

Salina Airport Authority Board of Directors Regular Meeting

FEBRUARY 16, 2022



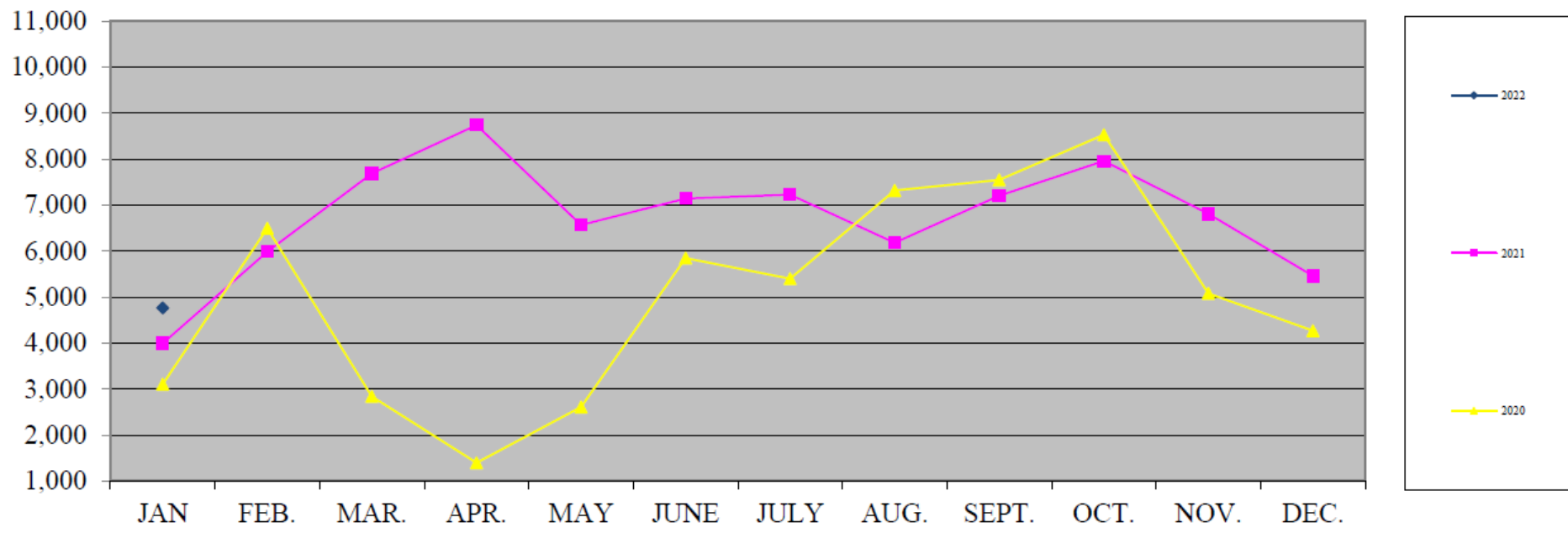
Agenda Review

- Development of a Salina Regional Airport aircraft MRO hub
- Industrial center warehouse construction

Review of Airport Activity and Financial Reports for the Month ending January 31, 2022

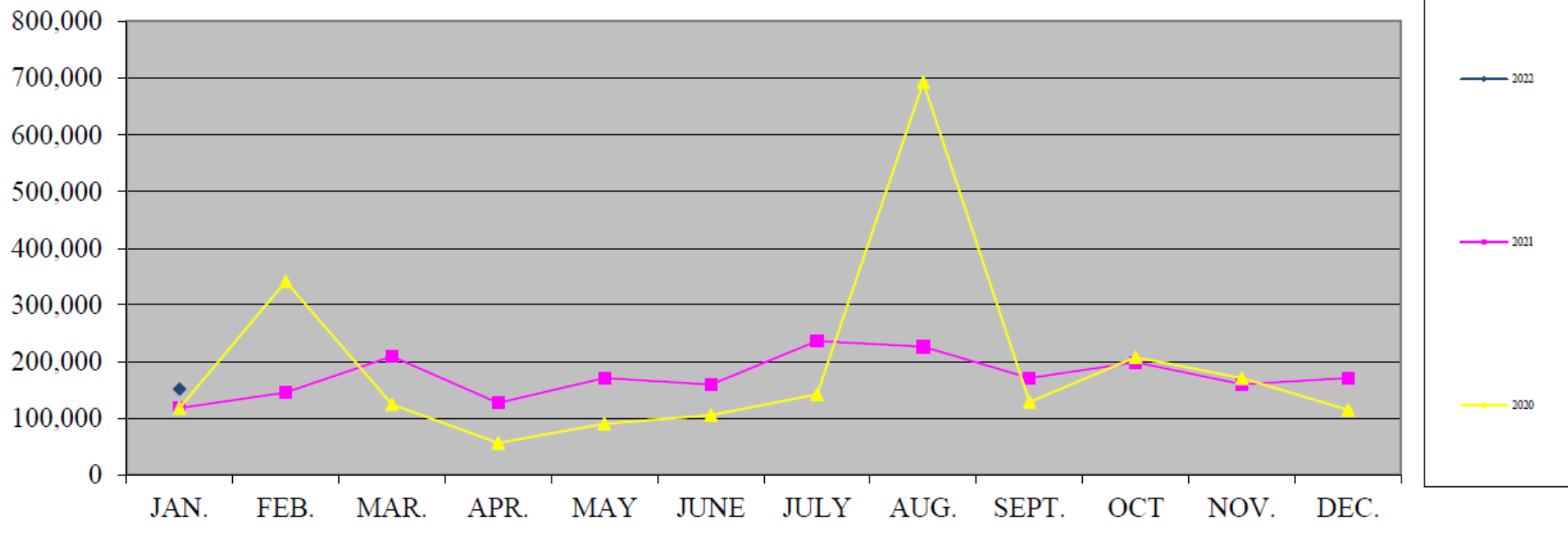
TIM ROGERS, A.A.E.

SHELLI SWANSON, C.M.



