

Salina Airport
Authority
Board of Directors
Regular Meeting

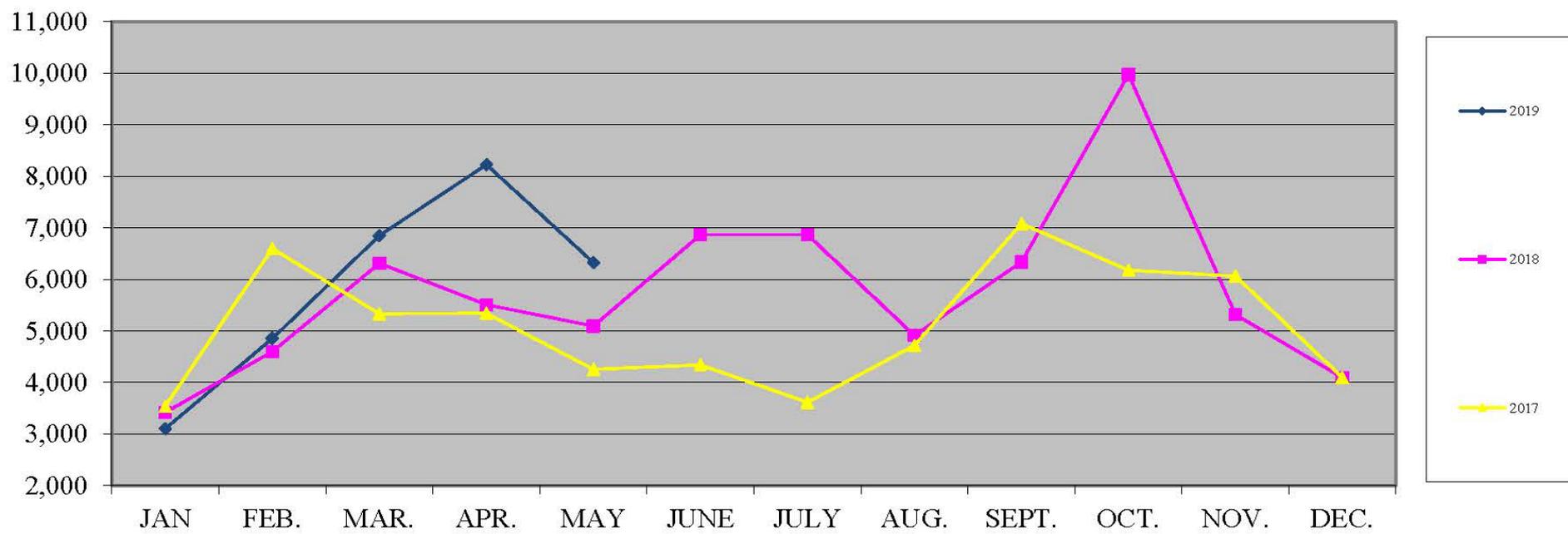
June 19, 2019



Review of Airport Activity & Financial Reports

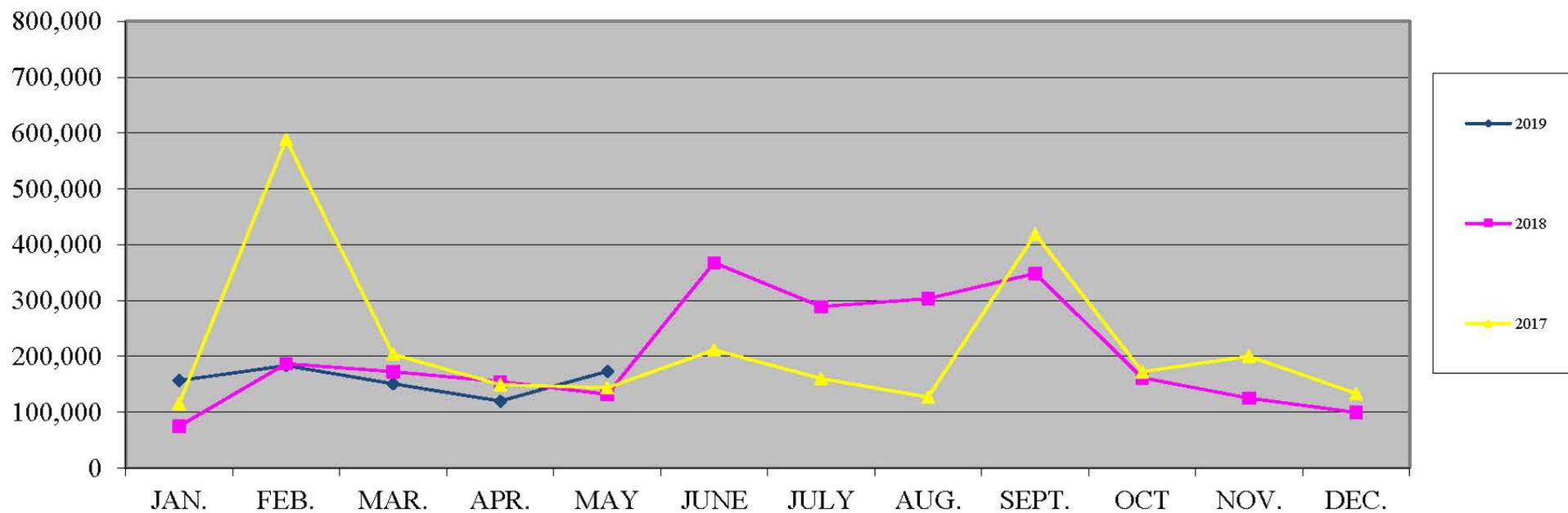
Tim Rogers, A.A.E.

Shelli Swanson, C.M.



