

**MINUTES OF THE SPECIAL MEETING OF THE BOARD  
OF DIRECTORS OF THE SALINA AIRPORT AUTHORITY  
APRIL 7, 2021  
HANGAR 600, ROOM 100**

**Call to Order**

The meeting was called to order at 4:00 PM by Chair Kristin Gunn. Chair Gunn confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst noted the board meeting notice was published and distributed on Thursday, April 1, 2021.

**Attendance**

Attendance was taken. Chair Gunn, Directors Buer, Eichelberger, Roberg and Weisel were present. Executive Director Tim Rogers; Director of Administration and Finance Shelli Swanson; Director of Facilities and Construction Kenny Bieker (via video conference); Business and Communications Manager Kasey Windhorst; Airport Administration Specialist Jazstyn Moyer; and Attorney Greg Bengtson was in attendance. Scott Hillegeist, Air Traffic Control Tower Manager attended as guest.

**Additions to the Agenda**

Chair Gunn asked if there were any additions to the agenda. Executive Director Rogers stated there were no additions.

**Assignment of Existing Builder's Choice Land Lease to Midwest Concrete Materials, Inc.**

Director of Administration and Finance Swanson briefed the board on the existing lease with Builder's Choice. Builder's Choice occupies 8.2 acres of land located east of Centennial Rd.

across from Salina Area Tech. SAA staff have been notified that Midwest Concrete Materials (MCM) will be acquiring the assets of Builders Choice Salina and desires to operate the site as a MCM concrete plant and assume the Builder's Choice land lease. The current lease agreement dated December 16, 2009 requires that any assignment of lease be approved by the Salina Airport Authority. Swanson reviewed the lease terms and the addition of the section 5 related to environmental concerns. Director Buer moved to approve assignment of the December 16, 2009 Builder's Choice, a division of Concrete Supply of Topeka, Inc., Lease to Midwest Concrete Materials, Inc., and authorize Chair Gunn to sign the Consent to Assignment and Assumption of Lease. Seconded by Director Roberg. Motion passed unanimously.

### **Airfield Maintenance, Operations and ARFF Equipment**

Executive Director Rogers provided an overview of the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) grant from the FAA and reviewed the bids and quotes received for airfield maintenance, operations and ARFF equipment. SAA staff have received competitive bids and price quotes for the items below.

<b>GROUP 3</b>						
	<b>Supplier</b>	<b>Budget</b>	<b>Bid / Quote Received</b>	<b>Actual</b>	<b>Difference</b>	
Airfield Signage (LED Kits)	Lumacurve	\$ 80,000	√	\$ 77,753	\$ (2,247)	
Airfield Perimeter Gate Openers	Cheney Door	25,000	√	20,340	(4,660)	
Board Room Furniture	One Office Solutions	20,000	√	15,437	(4,563)	
Wheel Loader	Murphey Tractor	200,000	√	179,198	(20,802)	
(5) Wheel Loader Attachments	Multiple vendors	100,000	√	63,935	(36,065)	
Wood/Brush Chipper	Fairbank Equipment	65,000	√	60,630	(4,370)	
Term. Bldg. AEDs	Western First Aid	7,500	√	7,025	(475)	
(2) Ford/Dodge SUV (surplus)	KHP Fleet Sales	60,000	√	57,700	(2,300)	
3/4 T pickup (surplus)	KHP Fleet Sales	25,000		-	-	
Bldg. 614 Roof (Mx Shop)	<i>TBD</i>	25,000		-	-	
Bldg. 700 Roof (Avflight)	<i>TBD</i>	22,500		-	-	
Vehicle Lift - 15,000 lb. capacity	Northern Tool & Equipment	10,000	√	9,435	(565)	
Scissor Lift - 32 ft. (39 ft. working height) with trailer	United Rentals & K-Four Trailer	60,000	√	27,268	(32,732)	
Concrete Saw	Ohio Power Tools	6,000	√	5,000	(1,000)	
Equipment accessories / contingency		19,000		-	-	
<b>Total</b>		<b>\$ 725,000</b>		<b>\$ 523,720</b>	<b>\$ (109,780)</b>	

The actual cost (based on bids/quotes) received is \$523,720. The price for the KHP 3/4T pickup, B614 roof and B700 roof repairs are still to be determined. The CRRSAA grant funds 100% of the cost of equipment purchases and operating expenses. Rogers recommends the approval of the use of \$523,720, CRRSAA grant funds to purchase airfield maintenance, operations and ARFF equipment. Director Buer moved, seconded by Director Weisel. Motion passed unanimously.

**Aircraft Storage Hangar, Extended Aircraft Taxi Lane & T-Hangar Public Restroom Bids**

Rogers reviewed the bids received and opened at the public bid opening on March 31 for the following projects.

Project	Low Bidder	Amount
One (1) 12,000 SF, 50 ft. x 250 ft. five (5) unit, aircraft storage hangar	Hutton Construction	\$730,000
Taxi lane grading, drainage and paving for the five (5) unit aircraft storage hangar	APAC Salina	\$113,172
One (1) public restroom to serve all aircraft storage hangar tenants	Cheney Construction	\$150,768

Swanson discussed the sources of funds and presented the following lease financing options.

- Alternative No. 1 - Lease revenue backed financing, 10 years, 3.5% Interest, \$1,675 monthly rental
- Alternative No. 2 - Lease revenue backed financing, 15 years, 4.0% Interest, \$1,270 monthly rental
- Alternative No. 3 - Lease revenue backed financing, 20 years, 4.4% Interest, \$1,090 monthly rental
- Alternative No. 4 - GO Bond financing, 15 years, 3.5% Interest, \$1,230 monthly rental

- Alternative No. 5 - Funded with SAA cash, 7.5% ROI, \$1,030 monthly rental
- Alternative No. 6 - SAA temporarily finances, constructs, and sells to aircraft owner - Land lease (condominium hangars or long term, prepaid hangar leases)

SAA board discussed the options presented. There are currently six existing T-Hangar tenants and aircraft owners that are on the waitlist that have expressed interest in newly constructed T-Hangars.

### **Staff Reports**

#### Airport / Airport Industrial Center Building, Hangar and Development Site Prospects

Executive Director Rogers reviewed active KSLN aeronautical business and development projects. The projects involve both aeronautical and nonaeronautical businesses.

#### Runway 17/35 Rehabilitation Project Funding and Schedule Update

Rogers updated the board on the Runway 17/35 rehabilitation project budget, bidding schedule, AIP grant funding and the 2022 construction schedule.

The meeting adjourned at 5:30 P.M.

Minutes approved at the April 21, 2021 Board Meeting.

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Secretary

(SEAL)

DRAFT