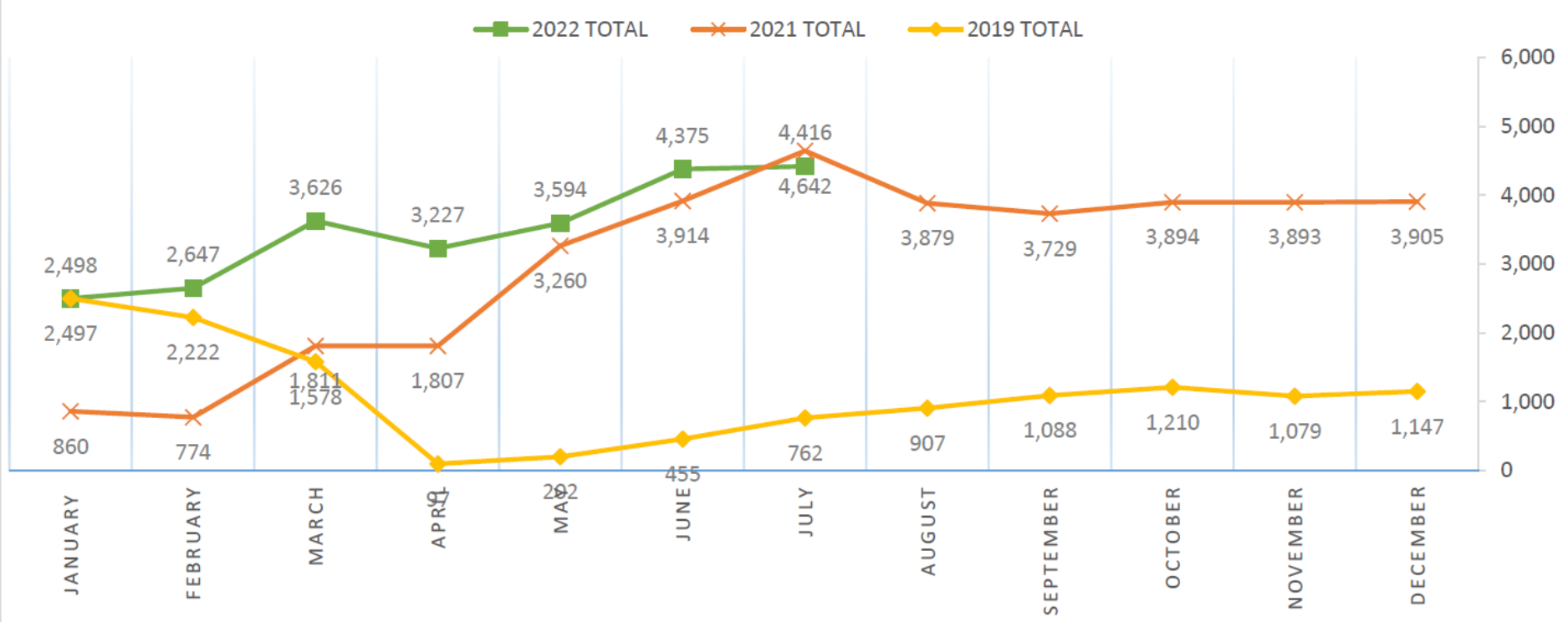
DEN/HYS ORD

Advanced Bookings
Year-To-Date



DEN/HYS ORD

SLN PASSENGERS - PER MONTH



\$63.29

- * Per Pax subsidy based on prior 12 months
- * Subsidy amount based on \$230,388/month
- * Total passengers - the total of enplaned and deplaned passengers at SLN
- * Passenger numbers reported are unaudited by SKW and subject to change

Financial Reports

Salina Airport Authority
Statement of Net Assets Prev Year Comparison
 As of July 31, 2022

08/11/2022

	<u>Jul 31, 22</u>	<u>Jun 30, 22</u>	<u>\$ Change</u>	<u>Jul 31, 21</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS						
Current Assets						
Total Checking/Savings	7,133,099	6,132,201	1,000,898	4,408,512	2,724,587	62%
Total Accounts Receivable	64,908	224,177	-159,269	114,332	-49,424	-43%
Total Other Current Assets	523,034	542,381	-19,347	446,912	76,122	17%
Total Current Assets	<u>7,721,041</u>	<u>6,898,759</u>	<u>822,282</u>	<u>4,969,756</u>	<u>2,751,285</u>	<u>55%</u>
Total Fixed Assets	44,024,864	44,120,487	-95,623	42,152,374	1,872,490	4%
Total Other Assets	1,085,654	1,085,654	0	1,232,712	-147,058	-12%
TOTAL ASSETS	<u><u>52,831,559</u></u>	<u><u>52,104,900</u></u>	<u><u>726,659</u></u>	<u><u>48,354,842</u></u>	<u><u>4,476,717</u></u>	<u><u>9%</u></u>
LIABILITIES & EQUITY						
Liabilities						
Total Current Liabilities	3,418,300	3,554,322	-136,022	5,850,222	-2,431,922	-42%
Total Long Term Liabilities	<u>25,733,675</u>	<u>24,754,241</u>	<u>979,434</u>	<u>20,665,922</u>	<u>5,067,753</u>	<u>25%</u>
Total Liabilities	29,151,975	28,308,563	843,412	26,516,144	2,635,831	10%
Equity						
Total Equity	<u>23,679,585</u>	<u>23,796,337</u>	<u>-116,752</u>	<u>21,838,700</u>	<u>1,840,885</u>	<u>8%</u>
TOTAL LIABILITIES & EQUITY	<u><u>52,831,560</u></u>	<u><u>52,104,900</u></u>	<u><u>726,660</u></u>	<u><u>48,354,844</u></u>	<u><u>4,476,716</u></u>	<u><u>9%</u></u>

Financial Reports

Salina Airport Authority Profit & Loss Prev Year Comparison January through July 2022

9:11 PM

08/11/2022

Accrual Basis

	<u>Jan - Jul 22</u>	<u>Jan - Jul 21</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
Total Airfield revenue	754,326.40	599,843.14	154,483.26	25.75%
Total Building and land rent	1,016,843.82	986,174.85	30,668.97	3.11%
Total Other revenue	92,290.14	46,724.39	45,565.75	97.52%
Total Income	<u>1,863,460.36</u>	<u>1,632,742.38</u>	<u>230,717.98</u>	<u>14.13%</u>
Gross Income	1,863,460.36	1,632,742.38	230,717.98	14.13%
Expense				
Total Administrative expenses	1,050,572.68	982,244.95	68,327.73	6.96%
Total Maintenance expenses	651,577.38	684,036.54	-32,459.16	-4.75%
Total Expense	<u>1,702,150.06</u>	<u>1,666,281.49</u>	<u>35,868.57</u>	<u>2.15%</u>
Net Ordinary Income	161,310.30	-33,539.11	194,849.41	580.96%
Mill levy income	1,432,698.75	1,478,556.94	-45,858.19	-3.1%
Total Other Income	<u>2,718,905.95</u>	<u>2,713,737.58</u>	<u>5,168.37</u>	<u>0.19%</u>
Total Other Expense	<u>2,035,262.12</u>	<u>2,038,681.61</u>	<u>-3,419.49</u>	<u>-0.17%</u>
Net Other Income	683,643.83	675,055.97	8,587.86	1.27%
Net Income	<u><u>844,954.13</u></u>	<u><u>641,516.86</u></u>	<u><u>203,437.27</u></u>	<u><u>31.71%</u></u>