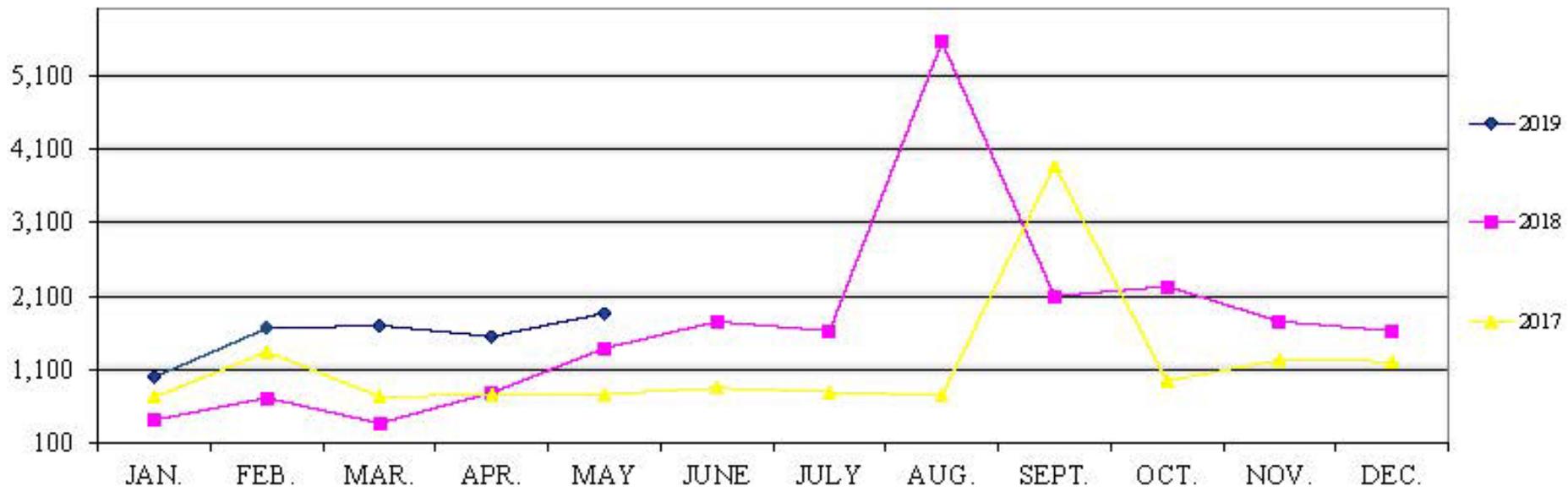


Fuel Flowage





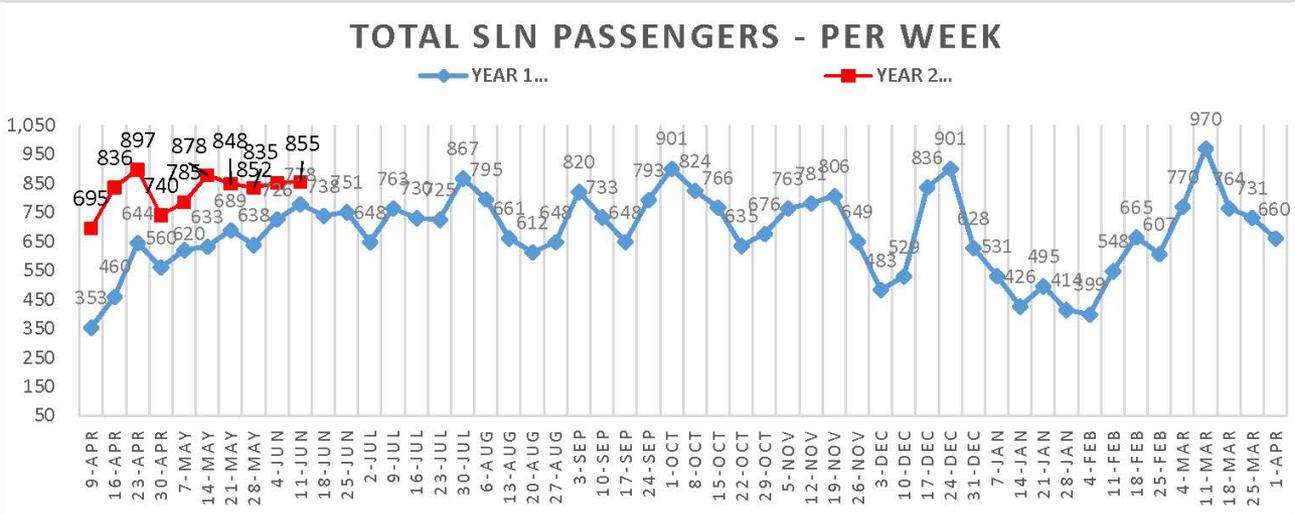
Enplanements



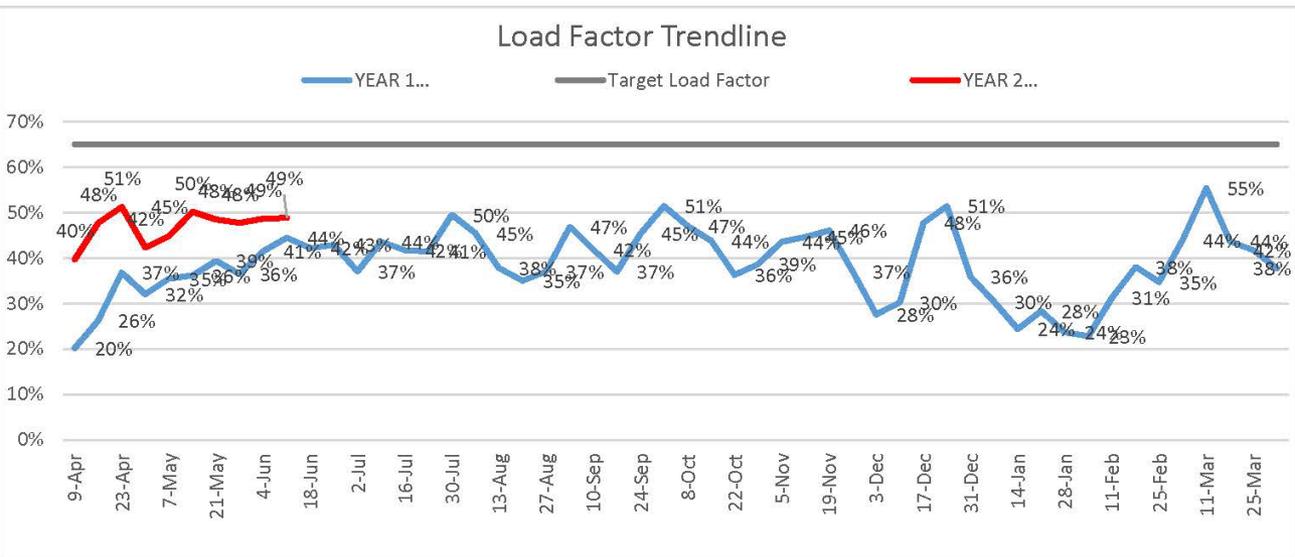
Weekly Enplanements and Load Factor

2018 - 2020 SkyWest Airlines

Weekly Enplane and Deplane (Monday thru Sunday)
 Note: SKW EAS service at SLN started on April 9, 2018



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



Financial Reports

Salina Airport Authority Profit & Loss Budget Performance May 2019

10:48 AM

06/17/2019

Accrual Basis

	<u>May 19</u>	<u>Jan - May 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense						
Income						
Total Airfield revenue	67,388	371,815	354,711	17,104	105%	851,307
Total Building and land rent	103,579	535,454	591,526	-56,072	91%	1,419,660
Total Other revenue	16,649	50,295	93,749	-43,454	54%	225,000
Total Income	<u>187,616</u>	<u>957,564</u>	<u>1,039,986</u>	<u>-82,422</u>	<u>92%</u>	<u>2,495,967</u>
Gross Income	<u>187,616</u>	<u>957,564</u>	<u>1,039,986</u>	<u>-82,422</u>	<u>92%</u>	<u>2,495,967</u>
Expense						
Total Administrative expenses	137,549	641,663	673,217	-31,554	95%	1,615,722
Total Maintenance expenses	77,591	388,838	351,251	37,587	111%	843,000
Total Expense	<u>215,140</u>	<u>1,030,501</u>	<u>1,024,468</u>	<u>6,033</u>	<u>101%</u>	<u>2,458,722</u>
Net Ordinary Income	<u>-27,524</u>	<u>-72,937</u>	<u>15,518</u>	<u>-88,455</u>	<u>-470%</u>	<u>37,245</u>
Net Income	<u><u>-110,792</u></u>	<u><u>248,852</u></u>	<u><u>-68,497</u></u>	<u><u>317,349</u></u>	<u><u>-363%</u></u>	<u><u>-164,388</u></u>

Financial Reports

Salina Airport Authority Capital Additions Budget vs. Actual As of May 31, 2019

10:52 AM

06/17/2019

Accrual Basis

	<u>May 19</u>	<u>Jan - May 19</u>	<u>Annual Budget</u>	<u>+/- Annual Budget</u>	<u>% of Annual Budget</u>
ASSETS					
Total Airfield	2,480	5,735	903,522	-897,787	1%
Total Buildings & Improvements	6,265	41,888	20,000	21,888	209%
Total Equipment	0	16,830	7,500	9,330	224%
Total Land	1,257	47,272	50,000	-2,728	95%
Total Fixed assets at cost	10,002	111,725	981,022	-869,297	11%

Review of 2019 Mill Levy Needed to Fund 2020 Bond Principal and Interest Payments

Tim Rogers, A.A.E.

Shelli Swanson, C.M.

SALINA AIRPORT AUTHORITY
Mill Levy Projections For GO Bond Debt Service

2019-2028

