

**MINUTES OF THE SPECIAL MEETING OF THE BOARD
OF DIRECTORS OF THE SALINA AIRPORT AUTHORITY
MAY 5, 2022
HANGAR 600, ROOM 100**

Call to Order

The meeting was called to order at 8:00 A.M. by Chair Kent Buer. Chair Buer confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst stated that the board meeting notice was published on Tuesday, May 3, 2022, and the board packet was published and distributed on Wednesday, May 4, 2022.

Attendance

Attendance was taken. Chair Buer and Director Carlin attended, with Directors Gunn, Roberg and Eichelberger present via GoToMeeting. Executive Director Tim Rogers; Director of Administration and Finance Shelli Swanson; Director of Facilities and Construction Maynard Cunningham; Business and Communications Manager Kasey Windhorst; Airport Administration Specialist Michelle Moon; and Attorney Greg Bengtson attended. Guests attending the meeting were Mitch Robinson, Salina Community Economic Development Organization; Jim Sponder, 1 Vision Aviation; and Josh Herman and Mike King, Hutton. Participating guests via GoToMeeting were David Arteberry, Stifel, Nicholas & Company, Inc, and Gary Foss, ArkStar.

Additions to the Agenda

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

Executive Session

At 8:05 AM. Director Gunn moved the following:

I move that the Airport Authority board of directors recess into an executive session for twenty-five (25) minutes to discuss the subject of an economic development expansion project based upon the need to discuss data relating to the financial affairs or traded secrets of corporations, partnerships, trusts and individual proprietorships pursuant to K.S.A. 75-4319(b)(4). The open meeting will resume in this room at 8:30 AM.

Director Carlin seconded the motion. The motion passed unanimously.

The open meeting resumed at 8:30 AM.

Consideration of 1 Vision Lease

Executive Director Rogers provided an overview of the draft lease agreement with 1 Vision Salina for hangar H626 and an Improvement Rental Agreement lease form sample for the board to review.

The agreement provides for the following:

- a. The long-term, 20-year lease
- b. SAA funded improvements (\$8,840,000) to prepare H626 for aircraft paint operations
- c. A basic rental rate of \$12,000 per month for the lease of H626 to 1 Vision Aviation

- d. An improvement rental equal to 6% of gross sales for the purpose of paying off project financing.

Executive Director Rogers asked the board to review the draft lease agreement presented and questions related to the proposed lease terms and requirements may be e-mailed to Rogers.

Consideration of an architectural and engineering services agreement with Hutton

Rogers reviewed the Hutton architectural and engineering services contract for H626. The firm would provide design, bidding and construction administration services for a lump sum fee of \$600,000.

Rogers introduced Josh Herman and Mike King of Hutton. Herman detailed the project timeline based on three (3) phases. Director of Facilities and Construction Maynard Cunningham reviewed the scope of work.

Director Gunn moved to approve the proposed contract with Hutton Corporation for hangar H626 design, bidding and construction administration services, not to exceed \$600,000. Director Carlin seconded the motion. Motion carried.

Update on the status of SkyWest Airlines and the selection of a replacement air carrier

Rogers stated that the USDOT will not be extending the deadline for EAS proposals. May 11, 2022 is the due date for carriers to submit to the DOT. Salina will have an opportunity to compare the proposals with the current SkyWest service and submit recommendations to the USDOT. Ten

days following the proposal submittals, the USDOT will make the selection. SkyWest will propose schedule changes effective July 2022 and would require a letter of support from the airport authority for the reduced services.

Upon a motion duly made, the meeting adjourned at 9:35 A.M.

Minutes approved at the May 18, 2022 Board Meeting.

Secretary

(SEAL)