Financial Reports

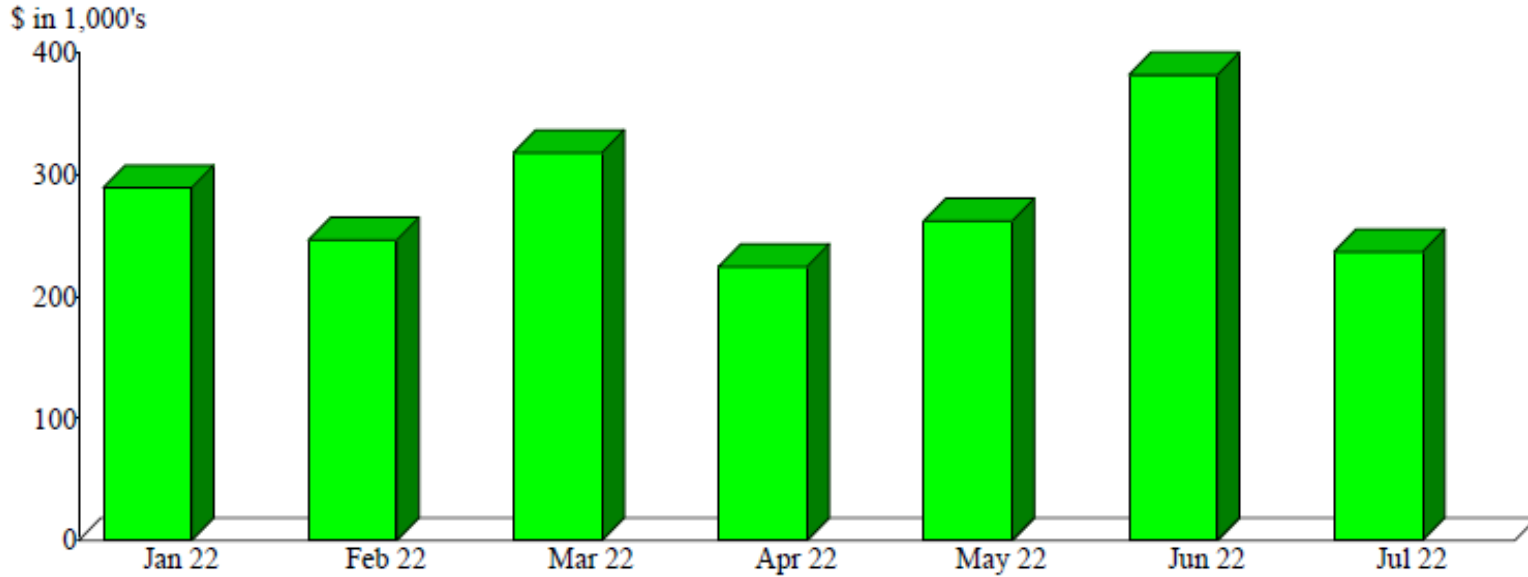
Salina Airport Authority
Capital Additions Budget vs. Actual
 As of July 31, 2022

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 08/11/2022
 Accrual Basis

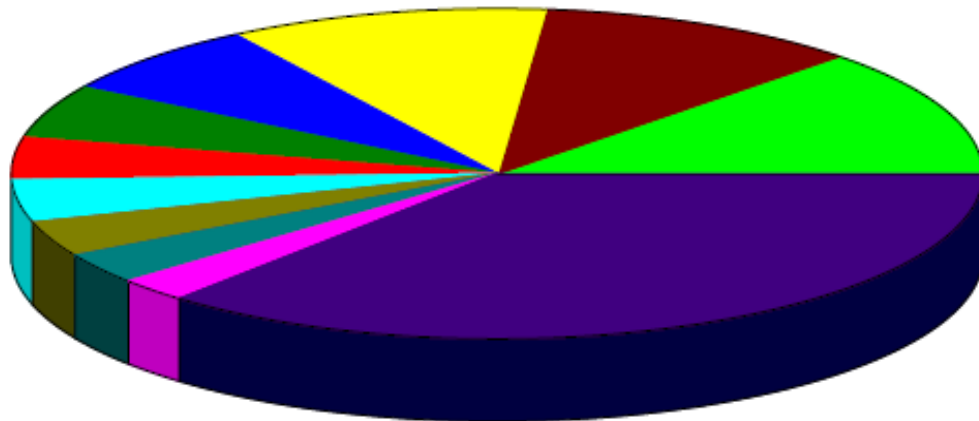
	Jul 22	Jan - Jul 22	Annual Budget	+/- Annual Budget	% of Annual Budget
ASSETS					
Fixed Assets					
Fixed assets at cost					
Total Airfield	21,665	1,750,619	9,278,875	-7,528,256	19%
Total Buildings & Improvements	122,949	1,419,530	3,841,583	-2,422,053	37%
Total Equipment	1,850	-6,195	167,500	-173,695	-4%
Total Land	0	0	38,000	-38,000	0%
Total Fixed assets at cost	146,464	3,163,954	13,325,958	-10,162,004	24%

Sales by Month
January through July 2022

Dollar Sales



Sales Summary
January through July 2022

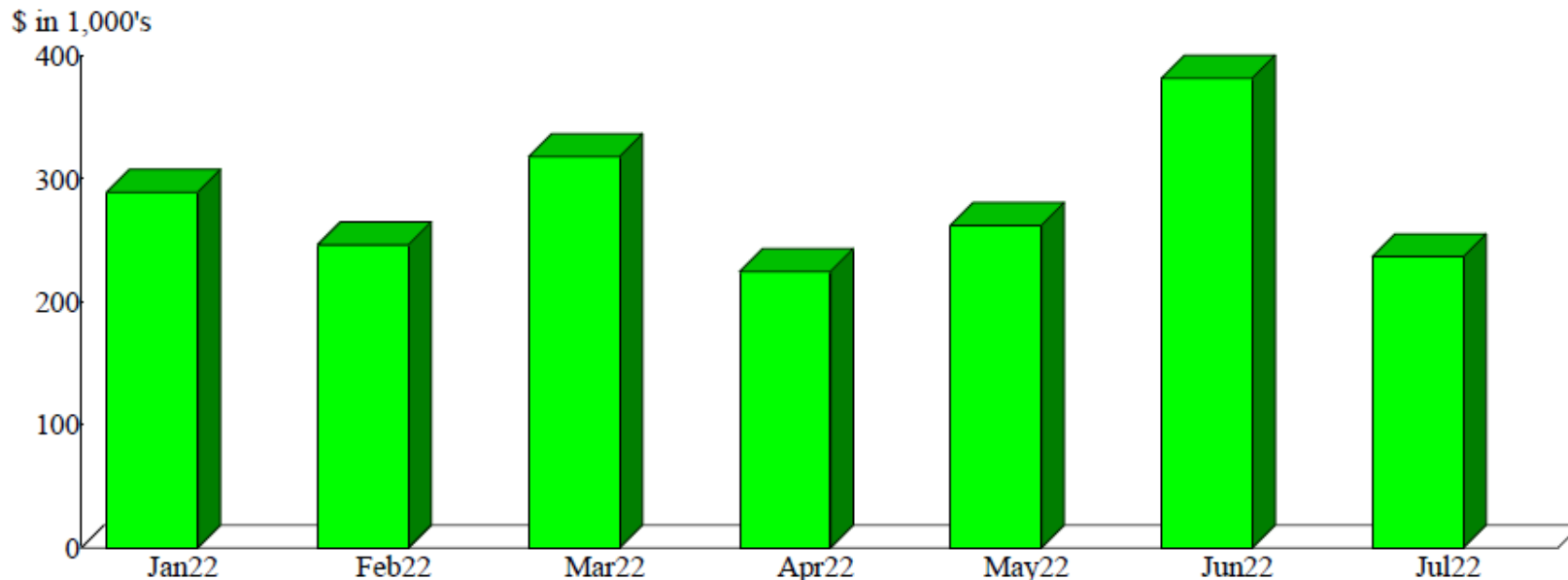


Kansas Erosion Products, LLC.	12.72%
Avflight Salina	10.85
1 Vision Aviation, PLLC	10.71
Stryten Salina, LLC	7.25
NASA	5.32
Marine Forces Reserve MAG-49	4.19
SFC Global Supply Chain	4.14
Universal Forest Products (UFP)	3.58
K-State Salina	3.07
108th Aviation Regiment	2.52
Other	35.64
Total	\$1,959,661.34