<i>Actual Debt Service Schedule as of 7/17/2019</i>				2009-B GO DEBT SERVICE (2)		2011-A GO DEBT SERVICE (2)		2015-A GO DEBT SERVICE		2016-1 TEMPORARY NOTES (3)		2017-A GO DEBT SERVICE		2017-B GO DEBT SERVICE		2019-A GO DEBT SERVICE		2019-B GO DEBT SERVICE		TOTAL GO DEBT SERVICE PAYMENTS		GO BOND DEBT SERVICE FUND		LESS BALANCE ALLOCATED FROM DEBT SERVICE FUND		LESS ESTIMATED MV TAX REVENUE		TOTAL MLL LEVY REQUIRED		
YEAR BUDGET PREPARED	FISCAL YEAR	ASSESSED VALUATION (1)	% +/-	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	Mills	\$	
2018	2019	\$ 429,728,895	0.566%	1.006	\$ 432,375	0.911	\$ 391,545	1.409	\$ 605,468	0.007	\$ 2,957	0.848	\$ 364,590	0.392	\$ 168,300							\$ 1,138,358	0.105	\$ 45,000			-0.582	\$ (250,200)	4.096	\$ 1,760,034
2019	2020	\$ 448,061,516	4.266%					1.368	\$ 612,868			0.811	\$ 363,358	0.375	\$ 167,800	0.179	\$ 80,256	1.794	\$ 803,938			\$ 2,028,220	0.100	\$ 45,000			-0.583	\$ (261,200)	4.044	\$ 1,812,020
2020	2021	\$ 448,128,725	0.015%					0.420	\$ 188,368			0.819	\$ 366,958	0.373	\$ 167,300	0.171	\$ 76,483	2.746	\$ 1,230,480			\$ 2,029,588					-0.586	\$ (262,506)	3.943	\$ 1,767,082
2021	2022	\$ 448,195,945	0.015%					0.421	\$ 188,693			1.797	\$ 805,308	0.372	\$ 166,800	0.179	\$ 80,163	1.769	\$ 792,705			\$ 2,033,668					-0.589	\$ (263,819)	3.949	\$ 1,769,849
2022	2023	\$ 448,263,174	0.015%					0.197	\$ 88,443			1.792	\$ 803,463	0.371	\$ 166,300	0.175	\$ 78,635	1.999	\$ 896,100			\$ 2,032,941					-0.591	\$ (265,138)	3.944	\$ 1,767,803
2023	2024	\$ 448,330,413	0.015%					0.203	\$ 91,043			3.804	\$ 1,705,600	0.369	\$ 165,550	0.172	\$ 77,043					\$ 2,039,235					-0.594	\$ (266,463)	3.954	\$ 1,772,772
2024	2025	\$ 448,397,663	0.015%					0.208	\$ 93,195			3.798	\$ 1,703,160	0.368	\$ 164,800	0.179	\$ 80,385					\$ 2,041,540					-0.597	\$ (267,796)	3.956	\$ 1,773,744
2025	2026	\$ 448,464,923	0.015%									3.395	\$ 1,522,598	1.001	\$ 449,050	0.175	\$ 78,530					\$ 2,050,178					-0.600	\$ (269,135)	3.971	\$ 1,781,043
2026	2027	\$ 448,532,192	0.015%									2.784	\$ 1,248,883	1.594	\$ 714,750	0.171	\$ 76,605					\$ 2,040,238					-0.603	\$ (270,480)	3.946	\$ 1,769,757
2027	2028	\$ 448,599,472	0.015%									2.784	\$ 1,248,884	1.593	\$ 714,751	0.177	\$ 79,575					\$ 2,043,210					-0.606	\$ (271,833)	3.949	\$ 1,771,377
2028	2029	\$ 448,666,762	0.015%									2.784	\$ 1,248,885	1.593	\$ 714,752	0.172	\$ 77,325					\$ 2,040,962					-0.609	\$ (273,192)	3.940	\$ 1,767,770

