

DATE: May 10, 2024
TO: SAA Board of Directors
FROM: Tim Rogers, Pieter Miller and Shelli Swanson
SUBJECT: **May 15, 2024 SAA Regular Board Meeting**

Enclosed are items for your review prior to Wednesday's meeting. Please note that the meeting will be held in the **first-floor conference room, Hangar 600, 2720 Arnold Ct.** A map showing the location of Hangar 600 is enclosed in your board meeting packet. The meeting is also available via the following GoTo link.

<https://meet.goto.com/salinaairport/salina-airport-authority-board-meeting>

Wednesday's meeting features agenda items that support Airport Authority **STARS** objectives:

- Drive economic growth by adopting strategies and initiatives that attract new business, industries, and investments to the airports.
- Approval of AIM Center of Excellence permanent classroom construction contract
- Design & construction of the Project 80 Airport Industrial Center development site
- Approval of financing mechanism for multiple airport projects
- Discussion related to MJK Kennedy Airport Terminal design and public Art
- Approval of Federal Aviation (FAA) grant for the purchase of airport snow removal equipment.

This month's agenda contains multiple items in the consent agenda that includes existing and new tenant leases, approval of an FAA grant offer for SRE (snow removal equipment) and the approval of bids received for two SRE trucks and several lease agreement action items. SAA board members may ask that any one of the consent agenda items be pulled from the consent agenda for stand-alone consideration. Approval of the consent agenda as presented will provide time for full consideration of the remaining agenda items. Please note the following consent agenda item comments.

Please note the following agenda item comments.

Agenda Item #5 – Airport Activity, Scheduled Air Service and Financial Statement Reports for the Month Ending April 30, 2024 (Rogers and Swanson)

Airport Activity – Air Traffic (Rogers)

The Salina air traffic control tower (ATCT) recorded 5,430 operations during April 2024 which was a 29% decrease as compared to the April 2023 total of 7,743. For the year-to-date, a total of 22,134 operations have occurred at Salina Airport which is 21% less than the April 2023 YTD total of 27,946. The decrease in air traffic was due to a 2-week closure of Runway 12/30 for Airport Authority maintenance and FAA approach lighting upgrades.

Airport Activity – Fuel Flowage (Rogers)

The April 2024 fuel flowage came in at 110,346 gallons which was 14% more than the April 2023 total of 128,122 gallons. For the year-to-date, a total of 564,240 gallons have been delivered at the airport which is 4% less than the April 2023 YTD total of 590,266 gallons. The Runway 17/35 closure caused larger aircraft to use other airports for refueling stops at Avflight SLN.

Airport Activity – Passenger Enplanements (Rogers)

During April 2024 SkyWest enplaned 1,352 passengers, which was a 3% increase over the April 2023 total of 1,307 passengers. The April 2024 total passenger count was 2,609 which was a 2% decrease as compared to the April 2023 total of 2,654. Total YTD passenger enplanements on SkyWest flights totaled 3,986 which was a 9% decrease as compared to the April 2023 YTD total of 4,365. The April 2024 increase in enplanements over April 2023 indicates that new Denver nonstop is bring passengers back to SLN.

Scheduled Air Service Updates (Rogers)

SkyWest has completed the first month of Denver overnight flights. During April 2024 SkyWest completed 29 overnight flights for a 100% month. Gary Foss has reported that for May 2024 51% of all SLN seats have been sold as of May 6. This is 18 points higher than April where 33% of all seats were sold as of April 2. With the start of nonstop Chicago flights to/from SLN on June 1 SLN passenger enplanements will continue to improve.

The best news is that on April 24 SkyWest notified us that they started heavy maintenance checks at 1 Vision. The first three SkyWest jets have already arrived at 1 Vision. If all goes well SkyWest will send approximately 60 jets to 1 Vision for heavy maintenance checks and paint. The heavy maintenance check work will be completed over the 30 to 36 months. I have no doubt that SkyWest will continue to send jets to SLN and 1 Vision for MRO and paint work for years to come.