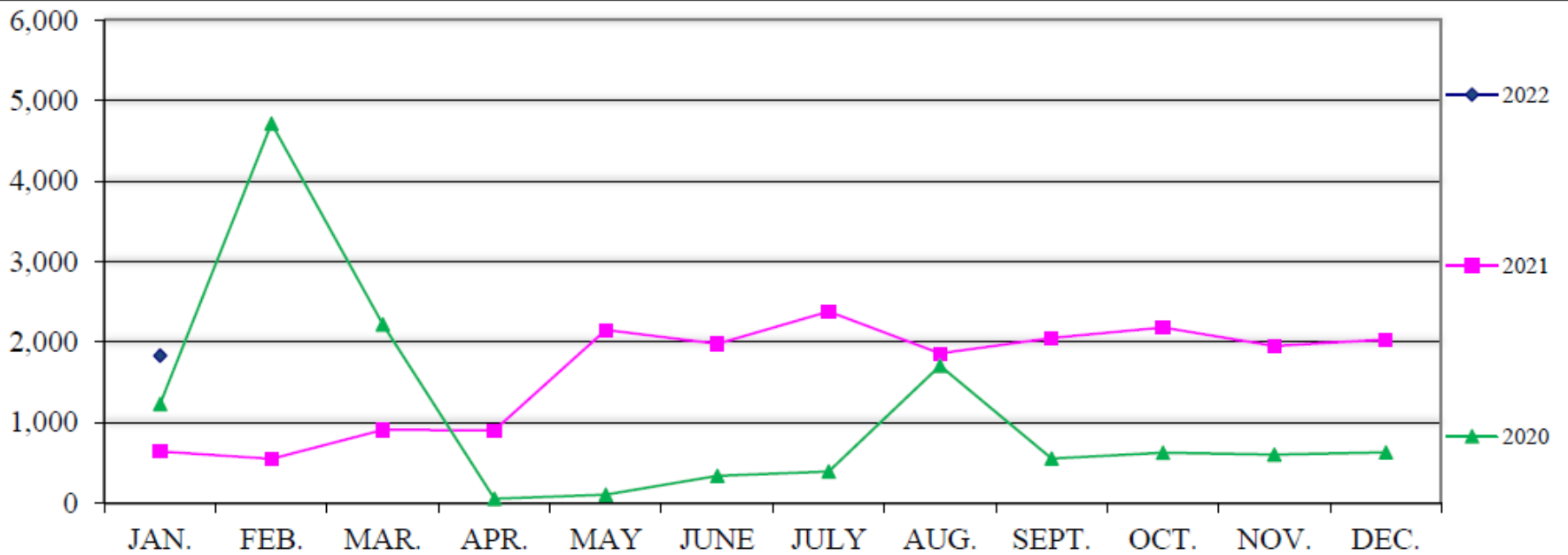


Fuel Flowage



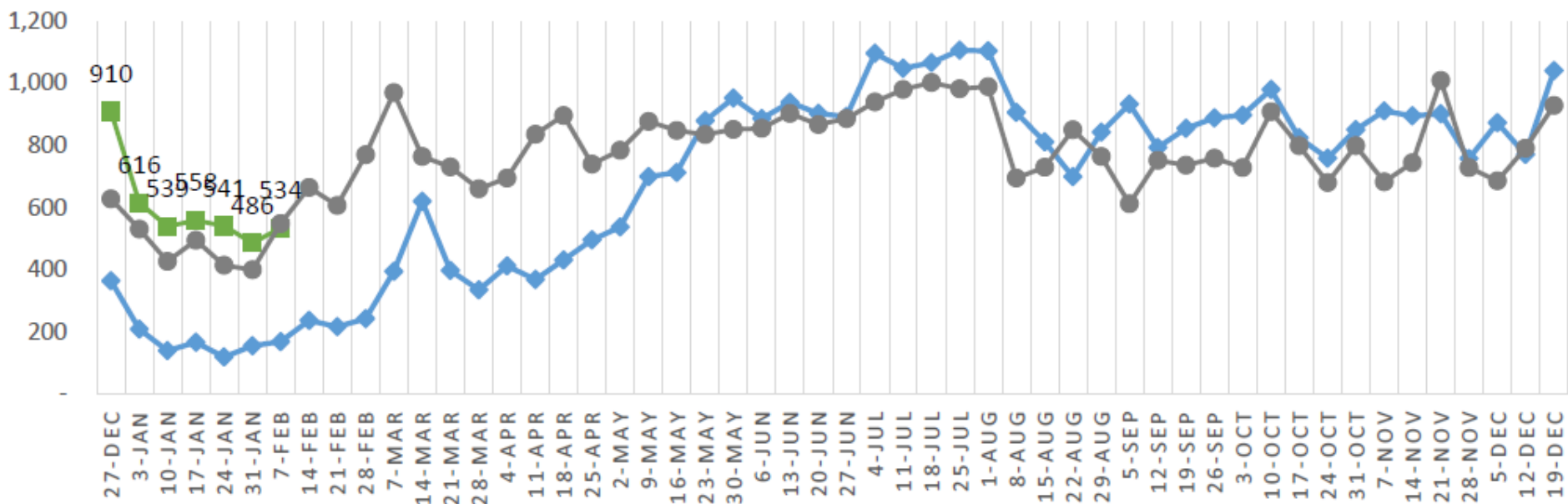


Enplanements



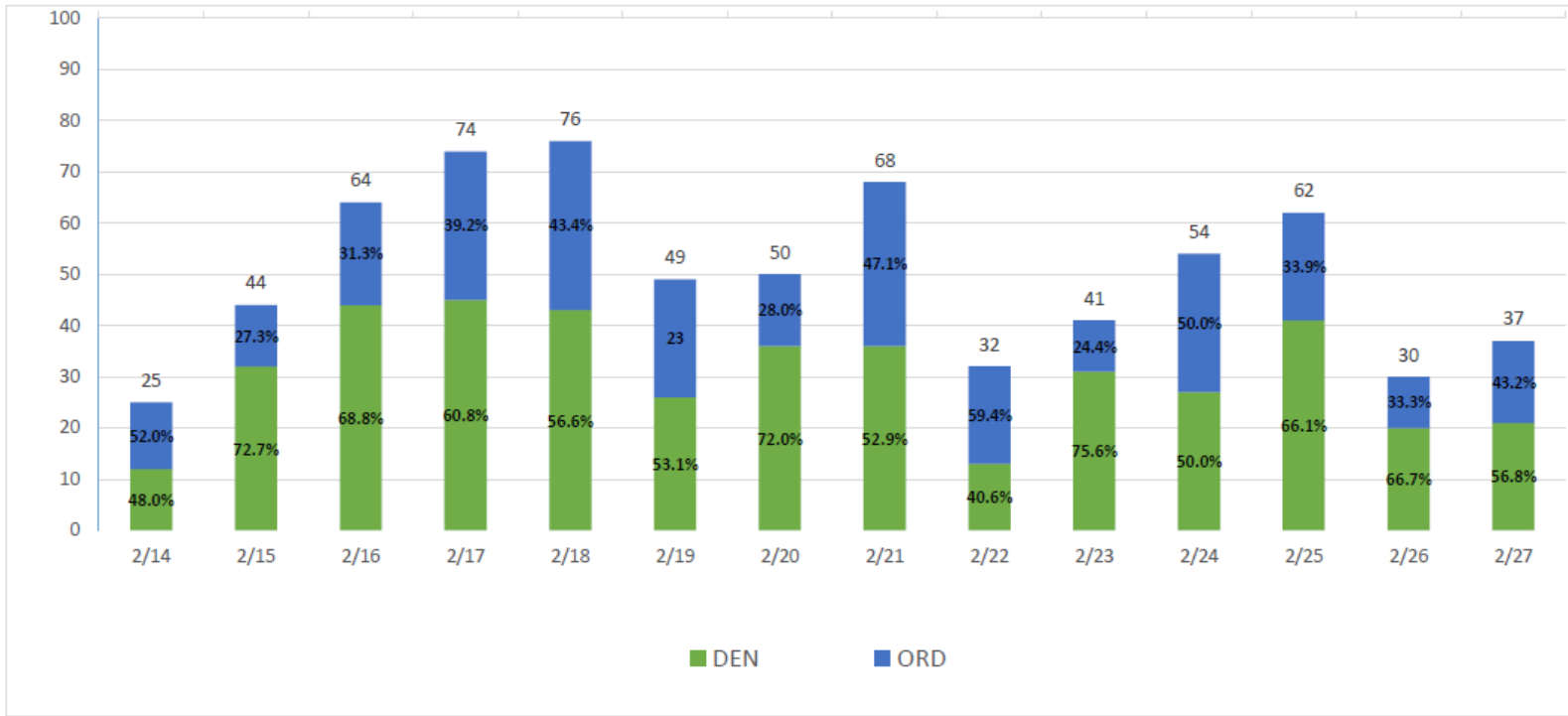
TOTAL SLN PASSENGERS - PER WEEK

■ 2022 TOTAL
 ◆ 2021 TOTAL
 ● 2019 TOTAL

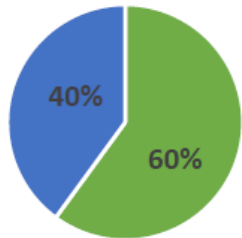


* Passenger numbers reported are unaudited by SKW and subject to change

Advanced Bookings

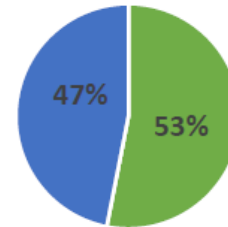


Advanced Bookings
February 14 - February 27



■ DEN ■ ORD

Advanced Bookings
Year-To-Date



■ DEN ■ ORD

Airport Promotion - 502

Salina Airport Authority

2022 Sub-Category Detail Budget

Item Description	2021 Budget	2022 Budget
Emico / Media Buys	\$ 20,000	\$ 35,000
Arkstar Consulting	60,000	66,000
Arkstar Travel Reimbursement	1,000	2,000
Arkstar Marketing/Ads	1,500	2,000
Airline ticket giveaways		1,000
Website	1,000	1,000
Terminal Food & Beverage	1,000	500
TPEC Sponsorship	4,000	5,500
Apparel	500	500
Promotion supplies (paper, cardstock)	500	500
Terminal photos	750	
Newsletter (contract reporter)	7,500	9,500
Terminal supplies - charging stations, banners	900	
Chamber Banquet & Day at the Capital	850	1,000
Hangar Network	500	500
Total Estimated Airport Promotion Expense	\$ 100,000	\$ 125,000