- NOTES:**
- Final assessed valuation (Less TIF) for 2018
 Estimated Assessed Valuation at July 1, 2019 as provided by the Saline County Clerk's Office less TIF incremental increase (For 2020 Budget)
 Future Assessed Valuation assumed to grow annually at a rate of .015% (For 2021-2029 Budget Years)
 - 2009-A & 2011-B Series Refunded in 2017
 2009-B & 2011-A Series Partial Refunding in 2017
 2009-B & 2011-A Series Balance of Issues Refunded in 2019
 - 2016-1 GO Temp Notes permanently financed with 2019-A Series

Consideration of SAA Resolution 19-04 Providing for the Sale, Issuance, and Delivery of General Obligation Bonds, Series 2019-A

Tim Rogers, A.A.E.

Shelli Swanson, C.M.

Consideration of SAA Resolution 19-05 Providing for the Sale, Issuance, and Delivery of General Obligation Bonds, Series 2019-B

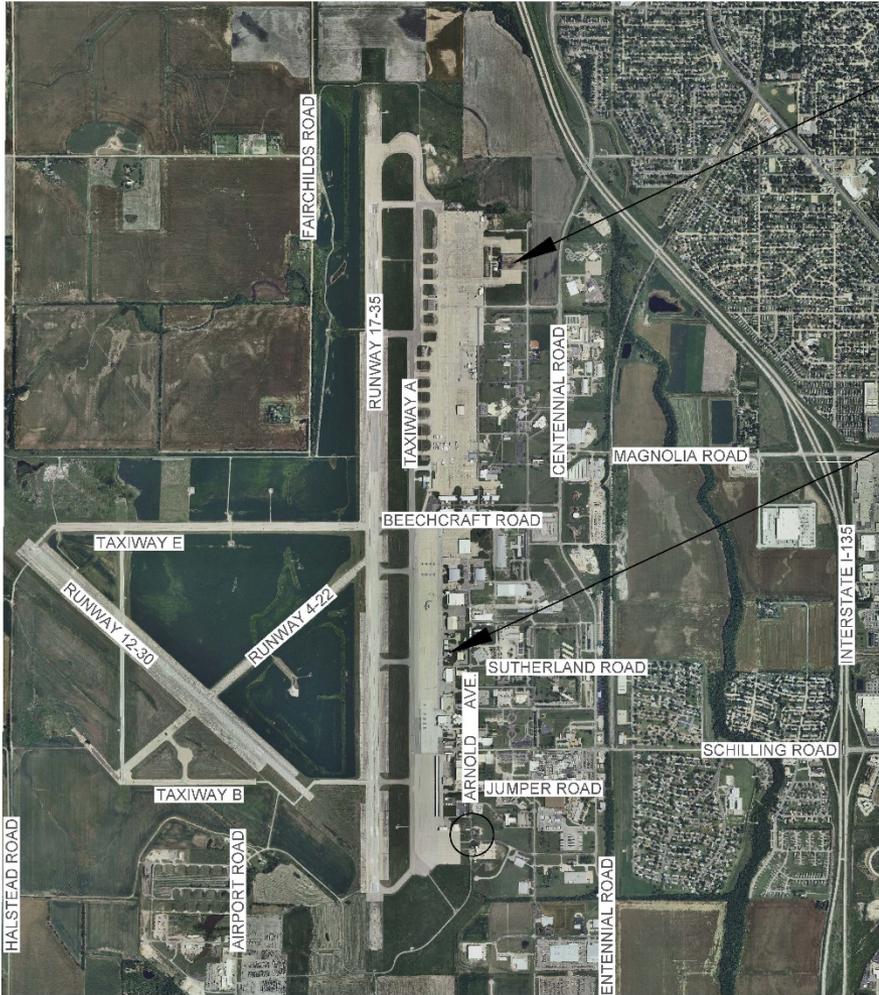
Tim Rogers, A.A.E.

Shelli Swanson, C.M.

Consideration of Lease Terms for the Lease of Hangar H504 to an Air Ambulance Company

Tim Rogers, A.A.E.

Shelli Swanson, C.M.



Hangar 959
2044 Scanlan Ave.

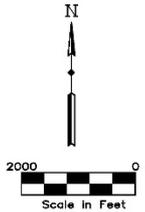


Scanlan Ave.