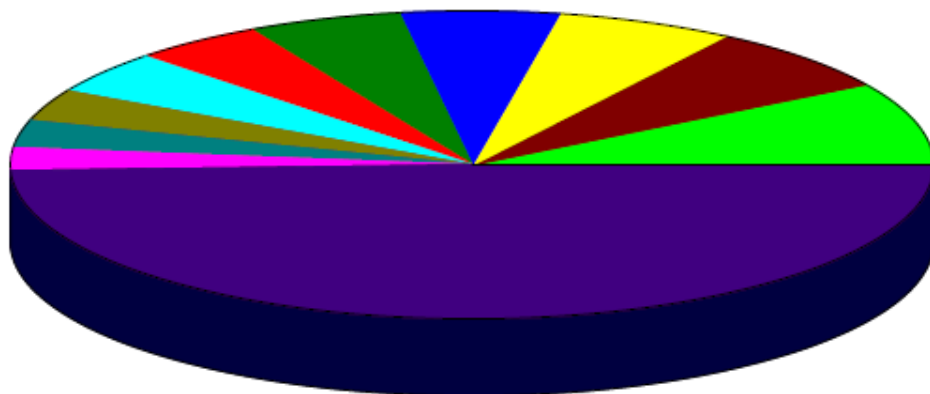
By Customer

Sales by Month
January through July 2022

Dollar Sales



Sales Summary
January through July 2022

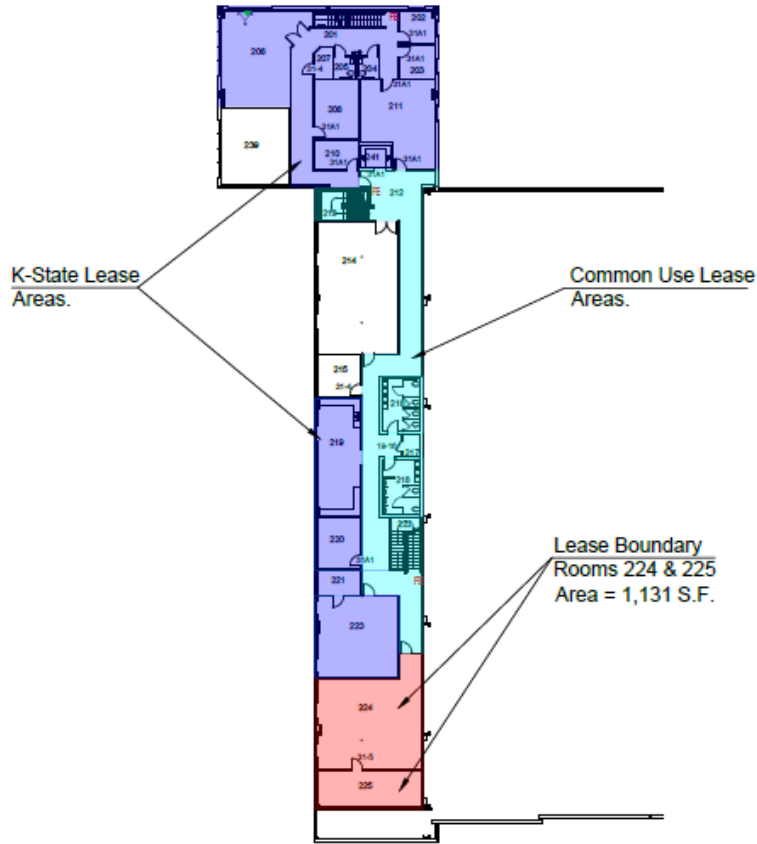


H-00959-1 (Hangar Facility H959 - 2044 S	8.75%
B-01021 (Building #1021 located at 3600	7.05
B-00655-3 (Bldg. #655 (96,611 SF) - 2656	6.28
FFF-Avflight Salina (Fuel Flowage Fee @	5.58
Utility Reimbursement (Utility Reimburse	5.47
H-0606-1 (Hangar 606 - 2630 Arnold Ct.	4.72
H-0600-1 (Hangar 600 - 20,217 sq. ft.)	4.60
B-00620-1 (Building #620 (30,000 SF) an	3.41
B-00626-1 (Manufacturing facility #626 (2.89
Insurance(CP) (Insurance Reimbursement)	2.50
Other	48.76
Total	\$1,959,661.34

Consideration of a Lease Agreement with Garmin International, Inc. for office and computer lab space at Hangar 600, 2720 Arnold Ct.

TIM ROGERS, A.A.E.

SHELLI SWANSON, C.M.



Drawing Number 2988-08-21



3237 ARNOLD, SALINA, KS 67401
(785-827-3914 FAX: 785-827-2221)

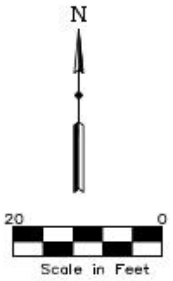
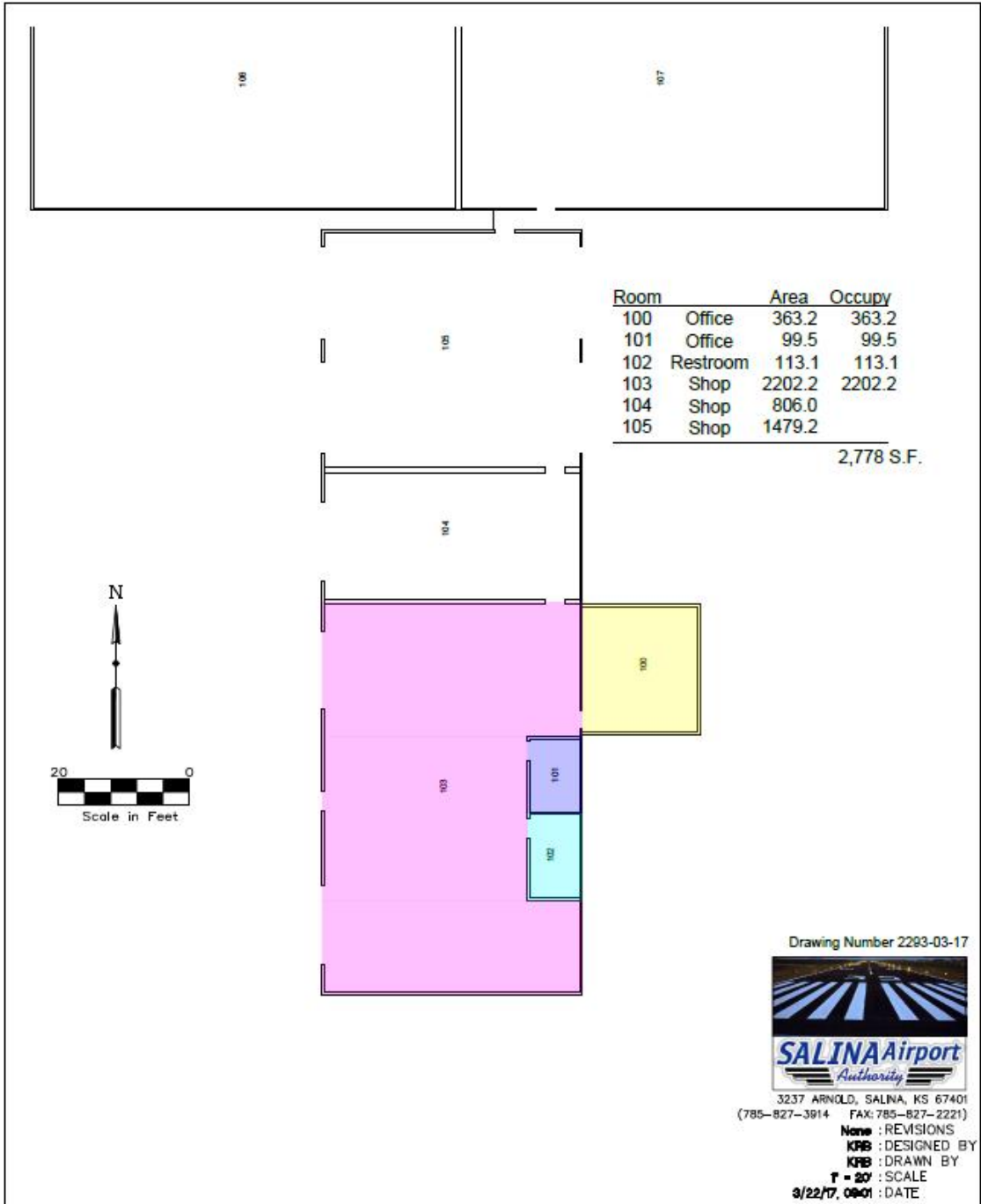
None : REVISIONS
KFB : DESIGNED BY
KFB : DRAWN BY
1" = 40' : SCALE
8/30/21, 10:20 : DATE

SALINA AIRPORT AUTHORITY
Garmin International - Hangar 600, Lease Exhibit A, October 2021

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Consideration of a Lease Agreement with Avflight Salina Corporation for space at B207.