Recommend budget adjustment to \$245,000

To accommodate increase in media buys by \$120,000

Financial Reports

Salina Airport Authority Profit & Loss Prev Year Comparison January 2022

5:19 PM

02/11/2022

Accrual Basis

	Jan 22	Jan 21	\$ Change	% Change
Ordinary Income/Expense				
Income				
Total Airfield revenue	82,144.76	68,556.05	13,588.71	19.82%
Total Building and land rent	143,507.61	142,203.18	1,304.43	0.92%
Total Other revenue	5,275.80	3,264.32	2,011.48	61.62%
Total Income	230,928.17	214,023.55	16,904.62	7.9%
Gross Income	230,928.17	214,023.55	16,904.62	7.9%
Expense				
Total Administrative expenses	114,865.57	131,404.12	-16,538.55	-12.59%
Total Maintenance expenses	98,595.94	80,113.87	18,482.07	23.07%
Total Expense	213,461.51	211,517.99	1,943.52	0.92%
Net Ordinary Income	17,466.66	2,505.56	14,961.10	597.12%
Total Other Income	1,733,324.48	211,294.11	1,522,030.37	720.34%
Total Other Expense	289,131.16	290,945.17	-1,814.01	-0.62%
Net Other Income	1,444,193.32	-79,651.06	1,523,844.38	1,913.15%
Net Income	1,461,659.98	-77,145.50	1,538,805.48	1,994.68%

Financial Reports

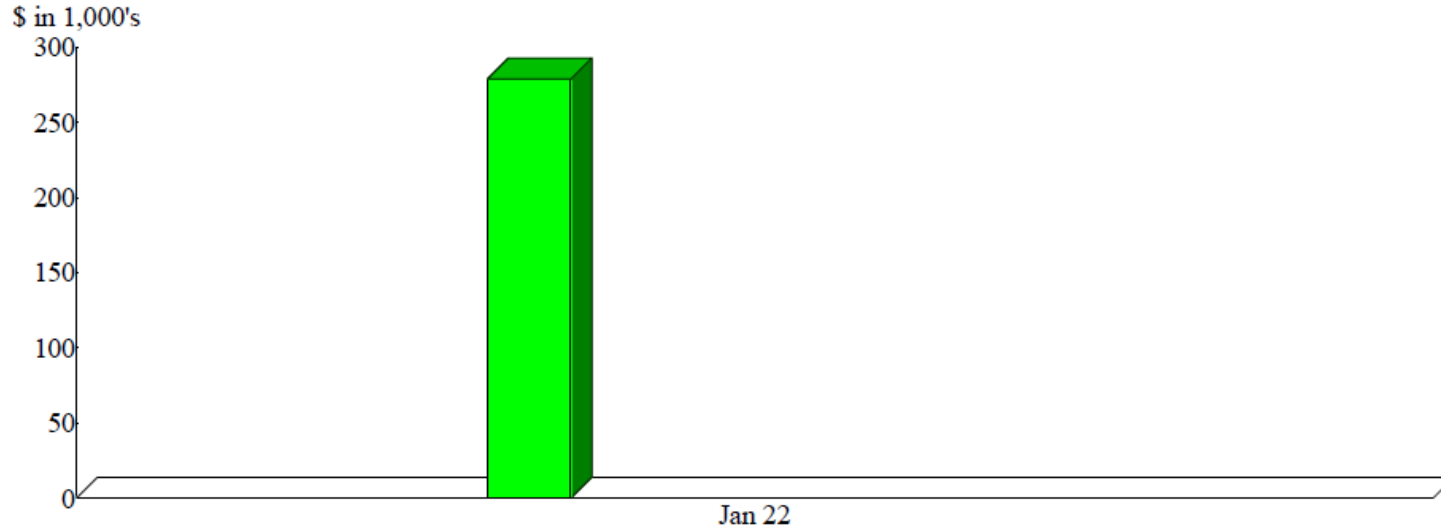
Salina Airport Authority
Capital Additions Budget vs. Actual
 As of January 31, 2022

12:56 PM
 02/15/2022
 Accrual Basis

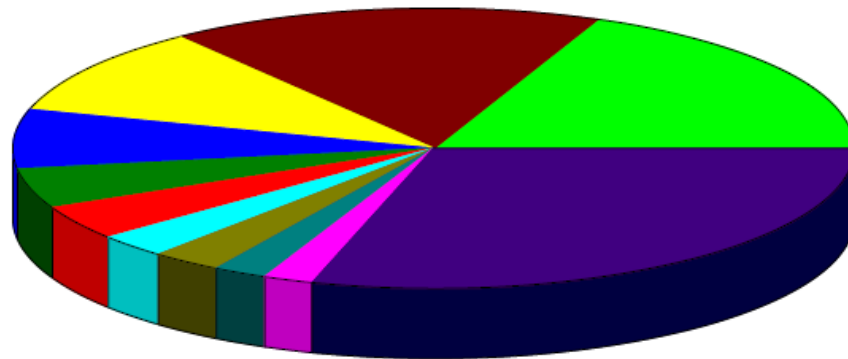
	<u>Jan 31, 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
ASSETS				
Fixed Assets				
Fixed assets at cost				
Total Airfeld	30,934	7,885,573	-7,854,639	0%
Total Buildings & Improvements	292,665	3,822,583	-3,529,918	8%
Total Equipment	0	167,500	-167,500	0%
Total Land	0	38,000	-38,000	0%
Total Fixed assets at cost	<u>323,599</u>	<u>11,913,656</u>	<u>-11,590,057</u>	<u>3%</u>

Sales by Month
January 2022

Dollar Sales



Sales Summary
January 2022

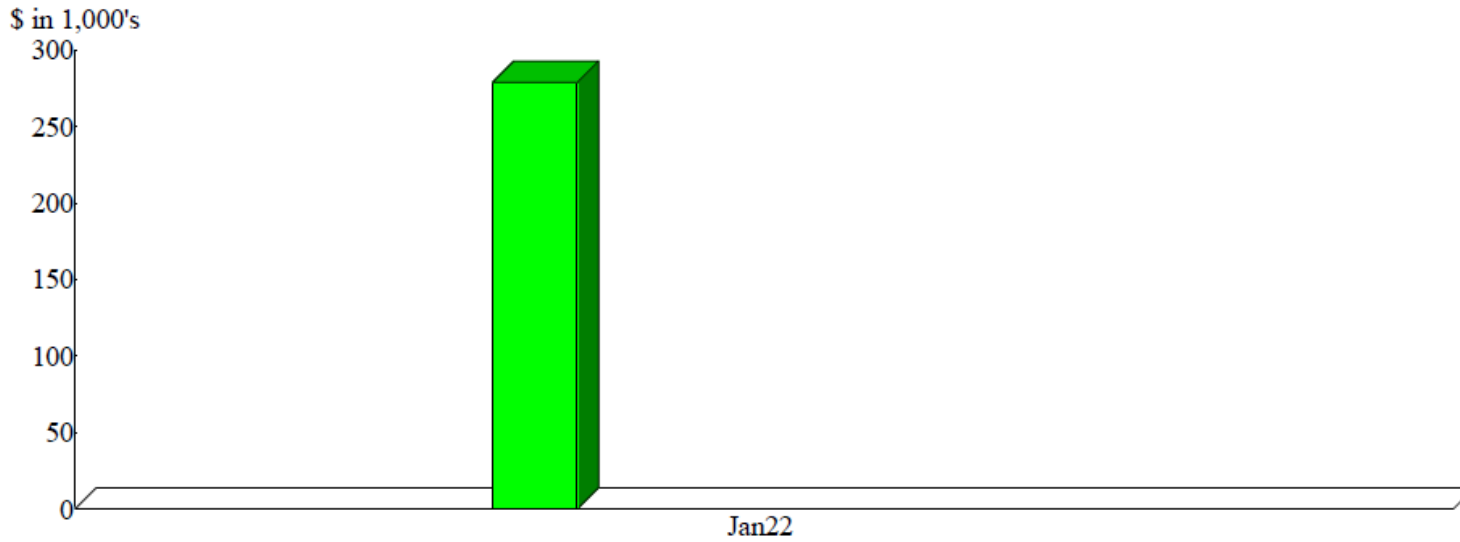


1 Vision Aviation, PLLC	18.73%
Kansas Erosion Products, LLC.	16.73
Avflight Salina	10.31
Stryten Salina, LLC	6.90
Universal Forest Products (UFP)	4.63
SFC Global Supply Chain	4.12
K-State Salina	2.84
108th Aviation Regiment	2.76
Forbes Bros. Timberline Construction, In	2.12
Durham School Service, L.P.	1.93
Other	28.93
Total	\$278,923.28