Hangar 504
2013 Kneubuhl Ct.



Kneubuhl Ct.



Drawing Number 2659-06-19



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

None : REVISIONS
KRB : DESIGNED BY
KRB : DRAWN BY

T = 2000' : SCALE
6/16/19, 10-22 : DATE

SALINA AIRPORT AUTHORITY
June 2019 Board Meeting Location Map

1
OF
1



Location Map
Scale: 1" = 200'

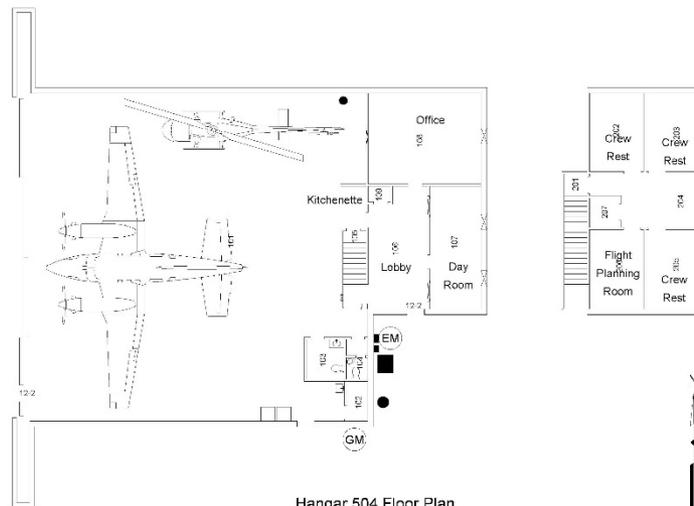
Hangar 504



Fuel Trailer Parking
Scale: 1" = 60'

Employee / Staff
Parking, 9 Stalls

Aircraft Fuel Tank /
Trailer Parking Area.



Hangar 504 Floor Plan
Scale: 1" = 20'

Hangar 504
2010 A Kneubuhl Court

Hangar Area = 3,676 S.F.
Office Area
1st Floor = 1,080 S.F.
2nd Floor = 861 S.F.

Total Area = 5,617 S.F.

Drawing Number 2552-01-19

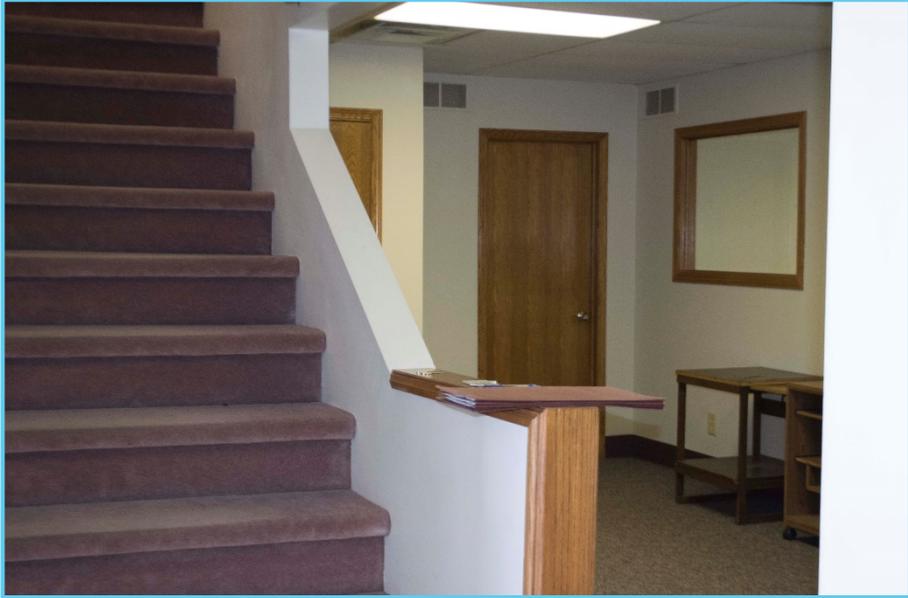


3937 ARNOLD, SALINA, KS 67401
(785-897-5014 FAX: 785-897-9991)

None : REVISIONS
KFB : DESIGNED BY
KFB : DRAWN BY

As Shown : SCALE
6/6/19, 13:19 : DATE

SALINA AIRPORT AUTHORITY
Hangar 504 - Lease Exhibit A



Review and Approval of Hangar H504 Improvements and Project Budget

Tim Rogers, A.A.E.

Shelli Swanson, C.M.



**SALINA REGIONAL AIRPORT, SALINA KANSAS
 FACILITIES OPINION OF PROBABLE CONSTRUCTION COST**

5/22/2019

Building Upgrades For H504 Tenant

Item No.	Item Description	Unit	Quantity	Unit Cost	Total Cost
	MISCELLANEOUS				
1	Restrooms (Unisex Public) including all connections.	Each	2	\$ 20,000.00	\$ 40,000.00
	PLUMBING				
2	Water Service to the Hangar Sized for Suppression System	L.S.	1	\$ 40,000.00	\$ 40,000.00
	FIRE SUPPRESSION SYSTEM				
3	Hangar 504 Fire Sprinkler System	S.F.	5617	\$ 10.00	\$ 56,170.00
4	Hangar 504 Fire Alarm Monitoring System	S.F.	5617	\$ 6.00	\$ 33,702.00
Construction Costs					\$169,872.00
Engineering Costs					\$16,988.00
Administrative Costs					\$3,000.00
Construction Management Costs					\$5,567.00
Total Costs					\$195,427.00