SHELLI SWANSON, C.M.



Drawing Number 2293-03-17



3237 ARNOLD, SALINA, KS 67401
(785-827-3914 FAX: 785-827-2221)

None : REVISIONS
KPB : DESIGNED BY
KPB : DRAWN BY
1" = 20' : SCALE
3/22/17, 09:01 : DATE

Calendar year 2023 airport improvement project priorities and available FAA grant funding

TIM ROGERS, A.A.E.

SHELLI SWANSON, C.M.

Salina Airport Authority
Summary of Funding for Airport Capital Improvement Projects
and Allocation of Anticipated 2023 Mill Levy Receipts for Local Match

	<u>Total</u>	<u>FAA</u>	<u>SAA</u>
<u>Fuel Farm - (MAP)</u>			
Design	\$ 369,757	\$ 332,781	\$ 36,976
Construction	5,185,992	4,667,393	518,599
Total	\$ 5,555,749	\$ 5,000,174	\$ 555,575

<u>Runway 12/30 - (BIL & Entitlement)</u>			
Design	\$ 351,646	\$ 316,481	\$ 35,165
Construction	5,525,853	4,973,268	552,585
Total	\$ 5,877,499	\$ 5,289,749	\$ 587,750

<u>Terminal Bldg. Project (BIL)</u>			
Building Expansion			
Design	\$ 1,337,421	\$ 1,203,679	\$ 133,742
Construction	7,221,579	6,499,421	722,158
Subtotal	8,559,000	7,703,100	855,900
Parking Lot Expansion			
Design	234,000	210,600	23,400
Construction	2,955,000	2,659,500	295,500
Subtotal	3,189,000	2,870,100	318,900
Total	\$ 11,748,000	\$ 10,573,200	\$ 1,174,800

Estimated 2023 Mill Levy Receipts	\$ 485,340
Local match for design	\$ (229,282)
Local match available for construction in 2023	
Phase 1 of Fuel Farm Construction	(256,058)
	<u>\$ -</u>

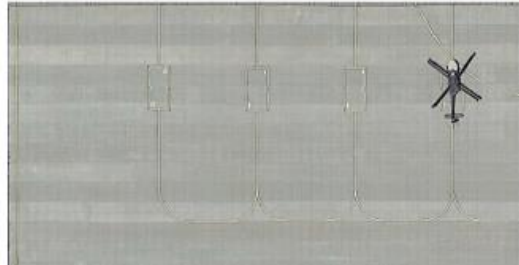


LEGEND

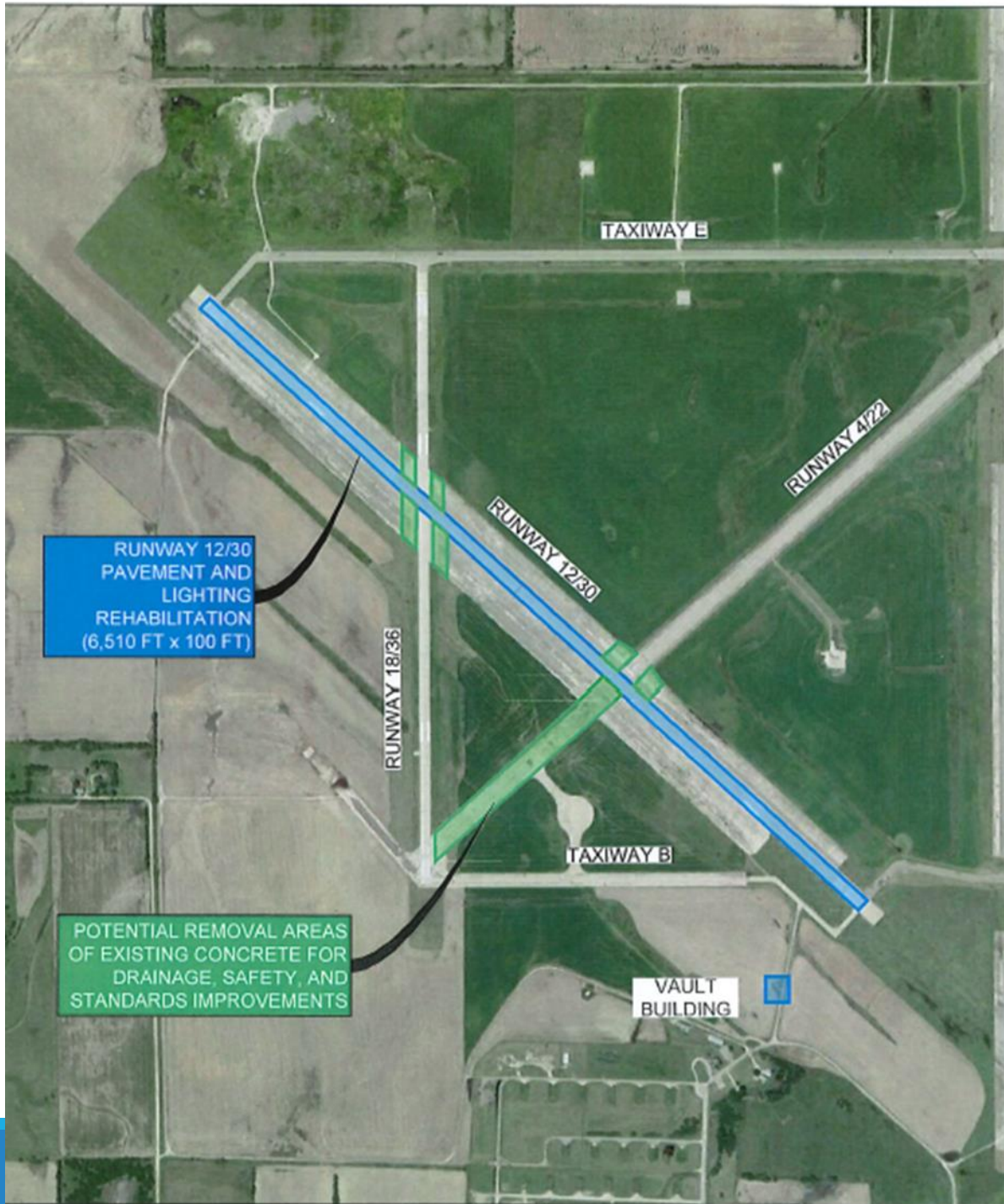
- FAA Obligated Property Line
- XXXX Pavement to be Removed