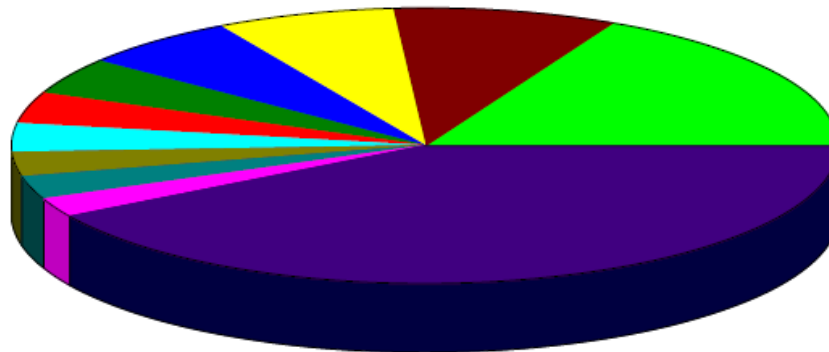
By Customer

Sales by Month
January 2022

Dollar Sales



Sales Summary
January 2022



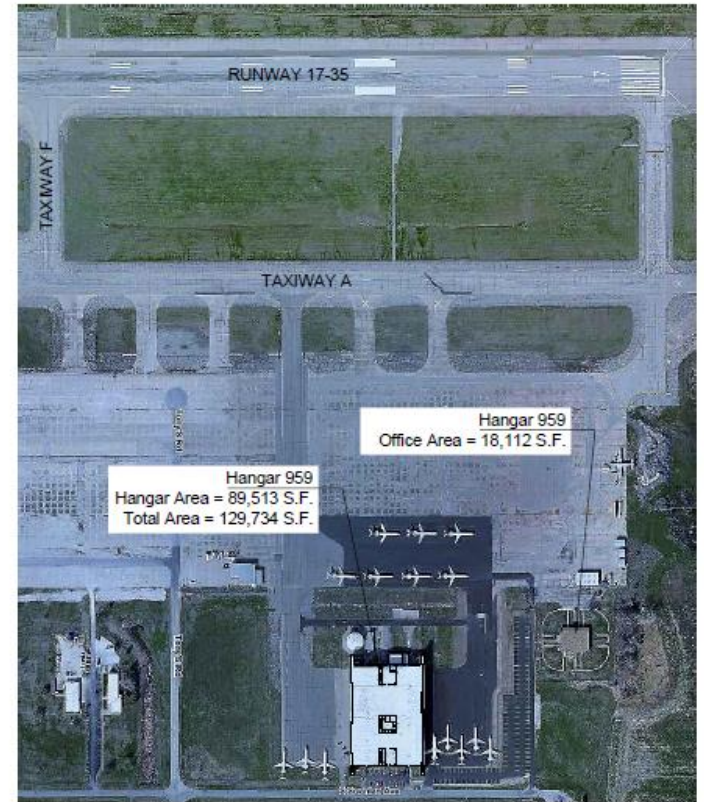
Insurance(CP) (Insurance Reimbursement)	17.56%
H-00959-1 (Hangar Facility H959 - 2044 S	8.79
B-01021 (Building #1021 located at 3600	7.07
B-00655-3 (Bldg. #655 (96,611 SF) - 2656	6.30
FFF-Avflight Salina (Fuel Flowage Fee @	4.44
Utility Reimbursement (Utility Reimburse	3.79
B-00620-1 (Building #620 (30,000 SF) an	3.42
B-00626-1 (Manufacturing facility #626 (2.90
H-0600-1 (Hangar 600 - 20,217 sq. ft.)	2.76
H-00409-1 (FBO Hangar - 2010 Rogers Ct.)	2.31
Other	40.66
Total	\$278,923.28

By Item

Consideration of SAA Resolution No. 22-02 Approving the issuance of general obligation bonds for the purpose of financing MRO hangar improvements at the Salina Regional Airport.

TIM ROGERS, A.A.E.

SHELLI SWANSON, C.M.



Hangar Areas	Total Facility Areas
H509 = 27,672 S.F.	H509 = 45,532 S.F.
H600 = 42,052 S.F.	H600 = 68,308 S.F.
H606 = 34,932 S.F.	H606 = 49,222 S.F.
H626 = 35,867 S.F.	H626 = 47,188 S.F.
H959 = 89,513 S.F.	H959 = 127,734 S.F.
Total Hangar Space 230,036 S.F.	Total Facility Space 337,984 S.F.

Max. Facility Tail Height	Max. Facility Wingspan
H509 = 23 ft. 4 in.	H509 = 95 ft. 10 in.
H600 = 28 ft. 0 in.	H600 = 100 ft. 0 in.
H606 = 34 ft. 4 in.	H606 = 154 ft. 0 in.
H626 = 35 ft. 0 in.	H626 = 160 ft. 0 in.
H959 = 58 ft. 0 in.	H959 = 288 ft. 0 in.

Drawing Number 3022-01-22

Scale in Feet

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

None : REVISIONS
MWC : DESIGNED BY
T-007 : DRAWN BY
01-12-23 1046 : DATE

SALINA AIRPORT AUTHORITY
Hangars 509, 600, 606, 626 and 959 Aerial

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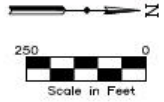


Scale: 1"=2500'



Hangar 606

Hangar 626



Drawing Number 3036-02-22



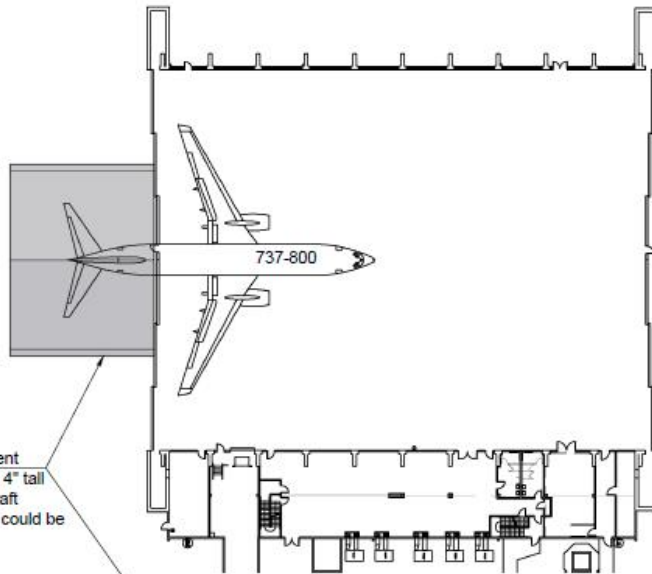
3237 ARNOLD, SALINA, KS 67401
 (785-827-3914 FAX: 785-827-2221)

None : REVISIONS
 MWC : DESIGNED BY
 MWC : DRAWN BY
 1-2007 : SCALE

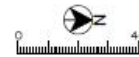
02-22 15:46 : DATE

SALINA AIRPORT AUTHORITY
February 2022 Board Meeting Location Map

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Hangar 606 has a current hangar door size of 34' 4" tall and 154' wide. An aircraft maintenance tail cover could be installed.