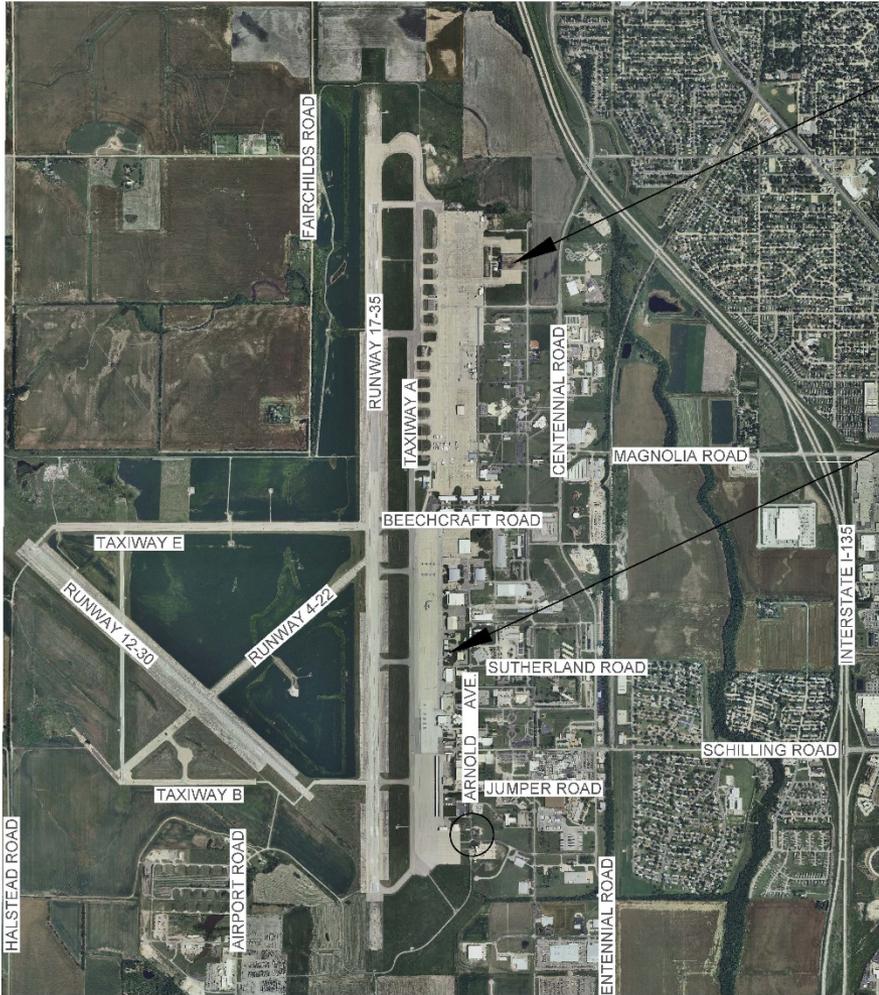
Project Description

The proposed tenant would be using the facility to house an airlift craft for transporting patients to hospital locations. This would require sleeping quarters in the hangar which would require building upgrades such as fire suppression system, Bathrooms/Showers on the second floor and fire alarm / monitoring equipment.

Consideration of Lease Terms for the Lease of Hangar H959 to an Aircraft Maintenance, Repair and Overhaul (MRO) Company

Tim Rogers, A.A.E.

Shelli Swanson, C.M.



Hangar 959
2044 Scanlan Ave.

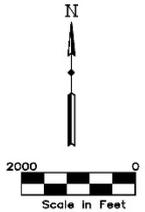


Scanlan Ave.

Hangar 504
2013 Kneubuhl Ct.



Kneubuhl Ct.



Drawing Number 2659-06-19



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

None : REVISIONS
KRB : DESIGNED BY
KRB : DRAWN BY

T = 2000' : SCALE
6/16/19, 10-22 : DATE

SALINA AIRPORT AUTHORITY
June 2019 Board Meeting Location Map

1
OF
1



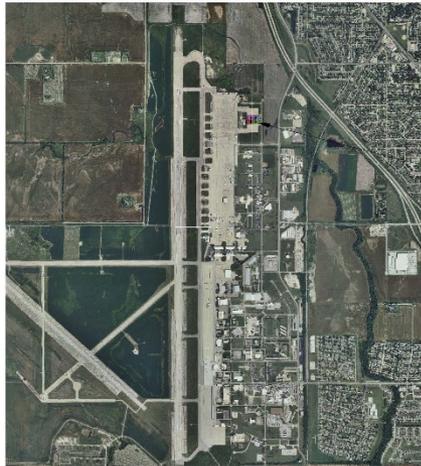
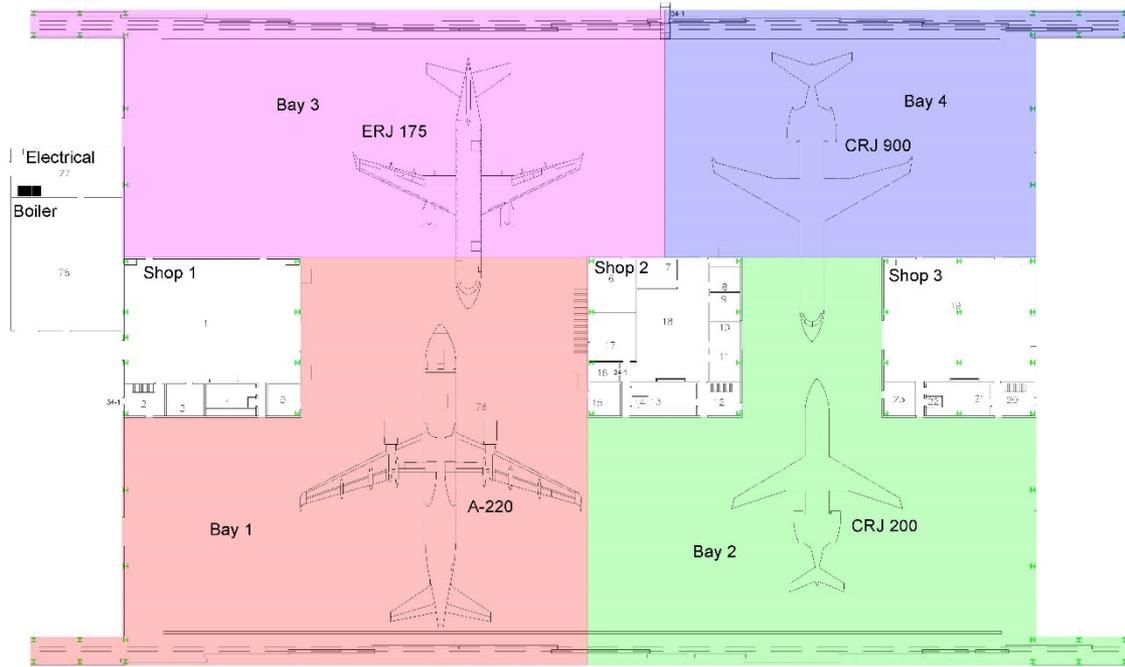
Lease Areas Available