0 N 100
SCALE IN FEET

Photo: Google Earth 6-27-19

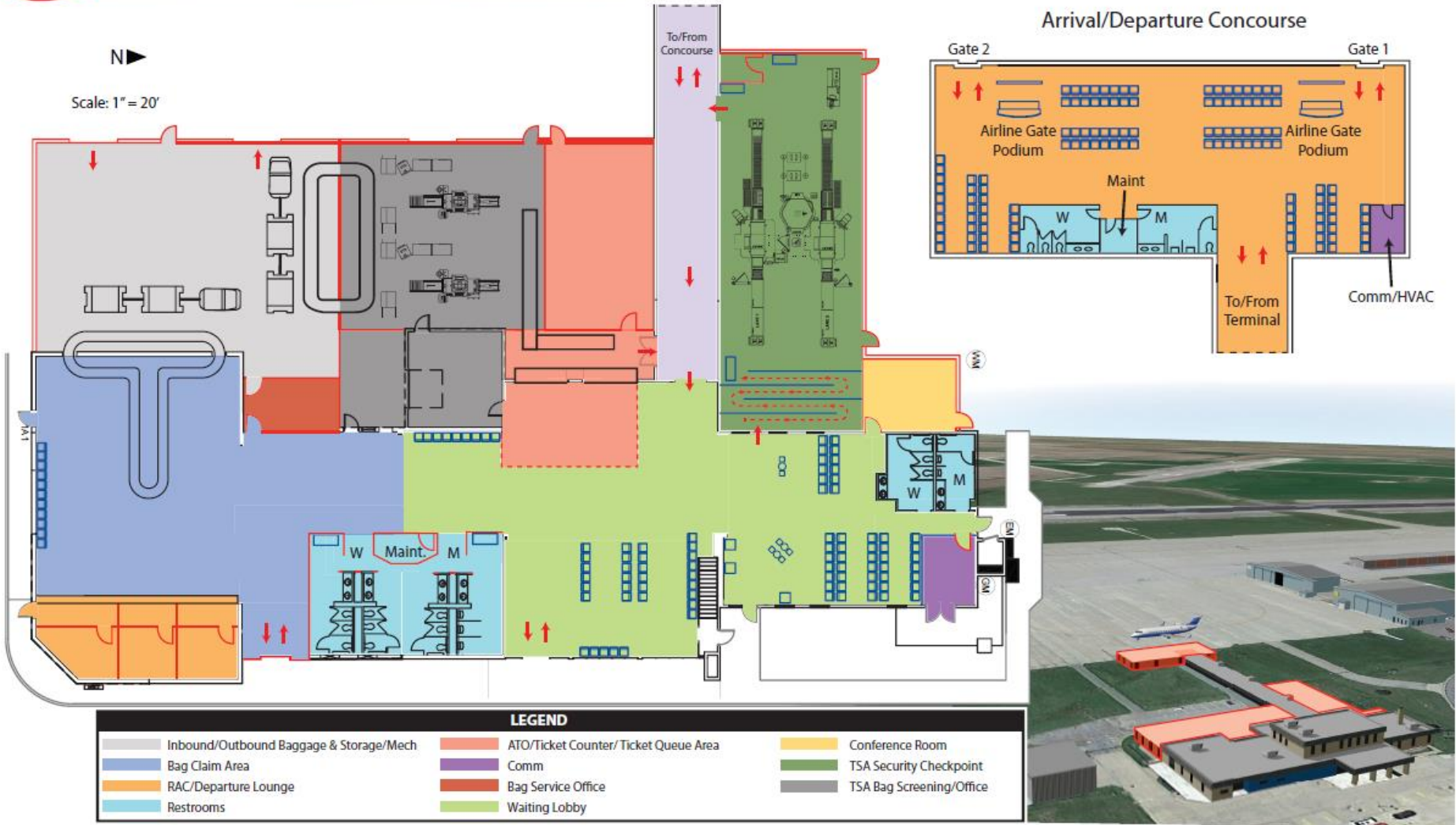



FUEL PUMPHOUSE TO BE DEMOLISHED



RUNWAY 12/30
PAVEMENT AND
LIGHTING
REHABILITATION
(6,510 FT x 100 FT)

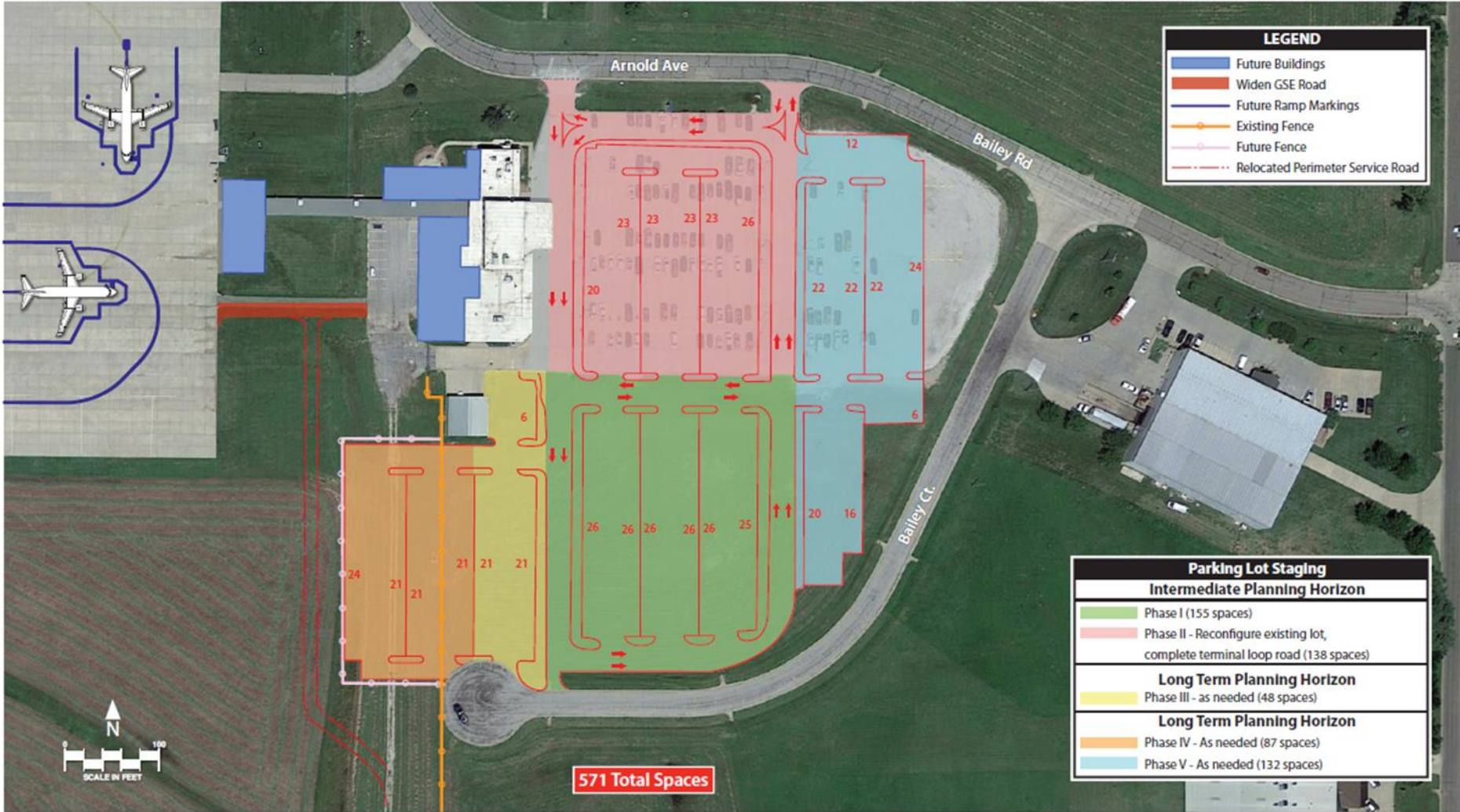
POTENTIAL REMOVAL AREAS
OF EXISTING CONCRETE FOR
DRAINAGE, SAFETY, AND
STANDARDS IMPROVEMENTS



LEGEND

Inbound/Outbound Baggage & Storage/Mech	ATO/Ticket Counter/ Ticket Queue Area	Conference Room
Bag Claim Area	Comm	TSA Security Checkpoint
RAC/Departure Lounge	Bag Service Office	TSA Bag Screening/Office
Restrooms	Waiting Lobby	