Drawing Number 2884-12-20

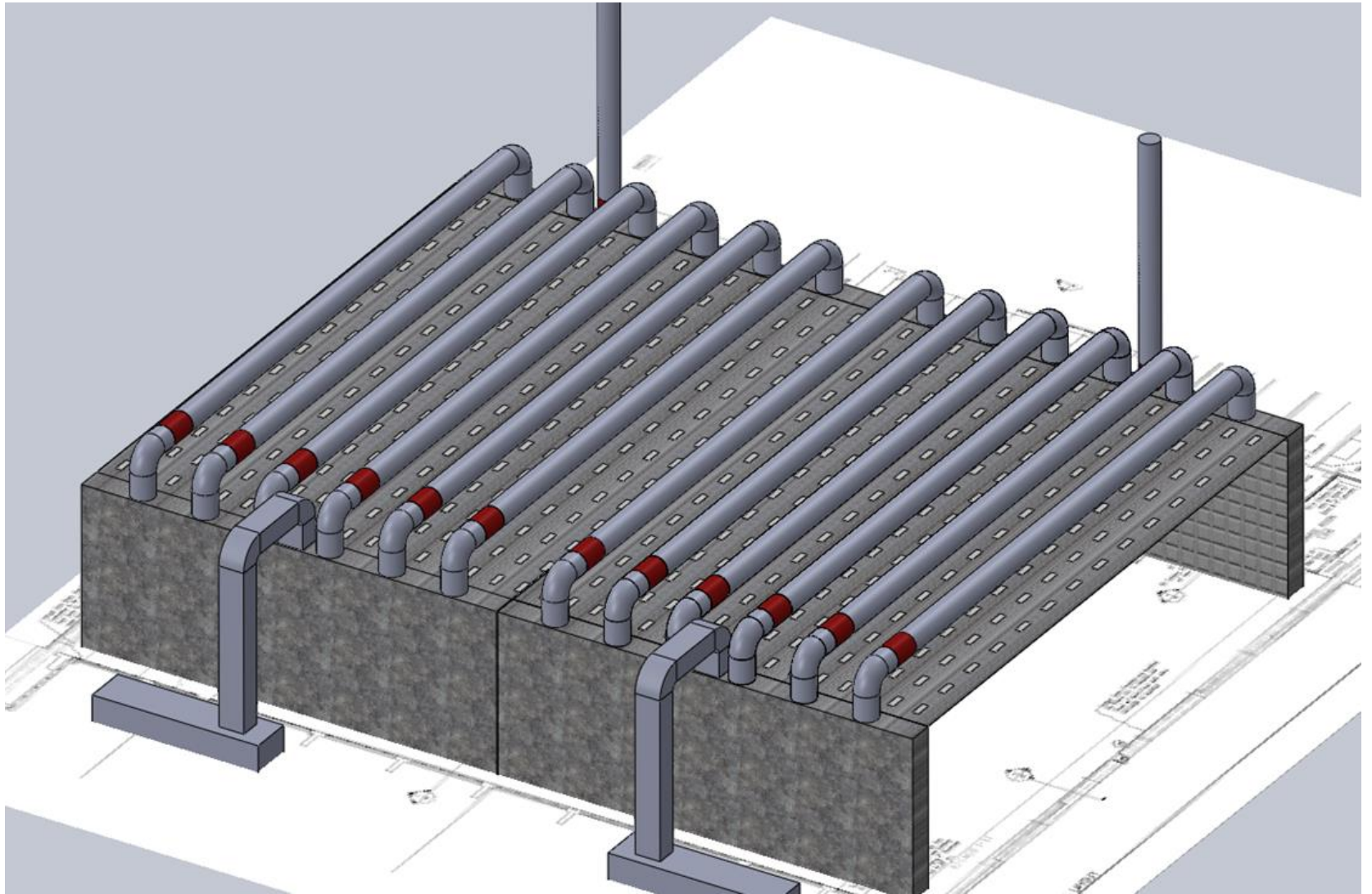


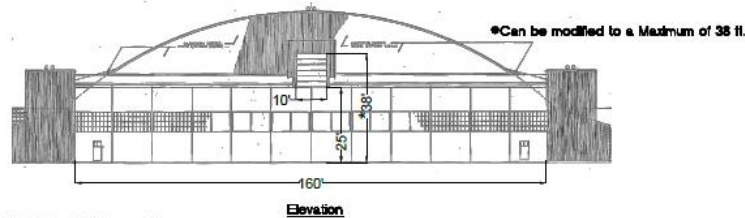
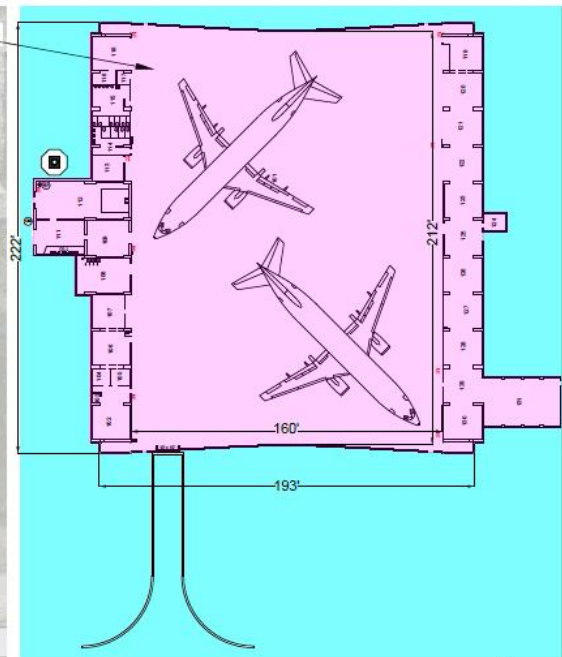
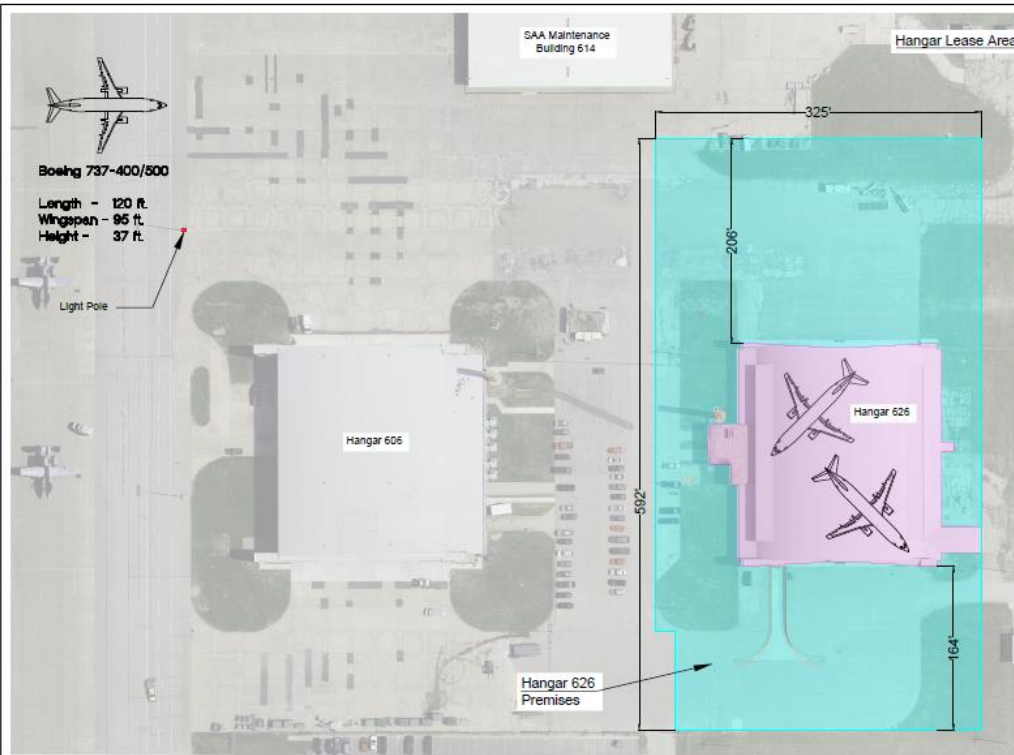
3237 ARNOLD, SALINA, KS 67401
 (785-827-3914 FAX: 785-827-2221)

None : REVISIONS
 KFB : DESIGNED BY
 KFB : DRAWN BY
 1" = 60' : SCALE
 12/10/20, 10:05 : DATE

SALINA AIRPORT AUTHORITY
 Project Cycle Hangar 606

1
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Hangar 626
 2625 Arnold Court
 Hangar Area - 35,867 S.F.
 Shop Space East Area - 5,588 S.F.
 Office West Area - 5793 S.F.
 Total Hangar Area - 47,188 S.F.