- Bay 1 = 27,584 S.F.
- Bay 2 = 22,908 S.F.
- Bay 3 = 23,092 S.F.
- Bay 4 = 15,929 S.F.

- Shop 1, Area = 4,818 S.F. each of 4 floors
- Shop 2, Area = 4,158 S.F. each of 4 floors
- Shop 3, Area = 4,158 S.F. each of floors 1, 3 & 4
- Shop 3, Area = 1,457 S.F. each of floor 2
- Note: 4th floors are all Mechanical / HVAC and not used in any square foot calculations.
- Boiler & Electrical Rooms, Area = 3,519 S.F.
- Note: Boiler & Electrical Rooms are not used in any square foot calculations.

Lease Areas Used

- (Option 1)
- Bay 1 and Shop 2 floors 1, 2 & 3 = 40,058 S.F.
- (Option 2)
- Bays 1 & 2 and shop 2 floors 1, 2 & 3, = 62,966 S.F.
- (Option 3)
- Bays 1, 2 & 3 and shops 1 & 2 floors 1, 2 & 3 = 100,512 S.F.
- (Option 4)
- Entire Hangar = 126,214 S.F.



Location Map Hangar 959
Scale: 1" = 4000'

Hangar 959 Lease Boundaries
Scale: 1" = 50'

Hangar 959



Drawing Number 2633-04-15

3337 ARNOLD, SALINA, KS 67401
(785) 837-3914 FAX: 785-837-2291

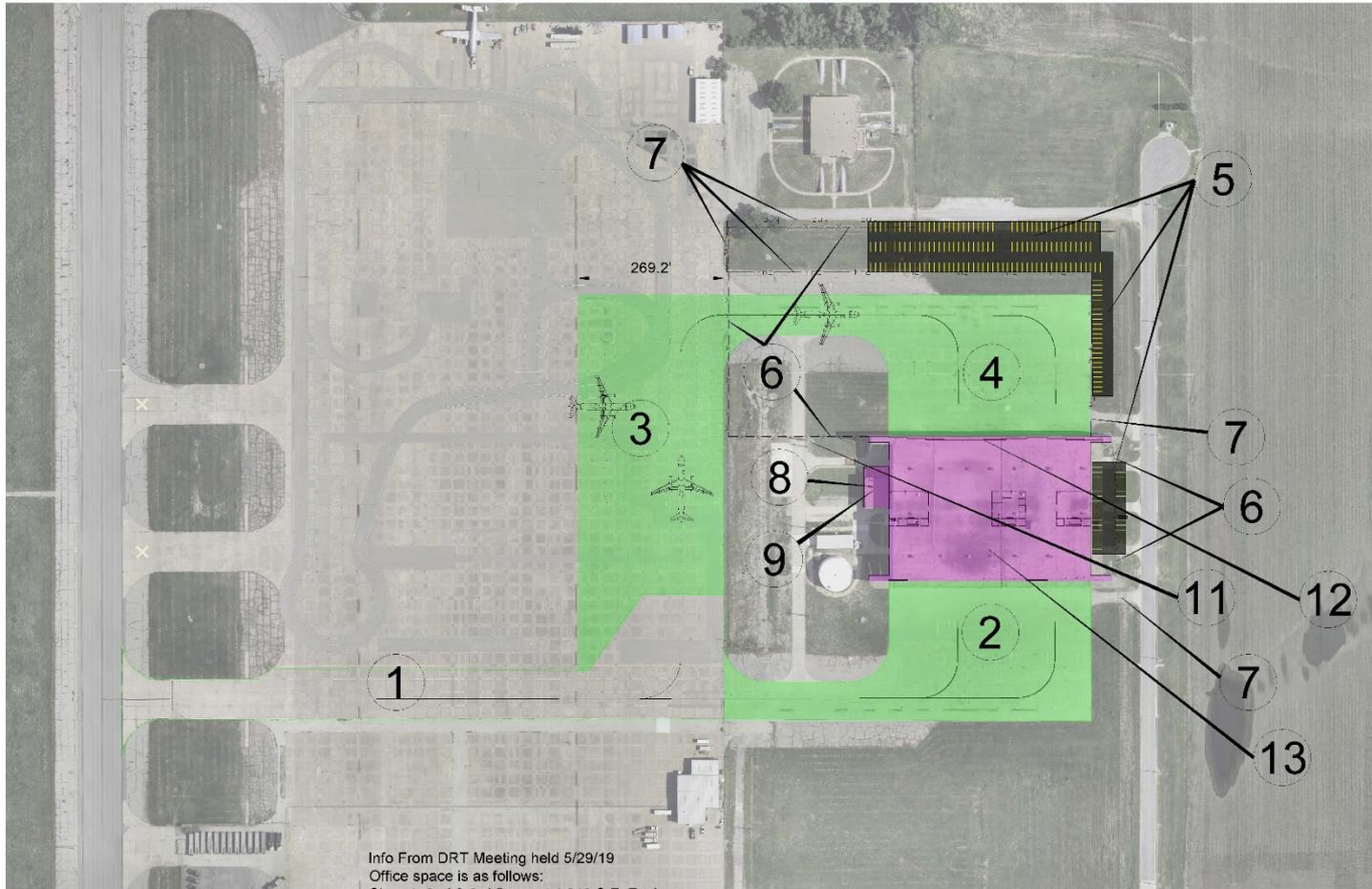
None PREPARED BY
KRB DESIGN/DB
KRB DRAWN BY
1" = 50' SCALE
4/29/19, 13:19 DATE

Review and Approval of Hangar H959 Improvements and Project Budget

Tim Rogers, A.A.E.