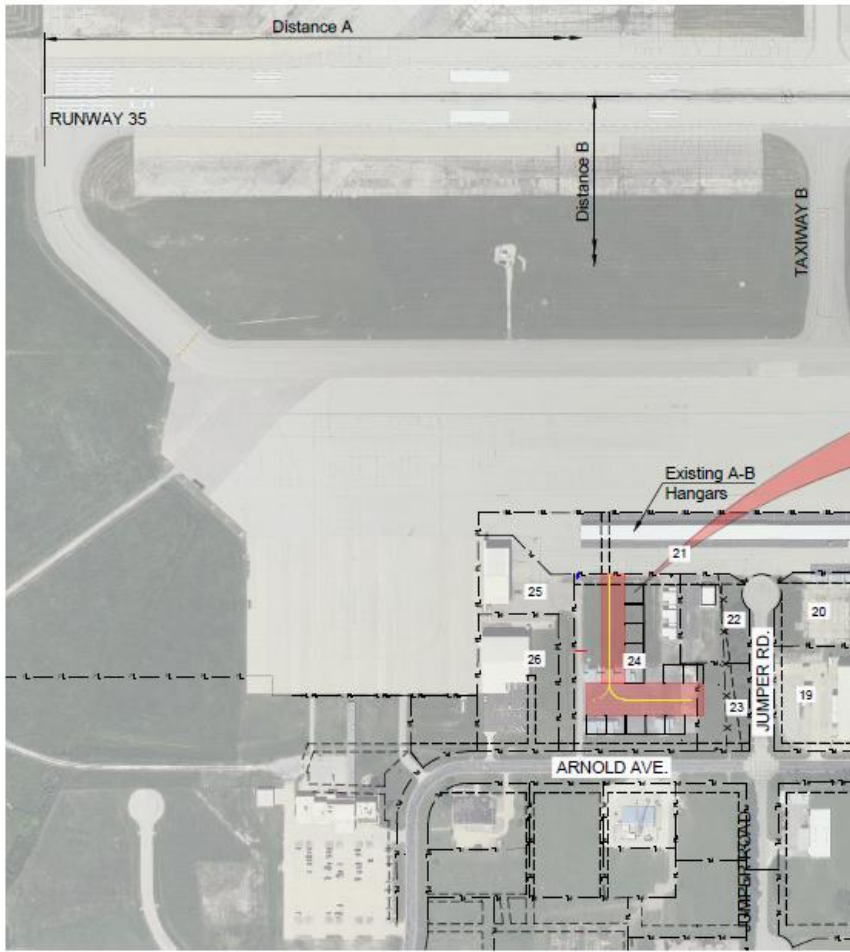
Exhibit 5A
RECOMMENDED TERMINAL CONCEPT



Review of SAA's 2023 capital budget priorities not eligible for federal or state grant funding.

TIM ROGERS, A.A.E.

SHELLI SWANSON, C.M.

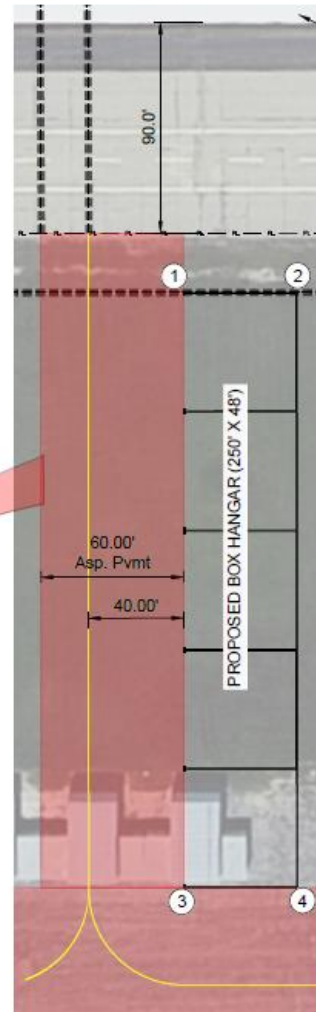


**Airfield Box Hangar
Location Map**



LEGEND

- Property Line
- - - Easment



**Airfield Box Hangar Site
Map**



Existing A-B
Hangars

Point No.	1	2	3	4
Dist A	1465	1513	1465	1513
Dist B	1233	1233	1483	1483
Latitude	38-46-50.43n	38-46-50.91n	38-46-50.43n	38-46-50.91n
Longitude	97-38-29.66w	97-38-29.66w	97-38-26.49w	97-38-26.49w
R/W Centerline El.	1266	1266	1266	1266
100:1 Elevation	1279	1279	1281	1281
Structure Top El.	1284	1278	1284	1278
Ground El.	1262	1260	1261	1260
Structure Height	22	18	22	18

Notes:

Distance A is from the 35 threshold to the building corner parallel with the runway.

Distance B is from the runway centerline to the building corner perpendicular to the runway

A 250'x48' hangar will be constructed in Lots 23 & 24 of Schilling Subdivision No. 5 that were acquired by a GSA Quit Claim Deed. Also a new taxilane (275'x60') will be constructed. Lots 23, & 24 are both owned by the Salina Airport Authority. The hangar will be divided into 5 units and serve ADG I aircraft for aeronautical use. The existing T-Hangars will be relocated or demolished at the east end of the project. Design was done by Hutton Builds Contractor & the construction will also be by Hutton Builds. There will be no water or sewer serving the hangar. Electrical service will be provided. The project is funded with SAA operating cash and General Obligation Bond proceeds

Drawing Number 2975-08-21

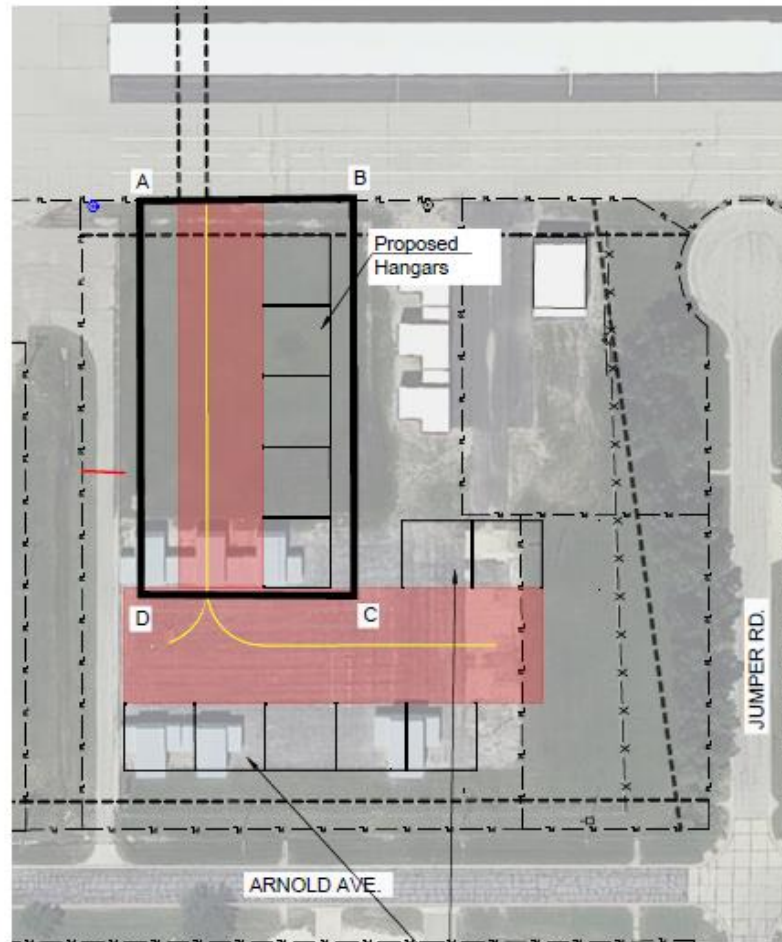


3237 ARNOLD, SALINA, KS 67401
(785-827-3914 FAX: 785-827-2221)

Notes:
 REVISIONS
 DESIGNED BY
 DRAWN BY
 SCALE
 DATE

**SALINA AIRPORT AUTHORITY (FAA 7460)
5-Unit Box Hangar Building**

1
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Point	Latitude	Longitude	SE	AGL	AMSL
A	38-46-49.51n	97-38-29.94w	1263	60	1323
B	38-46-51.13n	97-38-29.94w	1261	60	1321
C	38-46-51.13n	97-38-26.43w	1259	60	1319
D	38-46-49.51n	97-38-26.43w	1260	60	1320