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

Power
 600A 480V 3 Phase

Gas
 1 1/4" Service

Water
 2" Service
 No Fire Suppression

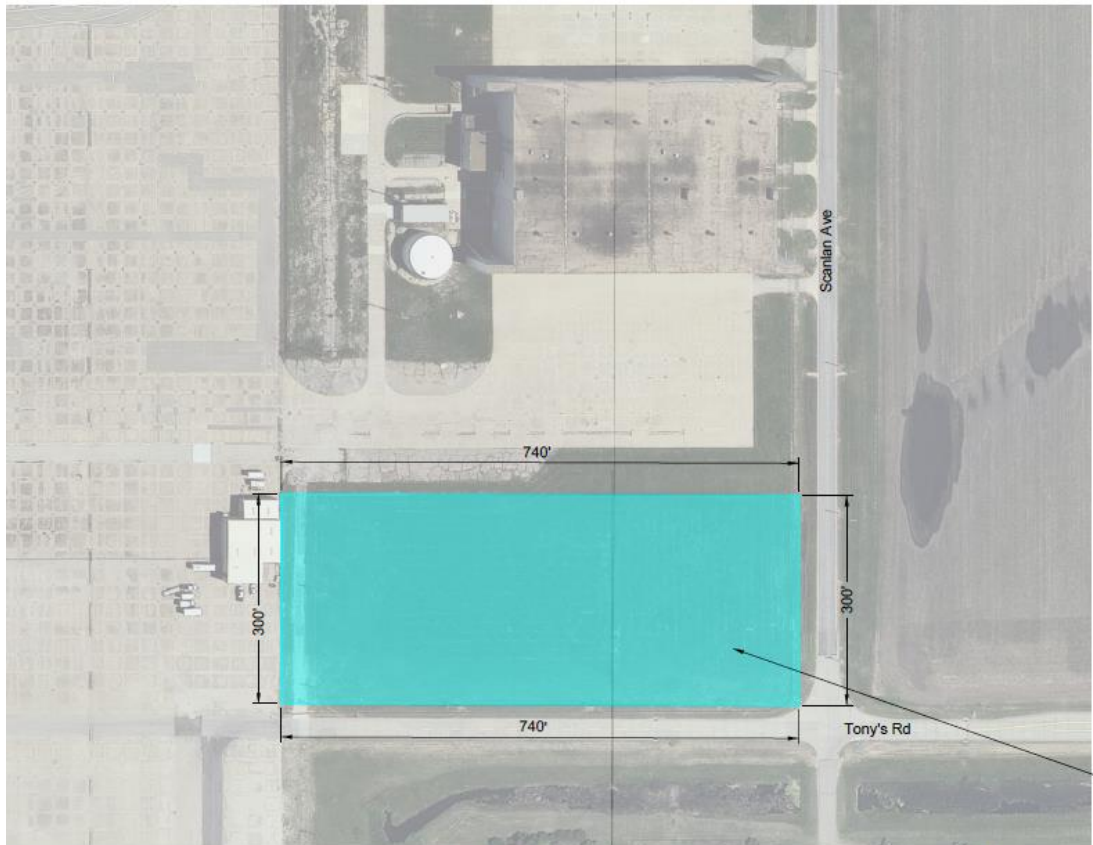
0 100
 Scale in Feet
 Drawing Number 3033-02-22

3237 ARNOLD, SALINA, KS 67401
 (785-827-3914 FAX 785-827-2221)
 Name: REVISIONS
 MWC :DESIGNED BY
 MWC :DRAWN BY
 As Shown :SCALE
 02/04/22, 1400 :DATE

SALINA AIRPORT AUTHORITY
Hangar 626 Lease Exhibit A

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F:\Public\Public_Maps\020400\p\k\m\B\Buildings\Misc Drawings\626\626Lease\626HHA.dwg



5.09 Acre Development Site at the Northwest corner of Tony's Rd & Scanlan Ave.
Scale 1" = 150'



NOTES:

- FAA PART 163 REVIEW REQUIRED
- FAA NOTICE OF PROPOSED CONSTRUCTION REQUIRED (FORM 7460-1)
- LOT SURVEY REQUIRED



Location Map



5.09 Acre Site
Tony's Rd & Scanlan Ave

Drawing Number 3030-02



3237 ARNOLD, SALINA, KS 67
(785-827-3914 FAX: 785-827-22
None : REVISION:
MWC : DESIGNED
MWC : DRAWN B
↑ - 300' : SCALE
02/02/22, 08:00 : DATE

SALINA AIRPORT AUTHORITY
Vision Aviation Land Lease, Exhibit A

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Salina Regional
SLN Airport

SLN North Ramp MRO
Hangar Construction Study



Presentation of the SAA's Public Entity Liability Insurance Policy for calendar year 2022.

SHELLI SWANSON, C.M.

Consideration of SAA Resolution No. 22-01 recognizing Brian Weisel for six years of service as a member of the Salina Airport Authority board of directors.

KRISTIN GUNN, BOARD CHAIR

Directors' Forum

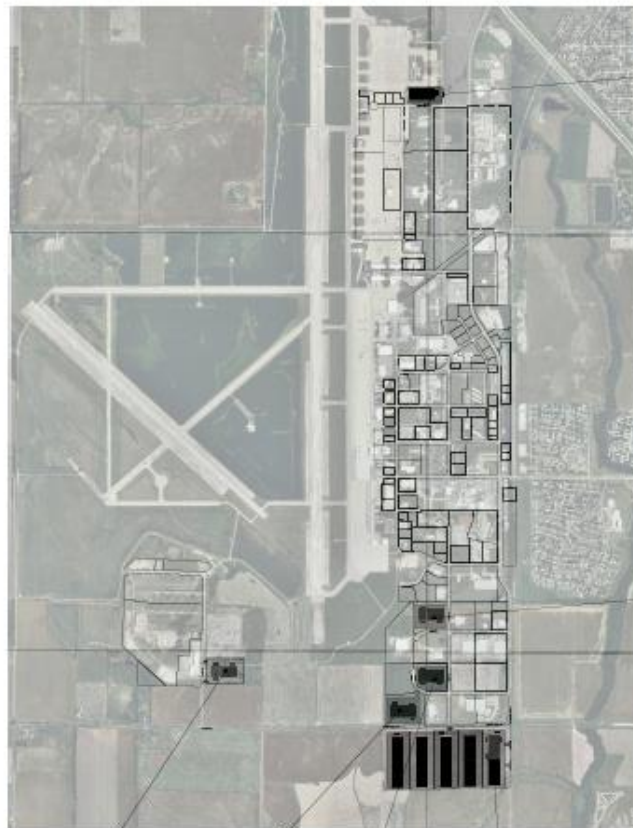
KRISTIN GUNN, CHAIR

Visitor's Questions & Comments



Staff Reports

TIM ROGERS, A.A.E.



Site 6
6 Acres
Sheet 3

Site 5
10 Acres
Sheet 3

Site 1
9.5 Acres
Sheet 2

Site 2
13 Acres
Sheet 3

Site 3
9 Acres
Sheet 3

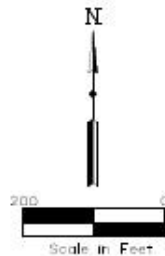
Site 4
80 Acres
Sheet 3

Drawing Number 2541-01-19



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

None : REVISIONS
KPB : DESIGNED BY
KPB : DRAWN BY
1" = 3000' : SCALE
1/1/19, 19:01 : DATE



SALINA AIRPORT AUTHORITY
Lot Development Concepts, 100,000 S.F. Facility Location Map

1
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7



Site 2, 13 Acres
 Clay Ridge Ct.
 500' x 200' Building = 100,000 S.F.

Drawing Number 2543-01-19



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

None : REVISIONS
 KWB : DESIGNED BY
 KWB : DRAWN BY
 1" = 200' : SCALE
 1/11/02 : DATE



SALINA AIRPORT AUTHORITY
 Lot Development Concepts, 100,000 S.F. Facility Site 2

3
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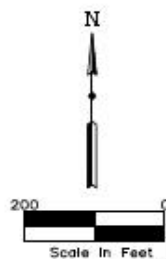
Site 3, 9 Acres
 Clay Ridge Ct.
 500' x 200' Building = 100,000 S.F.