Shelli Swanson, C.M.

Kenny Bieker



Project - Hangar 959 Site Improvements
 Site Address - 2044 Scanlan
 Project Timeline - Summer 2019
 Owner - Salina Airport Authority
 Architect - NA
 Engineer - NA
 Surveyor - NA

- Site Construction Tasks:
- 1 & 2 No work
 - 3 & 4. Rehab Ramp with a mill & asphalt inlay.
 5. Construct Parking for 200 vehicles.
 6. Remove Existing Fencing.
 7. Install New Fencing & Gates
 8. Boiler Asbestos Cleanup
 9. Remove Existing Boiler
 10. New Sidewalk 6'
 11. Electrical Upgrades. Work with Westar Energy to upgrade both exterior & interior transformers with "up-to-date" systems to meet todays energy usage requirements set by Westar. Also change out hangar lighting fixtures.
 12. North existing hangar Door Upgrades.
 13. Roofing Upgrade with a single ply PVC roof.

Info From DRT Meeting held 5/29/19
 Office space is as follows:
 Shop 1, 2nd & 3rd floors at 4,818 S.F. Each
 Shop 2, 1st & 2nd floors at 4,158 S.F. Each
 Total office space is 17, 952 S.f.
 Need to install a Knox box
 Need Zoning Certificate for Parking Lot
 Permit requested for electrical but cost may be waived.
 No Permits required on other work.
 Supply fixture identification for lighting upgrades.
 Review Exit Signage & Lighting.

Drawing Number 2645-05-19



3237 APPLIC., SALINA, KS 67401
 (785-827-2611 FAX: 785-827-2223)
 None - REVISED
 KRB : DESIGNED BY
 KRB : DRAWN BY
 T - 200 : SCALE
 6/4/19, 09:06 : DATE

SALINA AIRPORT AUTHORITY
 Prospect B - Proposed Ramp Pavement Rehabilitation

1
 11
 1

Ramp Rehabilitation For Hangar 959 Tenant

Item No.	Item Description	Unit	Quantity	Unit Cost	Hard Bid Received	Total Cost
1	Mobilization	L.S.	1.0	\$ 9,905.00		\$ 9,905.00
	DEMO					
2	Mill Concrete Pavement (2")	S.Y.	8451	\$ 6.25		\$ 52,819.00
3	Mill Concrete Pavement (3")	S.Y.	25353	\$ 6.35		\$ 160,992.00
4	Remove Existing Boiler	L.S.	1	\$ 75,000.00		\$ 75,000.00
5	Remove Existing Fencing	L.F.	1245	\$ 3.00		\$ 3,735.00
6	959 Remove Existing Shed West Side of Building	L.S.	1	\$ 3,500.00		\$ 3,500.00
	SUBGRADE WORK					
7	Subgrade Preparation	C.Y.	2244	\$ 10.00		\$ 22,438.00
8	Base Rock, Recycled (6")	S.Y.	6731	\$ 9.00		\$ 60,582.00
				\$ 5,000.00		
	PAVEMENT WORK					
9	Bituminous Tack Oil	Gal.	6538	\$ 2.45		\$ 16,019.00
10	Bituminous Surface Course	Ton	5704	\$ 85.65		\$ 488,548.00
11	Concrete Pavement (6")	S.Y.	6731	\$ 60.00		\$ 403,880.00
12	Aircraft Tie-Down	Each	30	\$ 250.00		\$ 7,500.00
13	Grounding Point	Each	5	\$ 100.00		\$ 500.00
14	Marking, Reflectorized, Permanent	S.F.	10830	\$ 2.00		\$ 21,660.00
	ELECTRICAL WORK					
15	T-8 6-lamp hangar light	Each	120	\$ 360.00		\$ 43,200.00
16	1200A, 480V, 3 phase Service	L.S.	1	\$ 26,180.00		\$ 26,180.00
17	400A Feeder to shops 1, 2 & 3	Each	3	\$ 20,200.00		\$ 60,600.00
18	Transformer	Each	2	\$ 17,400.00		\$ 34,800.00
	LANDSCAPING WORK					
19	Fencing, 6' with 3-strand barbed wire	L.F.	1444	\$ 20.00		\$ 28,880.00
20	Fencing, 24' Sliding Gate with gate opener	Each	2	\$ 12,000.00		\$ 24,000.00
	MISCELLANEOUS					
21	Adjust Existing Manhole	Each	1	\$ 3,500.00		\$ 3,500.00
	BUILDING					
22	Hangar 959 North Hangar Door Improvements	L.S.	1	\$ 200,000.00		\$ 200,000.00
23	959 Repair existing Window Motor Falling From Framing	L.S.	1	\$ 4,000.00		\$ 4,000.00
	ROOFING					
24	Reroof Hangar 959	L.S.	1	\$ 321,840.00		\$ 321,840.00
	PLUMBING					
25	959 Bathroom Fixtures, 10 each Toilets	Each	10	\$ 1,250.00		\$ 12,500.00
26	959 Bathroom Fixtures, 10 Each Sinks	Each	10	\$ 750.00		\$ 7,500.00
	ENVIRONMENTAL					
28	Asbestos Cleanup (Boiler Room)	L.S.	1	\$ 175,000.00		\$ 175,000.00
Construction Costs						\$2,369,078.00
Engineering Costs						\$0.00
Administrative Costs						\$3,000.00
Contingencies						\$266,840.00
Total Costs						\$2,638,918.00



Adjournment

Location Maps

Tim Rogers, A.A.E.

