

**MINUTES OF THE REGULAR MEETING OF THE BOARD
OF DIRECTORS OF THE SALINA AIRPORT AUTHORITY
DECEMBER 21, 2022
HANGAR 600, ROOM 100**

Call to Order

Chair Kent Buer called the meeting to order at 8:00 A.M. and confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst stated that the meeting notice and board packets were published on Friday, December 16, 2022.

Attendance

Attendance was taken. Chair Buer, Directors Roberg, Carlin, Eichelberger (via GTM) and Gunn (via GTM) were present. Executive Director Tim Rogers; Director of Administration and Finance Shelli Swanson; Director of Facilities and Construction Maynard Cunningham; Business and Communications Manager Kasey Windhorst; and Attorney Greg Bengtson attended. Guests attending were Mitch Robinson, Salina Community Economic Development Organization, Julie Yager-Zucker, Avflight Salina, and Saline County Commissioner Bob Vidricksen (via GTM).

Additions to the Agenda

Chair Buer asked if there were any additions to the agenda. Executive Director Rogers stated that an executive session has been added to the agenda. Rogers then provided an overview of the agenda items.

Minutes

Chair Buer asked if the board members had additions or corrections to the minutes. Director Carlin moved to approve the minutes of the November 16, 2022 regular board meeting and the minutes

of the December 5, 2022 special board meeting as written. Director Gunn seconded the motion. Motion carried 5-0.

Airport Activity

Executive Director Rogers reported on air traffic, fuel flowage and enplanements for the month of November 2022. Salina air traffic control tower (ATCT) recorded 5,940 operations in November 2022 which was a 12% decrease compared to the same period last year. The decrease is due to the end of the semester at KSU Salina. Fuel flowage came in at 227,214 gallons which was 42% more than the November 2021 total. SkyWest enplaned 1,318 passengers during November 2022 which was a 32% decrease compared to November 2021. For year-to-date 17,140 total passengers have enplaned flights at SLN which is 5% higher than that November 2021 year-to-date total. Rogers noted EAS bids were originally due on December 20, 2022 but DOT extended the deadline to March 1, 2023.

Financial Reports

Director of Administration and Finance Swanson reviewed the financials ending November 30, 2022. The airport met the goal of \$1.8M in cash reserves. Total year-to-date income came in \$275,538 over the same period in 2021 and is tracking 11% or \$283,035 over budget projections. Total operating expenses came in 5% over budget projections and are running 7.6% more than the 2021 year-to-date total. Proposals are being accepted from local banks on \$1M for investment income potential for CY 2023. Swanson reviewed the significant capital expenses and disbursements from the 2021-1 and 2022-1 GO temp note project fund accounts during the month of November. Net operating income before depreciation is \$179,272. Chair Buer directed the

staff to file the financials for audit.

Agricultural Land Lease – Persigehl

Rogers provided an overview of the agricultural land leases at the airport. Swanson reviewed the proposed terms of the Persigehl lease. Director Eichelberger moved to approve the proposed 10-year agricultural land lease with David Persigehl for approximately 115.74 acres of land on the Salina Regional Airport and authorize Chair Buer to sign the lease agreement. Director Gunn seconded the motion. Motion carried 5 – 0.

Agricultural Land Lease – Breer

Swanson reviewed the proposed lease agreement with L&R Farms. Director Roberg moved to approve the proposed 10-year agricultural land lease with Larry R. Breer (d/b/a L & R Farms) for approximately 111.33 acres of land on the Salina Regional Airport and authorize Chair Buer to sign the lease agreement; Director Carlin seconded the motion. Motion carried 5 – 0.

Agricultural Land Lease –Kejr

Swanson reviewed the proposed lease agreement with Kejr Farms. Director Gunn moved, seconded by Director Roberg to approve the proposed 10-year agricultural land lease with Joe Kejr, d/b/a Kejr Farms, for approximately 453.08 acres of land on the Salina Regional Airport and authorize Chair Buer to sign the lease agreement. Motion carried 5 – 0.

Agricultural Land Lease –Laas

Swanson reviewed the proposed lease agreement with Mark and Brent Laas. Director Carlin

moved to approve the proposed 10-year agricultural land lease with Mark L. Laas and Brent Laas for approximately 371.99 acres of land on the Salina Regional Airport and authorize Chair Buer to sign the lease agreement. Director Eichelberger seconded the motion and the motion carried 5 – 0.

Agricultural Land Lease –Came

Swanson reviewed the Came family lease and the proposed lease agreement. Director Eichelberger moved to approve the proposed 10-year agricultural land lease with the Came Family for approximately 83.79 acres of land at the Salina Regional Airport and authorize Chair Buer to sign the lease agreement. Director Carlin seconded the motion and the motion carried 5 – 0.

Director Eichelberger exited the meeting.

Agricultural Land Lease –Wilson

Swanson reviewed the Wilson family lease and the proposed lease agreement. Director Gunn moved to approve the proposed 10-year agricultural land lease with Richard and Sandra Wilson for approximately 46.15 acres of land at the Salina Regional Airport and authorize Chair Buer to sign the lease agreement. Director Carlin seconded the motion and the motion carried 4 – 0.

2023 Operating Plan and Budget

Rogers reviewed the background of the Salina Airport Authority and the mission statement. Director Carlin requested staff to update the mission statement based on community impact of the

Salina Airport Authority. Rogers commented on budget adjustments to airport promotion, cyber insurance premiums and salaries. Director Gunn moved to approve the proposed 2023 Operating Plan and Budget. Director Carlin seconded the motion. Motion carried 4 – 0.

Staff Reports

Rogers reviewed the status of the FEMA disaster recovery and mitigation funding. Four (4) projects are obligated by FEMA and three (3) projects are pending which include the following.

1. Hangar 626 siding replacement
2. Reconstruct (9) GA hangars
3. Repairs on Bldg. Nos. 120, 620, 504, 713, Runway, 35 PAPI, airfield perimeter fencing and gates.

Attorney Bengtson reported on the Salina Mini Storage Partnership. The status of Limited Partnership was forfeited in 2019. Bengtson reviewed the statute and his discussion with the Smith's legal counsel. Smith's legal counsel will amend the consent per the Salina Airport Authority's request.

Rogers updated the board on the K-State Salina Kansas Advanced Immersive Research for Emergent Systems Center (K-AIRES) project. Salina airport authority staff is working in partnership with K-State Salina staff on the project and potential growth.

Announcements

Rogers announced that Salina Airport Authority and APAC – Kansas Inc. (Shears) received the first-place award in the 2022 miscellaneous paving category from the Kansas Asphalt Pavement Association (KAPA) during the 66th annual asphalt paving conference in Lawrence on December 8th. The award is for the paving work completed on Runway 17/35 and the outstanding contribution as the owner in the construction of asphalt pavement for airport sites in Kansas.

Executive Session

At 9:55 A.M. Director Carlin made the following motion:

I move that the Salina Airport Authority board of directors recess into executive session for fifteen (15) minutes to discuss the subject of the Executive Director's annual performance evaluation and matters affecting the privacy interests of other individual employees based upon the need to discuss personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1). The open meeting will resume in this room at 10:10 A.M.

Director Gunn second the motion. The motion passed unanimously.

The open meeting resumed at 10:10 A.M.

Upon a motion duly made, the meeting adjourned at 10:11 A.M.

Minutes approved at the January 18, 2023, board meeting.

By: _____

(SEAL)

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