Drawing Number 2544-01-19



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

None : REVISIONS
KFB : DESIGNED BY
KFB : DRAWN BY
T - 2007 : SCALE
1/8/08, 0902 : DATE



SALINA AIRPORT AUTHORITY
Lot Development Concepts, 100,000 S.F. Facility Site 3

4
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7



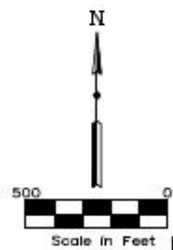
Drawing Number 2545-01-19



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

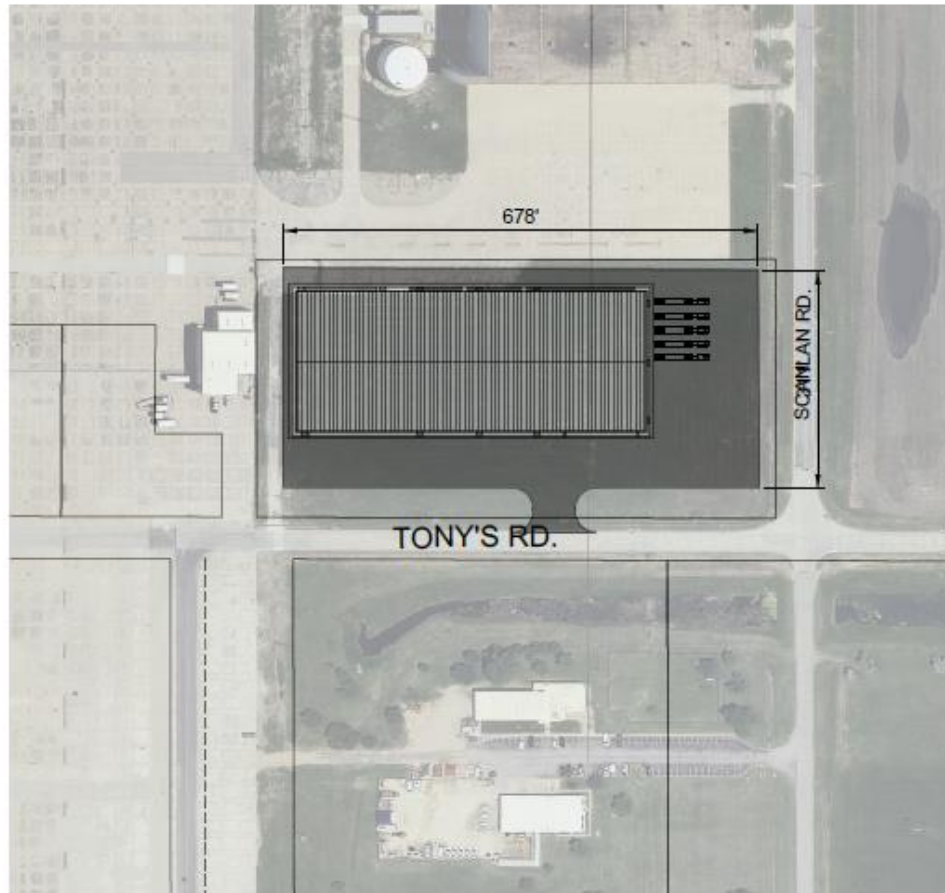
Name : REVISIONS
 KFB : DESIGNED BY
 KFB : DRAWN BY
 T - 800' : SCALE
 1/8/08, 1908 : DATE

Site 4, 80 Acres
 Centennial Rd. & Water Well Rd.
 1000' x 200' Building = 200,000 S.F.



SALINA AIRPORT AUTHORITY
 Lot Development Concepts, 100,000 S.F. Facility Site 4

5
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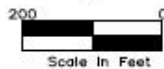
Site 6, 6 Acres
 Tony's Rd. & Scanlan Rd.
 500' x 200' Building = 100,000 S.F.

Drawing Number 2547-01-19



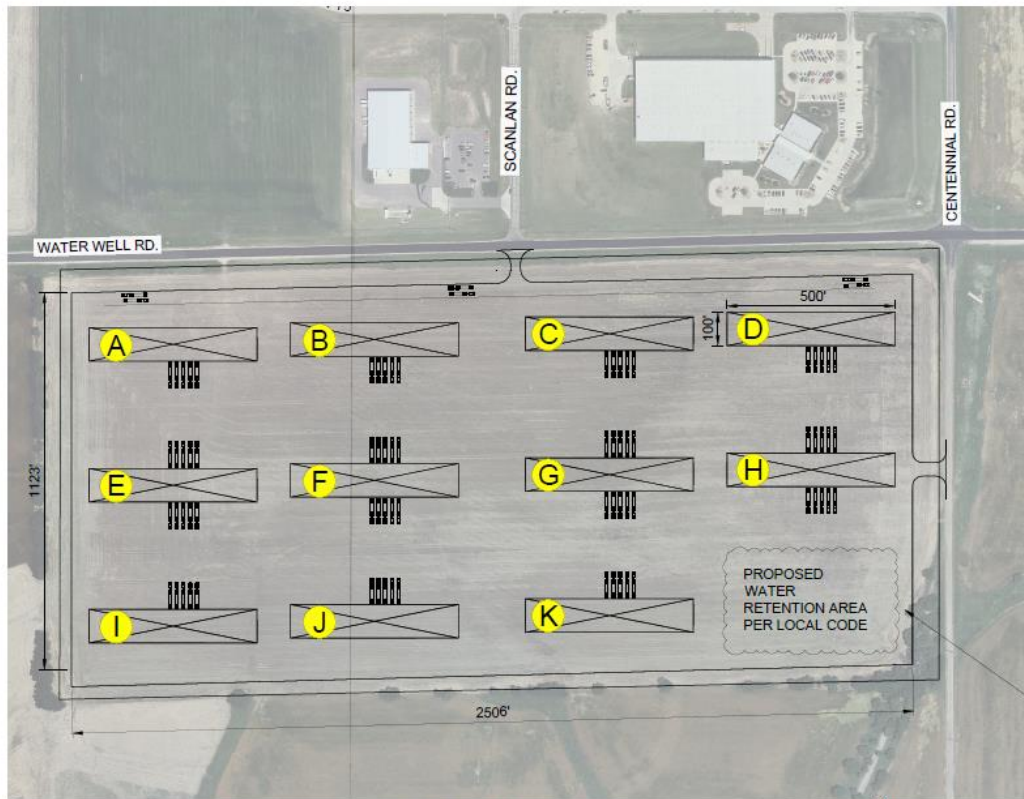
3237 ARNOLD, SALINA, KS 67401
 (785-827-3914 FAX: 785-827-2221)

N : REVISIONS
KPS : DESIGNED BY
KPS : DRAWN BY
1" = 200' : SCALE
1/8/04, 19:04 : DATE



SALINA AIRPORT AUTHORITY
Lot Development Concepts, 100,000 S.F. Facility Site 6

7
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NOTE:
 FAA 7480 WILL BE REQUIRED.
 HEIGHT LIMITS VARY FROM 0'
 ON WEST END OF PROPERTY
 TO 34' ON EAST END OF
 PROPERTY. MAXIMUM
 HEIGHT FOR ANY STRUCTURE
 IS APPROXIMATELY 100'.



Location Map
 No Scale

80 Acre Development Site at
 the Southwest corner of Water
 Well Rd & Centennial Rd.
 Scale 1" = 300"



- 80 Acre Site
 Centennial Rd. & Water Well Rd.
- Eleven Buildings & Each is 500' x 100' in Size
 - 100,000 S.F. Each Building
 - Access to I-135 & I-70
 - Room For Truck Parking & Staging

Drawing Number 3005-10-21



3337 AVENUE, SALINA, KS 67401
 (785-827-3914 FAX: 785-827-2221)
 NAME: DEE HENNING
 KRB : DESIGNER BY
 KRB : DRAWN BY
 P - 900 : SCALE
 10/19/21, BGS : DATE

SALINA AIRPORT AUTHORITY
 Development Concept, 80 Acres, 1 Million S.F. of Warehouse Space

1
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PROJECT LIMITS

PROJECT ELEMENTS

1. RUNWAY 17/35 NORTH REHABILITATION DIMENSIONS: 150' WIDE BY 4,800' LONG.
2. TAXIWAY A PARALLEL REHABILITATION DIMENSIONS: 75' WIDE BY 1,500' LONG.
3. TAXIWAY A CONNECTOR (NORTH) REHABILITATION DIMENSIONS: 75' WIDE BY 750' LONG.
4. TAXIWAY H REHABILITATION DIMENSIONS: 120' WIDE BY 450' LONG.
5. TAXIWAY F CONNECTOR REHABILITATION DIMENSIONS: 75' WIDE BY 750' LONG.