Future Hangars

Drawing Number 2976-08-21



3237 ARNOLD, SALINA, KS 67401
 (785-827-3914 FAX: 785-827-2221)

Name : REVISIONS

KRB : DESIGNED BY

KRB : DRAWN BY

T - 100' : SCALE

5/25/21, 1005 : DATE

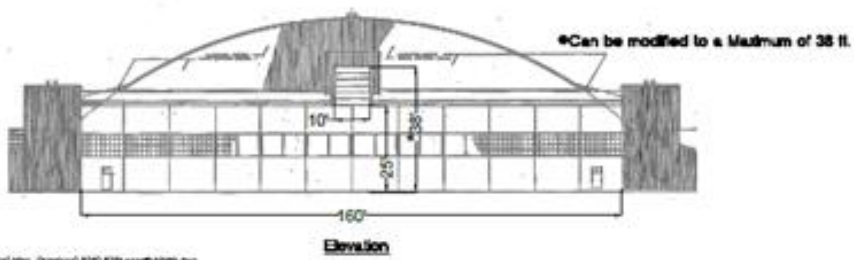
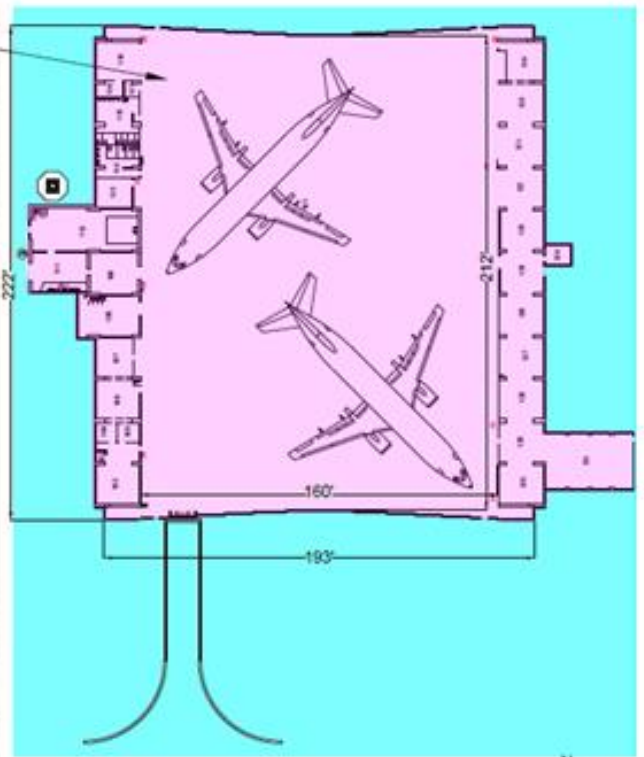
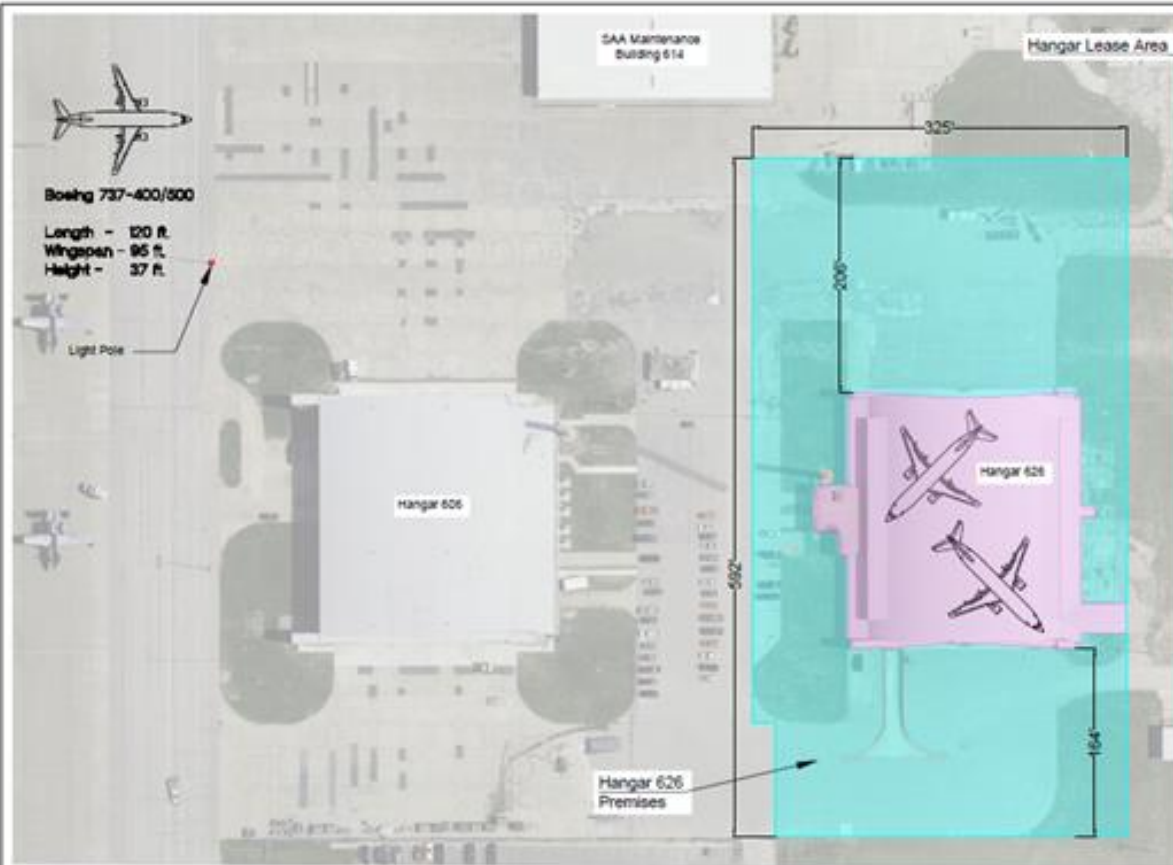
SALINA AIRPORT AUTHORITY
Temp. Const. Equipment Work Area

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Review and discuss Hangar 626
design scope of work changes
and consider approval of a design
contract change order.

TIM ROGERS, A.A.E.

SHELLI SWANSON, C.M.



Hangar 626
 2625 Arnold Court
 Hangar Area - 35,867 S.F.
 Shop Space East Area - 5,588 S.F.
 Office West Area - 5,783 S.F.
 Total Hangar Area - 47,238 S.F.

Maximum Facility Tall Height - 38 ft.*
 Maximum Facility Wingspan - 160 ft.

Power
 600A 480V 3 Phase

Gas
 1 1/4" Service

Water
 2" Service
 No Fire Suppression

Scale in Feet
 Drawing Number 3033-03-02

3237 ARNOLD, SALINA, KS 67401
 (785-827-3814 FAX 785-827-2221)

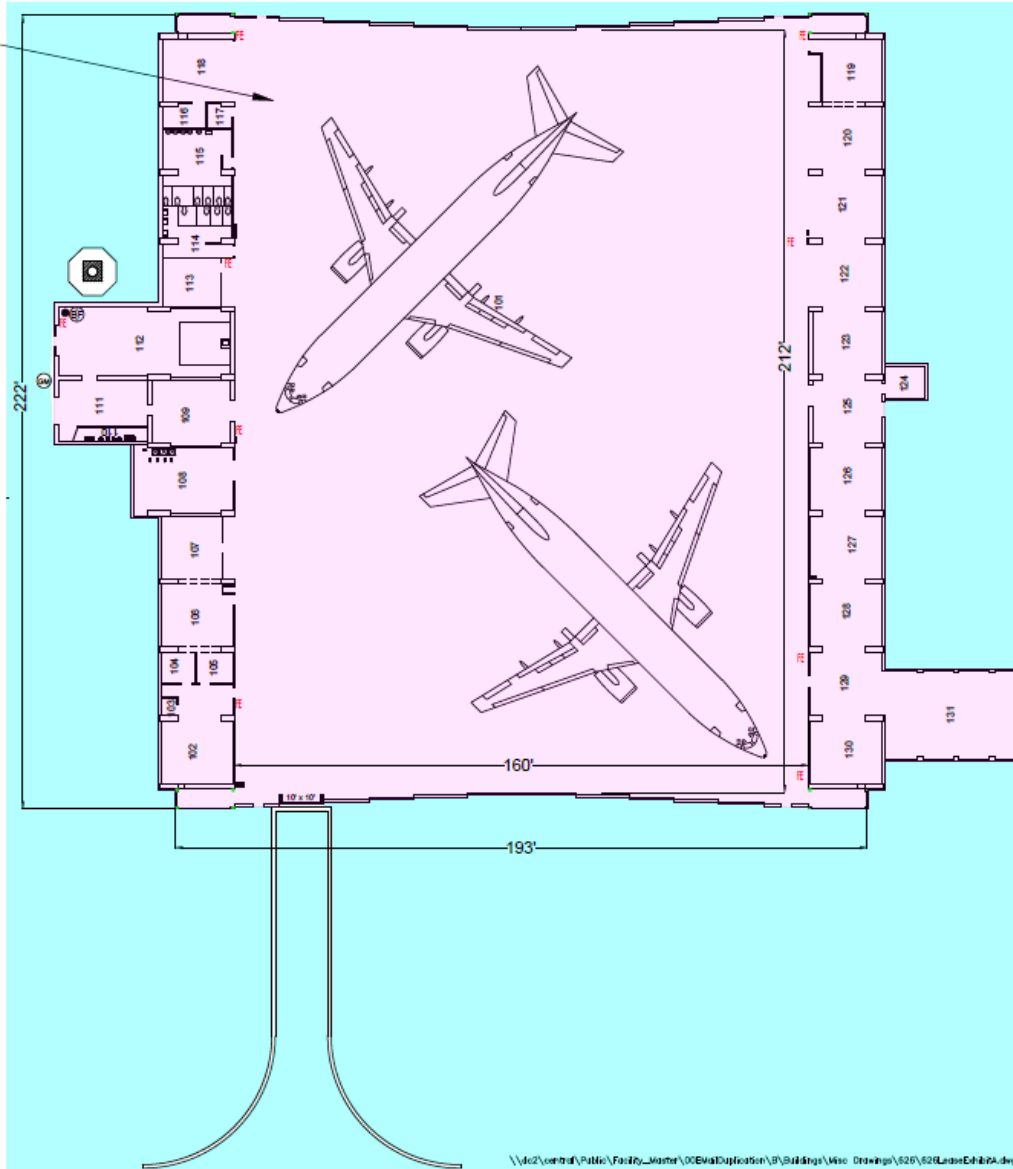
PREPARED BY: [Signature]
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 SCALE: AS SHOWN
 DATE: 02/06/12, 1480