PROJECT SCOPE OF WORK

1. MILL ASPHALT PAVEMENT (2.5" DEEP).
2. PLACE ASPHALT PAVEMENT (2.5" DEEP).
3. PLACE TEMPORARY PAVEMENT MARKINGS.
4. PLACE PERMANENT PAVEMENT MARKINGS.

PHASE 1
REHABILITATE 4,800' OF
RUNWAY 17/35, TAXIWAY
A CONNECTOR, TAXIWAY
A (PARALLEL), TAXIWAY H
AND TAXIWAY F



SOURCES AND USES OF FUNDS

SALINA REGIONAL AIRPORT SALINA AIRPORT AUTHORITY SALINA, KANSAS

Rehabilitate North Runway 17/35 (4,800' x 150')

Aug. 3, 2021

SOURCES OF FUNDS

Salina Airport Authority (20%)	\$	338,237
KDOT (80%)		<u>1,352,948</u>
TOTAL		
	TOTAL SOURCES = \$	<u><u>1,691,185</u></u>

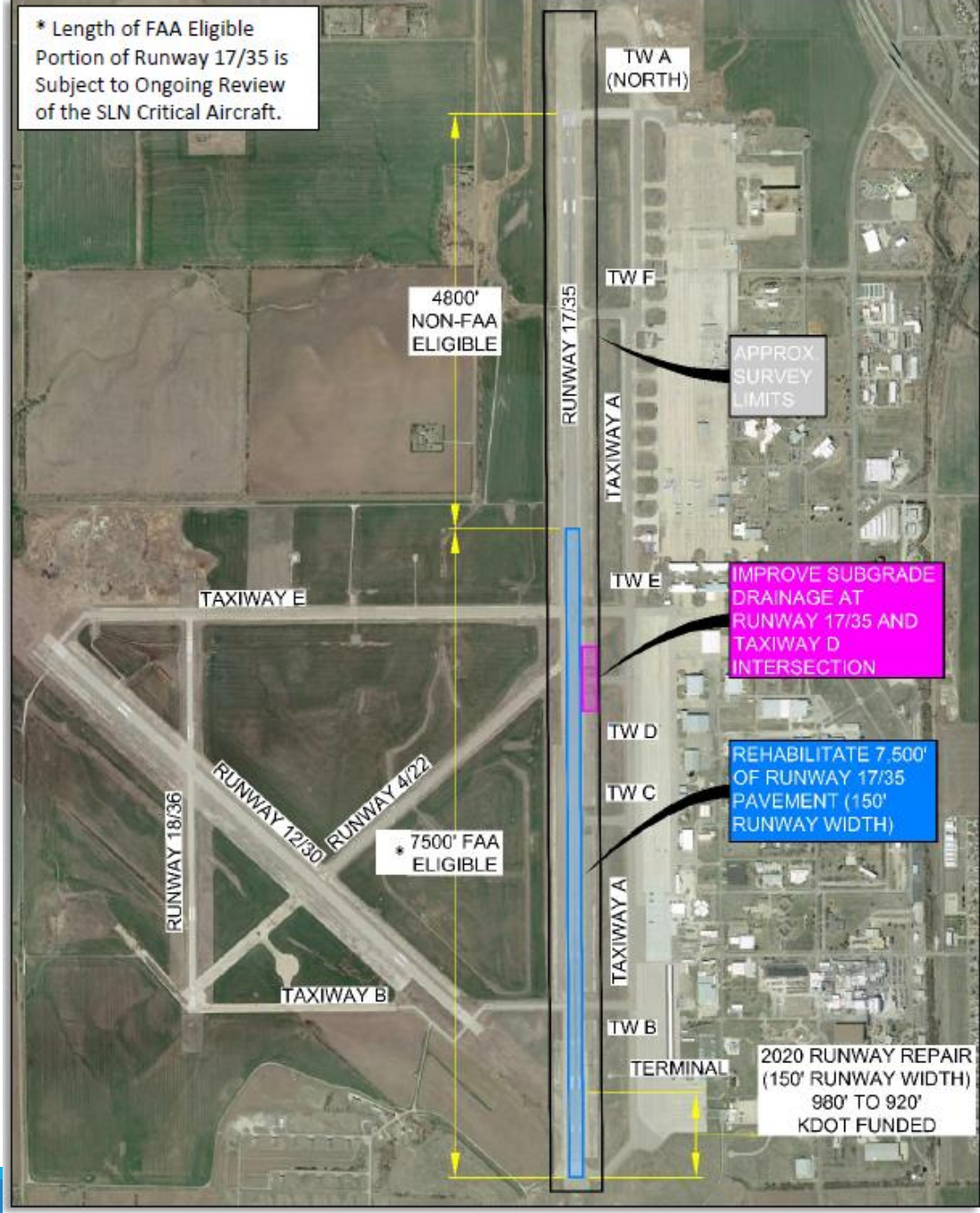
USES OF FUNDS

Project Development Costs		
Base Bid North Runway 17/35 (APAC - Bid)	\$	1,622,849
Construction Observation (Jviation - Lump Sum Fee)		<u>68,336</u>
<i>Total Designated Use of Funds</i>	\$	<u><u>1,691,185</u></u>

Notes:

80/20 Cost Share

* Length of FAA Eligible
Portion of Runway 17/35 is
Subject to Ongoing Review
of the SLN Critical Aircraft.



PROJECT BUDGET

SALINA REGIONAL AIRPORT
SALINA AIRPORT AUTHORITY
SALINA, KANSAS
Rehabilitate South 7500' Rwy 17/35
F.A.A. A.I.P. P.N 3-20-0072-42-2021


June 23, 2021


Multi-Year Grant

COSTS:

	<u>Sponsor Funding</u>	<u>FAA Funding</u>	<u>TOTAL</u>
ADVERTISING AND ADMINISTRATION			
Advertisement-Construction	\$ 50.10	\$ 1,744.90	\$ 1,795.00
Legal	9.39	327.03	336.42
Advertising and Administration Sub-Total =	<u>\$59.49</u>	<u>\$ 2,071.93</u>	<u>\$2,131.42</u>
ENGINEERING SERVICES			
Basic Services	\$ 9,989.68	\$ 347,922.90	\$ 357,912.58
Special Services	8,278.08	288,310.92	296,589.00
Engineering Services Sub-Total =	<u>18,267.76</u>	<u>636,233.82</u>	<u>654,501.58</u>
CONSTRUCTION COST			
Construction Eligible	\$ 102,290.75	\$ 3,562,606.25	\$ 3,664,897.00
Construction Ineligible (SAA Insurance)	1.00	-	1.00
Construction Cost Sub-Total =	<u>\$ 102,291.75</u>	<u>\$ 3,562,606.25</u>	<u>\$ 3,664,898.00</u>
TOTAL PROJECT COST =			
	<u>\$ 120,619.00</u>	<u>\$ 4,200,912.00</u>	<u>\$ 4,321,531.00</u>
Truncate cents (fed share)			
	\$120,619.00	\$4,200,912.00	\$ 4,321,531.00
In FFY 2021, ARPA grant to providing funding for local match	FY 2021 \$ 1.00	\$ 3,116,021.00	\$ 3,116,022.00
It is unknown if ARPA funds will be available for 2022 & 2023 for local match	FY 2022 111,111.00	1,000,000.00	1,111,111.00
	FY 2023 9,440.00	84,958.00	94,398.00
	<u>\$ 120,552.00</u>	<u>\$ 4,200,979.00</u>	<u>\$ 4,321,531.00</u>

Announcements

-  Nellis AFB 34th Weapons Squadron
Hangar 600 (East side)
March 4-26, 2022

-  Dynamic Aviation – (Targeted Aerial Spraying)
Hangar 600 (Rm. 214 & 215)
March 7-10, 2022



Adjournment