SALINA AIRPORT AUTHORITY
Hangar 626 Lease Exhibit A

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F:\Projects\Projects_Master\036464\gk\salina\12\3033\03\02.dwg Drawing: 3033-03-02-02-01

Hangar Lease Area



\\s2\central\Public\Facility_Master\OC\External\Bldg\Bldg\Wing Drawings\626\626LDrawE4426A.dwg

Hangar 626
 2625 Arnold Court
 Hangar Area - 35,867 S.F.
 Shop Space East Area - 5,588 S.F.
 Office West Area - 5733 S.F.
 Total Hangar Area - 47,188 S.F.

Maximum Facility Tail Height - 38 ft.*
 Maximum Facility Wingspan - 180 ft.

Power
 600A 480V 3 Phase

Gas
 1 1/4" Service

Water
 2" Service

No Fire Suppression

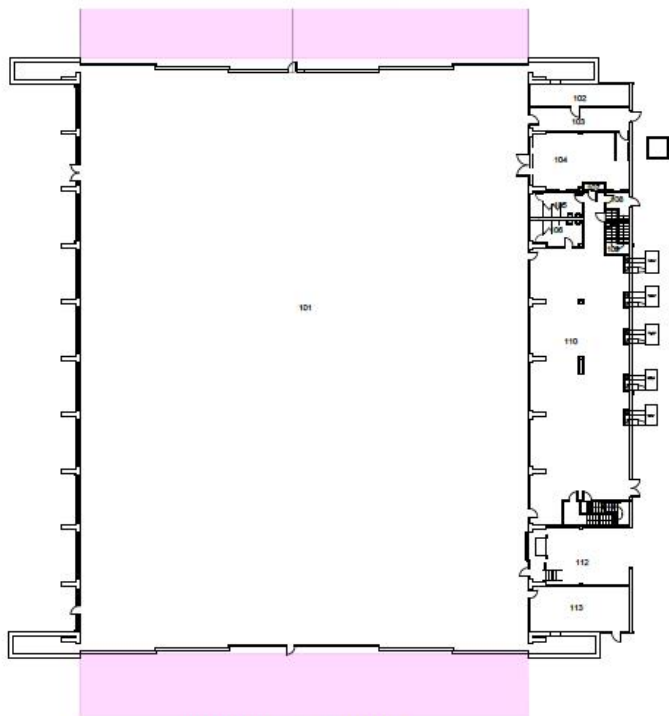


3237 ARNOLD, SALINA, KS 67401
 (785-827-3914 FAX 785-827-2221)

None REVISIONS
 MWC DESIGNED BY
 MWC DRAWN BY
 As Shown SCALE
 04/28/22, 1:55 DATE

SALINA AIRPORT AUTHORITY
 1 Vision Aviation Hangar 626 Lease Exhibit A

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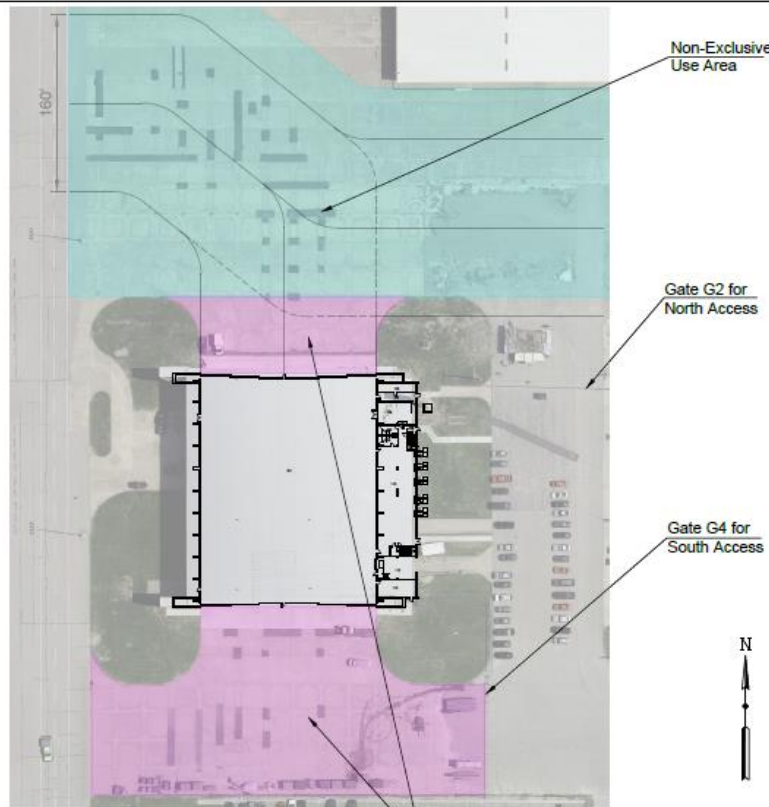


Hangar 606 First Floor Layout
Scale: 1" = 40'



Hangar 606 Second Floor Layout
Scale: 1" = 40'

Hangar Area.....	34,932 S.F.
1st Floor Office Area.....	7,145 S.F.
2nd Floor Office Area.....	7,145 S.F.
Total Lease Area.....	49,222 S.F.



Hangar 606 Site Layout
Scale: 1" = 100'

Drawing Number 3042-08-22



3237 ARNOLD, SALINA, KS 67401
(785-827-3914 FAX: 785-827-2221)

None : REVISIONS

MWC : DESIGNED BY

MWC : DRAWN BY

As Shown : SCALE

08/18/25 : DATE

SALINA AIRPORT AUTHORITY
1 Vision Aviation, Hangar 606 Lease Exhibit A

1
OF
1

Directors' Forum

KENT BUER - CHAIR

Visitor's Questions & Comments

KENT BUER - CHAIR



Staff Reports

TIM ROGERS, A.A.E.

Announcements



Upcoming Special Board Meetings

- August 31, 2022, 4:00 P.M.
 - re: RNR Hearing and Budget Hearing (mill levy budget) to consider the resolution to exceed RNR
- September 7, 2022, 4:00 P.M.
 - re: 2023 Operating Plan & Goals; Review Mission Statement; and Mill Levy Budget Resolution
- November 2, 2022, 4:00 P.M.
 - re: Review Draft Budget Report





Adjournment