As a result of the SkyWest decision 1 Vision is immediately adding 30 new employees and will hire another 30 by the end of this year. As you may recall, previous discussions with SkyWest were for the establishment of overnight maintenance work at 1 Vision. The overnight maintenance work on SkyWest jets would have resulted in six to 12 jobs.

Now that SkyWest has committed to Salina and 1 Vision for heavy maintenance checks and paint work the probability of adding SLN to/from Houston flights has improved. The availability of State of Kansas financial assistance for a SLN to/from Houston Minimum Revenue Guarantee (MRG) agreement coupled with the fact that SLN is becoming a top tier SkyWest city places Salina in a good negotiating position. Salina is fast becoming one of SkyWest's "operating bridge" airports.

Financial Reports – Comments and Notes (Swanson)

Highlights from the April financials include:

➤ **Cash in Bank:**

- The unrestricted cash balance at the end of April was \$1,812,685. This amount was calculated by subtracting \$124,099 in security deposits returnable and \$738,284 in FEMA funds (GA Hangar Project) from the total operating funds. As you'll note on the Statement of Net Position, current bond funds on deposit are \$7M, AIM Center funds reside at \$1M and Mill Levy at \$2M rounding out total cash in bank at \$12.8M.

➤ **Revenue Performance:**

- Year-to-date operating income has remained stable as compared to the same period in 2023 at \$1.1M. Airfield revenue has risen by 4% and we expect this number to increase as we bring in rental income from Hangar 626 beginning in July. Other operating income has also grown slightly, however, building and land rentals combined have decreased by 4% compared to the previous period.

- **Expense Management:**
 - Total operating expenses are currently tracking 1% under budget but have increased by \$128,879 or 13% compared to 2023. This increase is primarily due to higher year-over-year consultant fees, salaries, medical insurance premiums and airfield maintenance.
- **Net Operating Income Analysis:**
 - Net operating income for the month equaled \$8,757 and is -\$25,812 for the year-to-date due to the timing of several significant expenditures incurred in the first quarter. As previously mentioned, these costs include 50% of the 2023 audit costs, 50% of the Docking Institute payment for the economic impact study, and expenses related to refreshing the air service marketing campaign. Utility costs are now stabilizing now that winter has passed. Additionally, the Hangar 626 rehabilitation will be completed by end of June, allowing revenue generation in the second half of the year, contributing towards stabilizing our net income before depreciation (NIBD) and progressing towards our annual year-end budget target of \$57,046.
- **Other Operating Income and Expenses.**
 - Total net income for the month equaled \$624,064 or \$755,415 YTD. Contributed capital from our various federal, state, and local grants are included in the non-operating income section of the Profit and Loss Statements.

Financial Reports – April 2024 Significant Capital Expenditures/Payables Report Enclosed

Financial Reports – Accounts Receivable Past Due 31 days or more as of May 10, 2024

(Swanson)

Account	Amount	Days	Comments
AGCO Corporation	\$1,444	>90	Utilities and Finance Charges
Shane Brown	\$282	31-90	Storage Igloo Rent
Eastern Airlines	\$3,748	31-60	Landing Fees
Fairway Electric	\$255	31-60	Storage Igloo Rent
The Sherwin Williams Co.	\$3,222	61>90	Utilities and Finance Charges

Consent Agenda Action Items:

Agenda Item #6 – Consideration and approval of a lease agreement with the Kansas Highway Patrol. (Swanson)

Included in the packet is a copy of the proposed lease agreement with the Kansas Highway Patrol (KHP). The KHP's Hazardous Device Unit (HDU) requires a secure location for storing explosives. The specified area for lease is within the SAA's fenced military ordnance storage bunker area, comprising a parcel of land measuring 150' x 150'. The KHP seeks to lease this space to house the State-owned ARMAG, a portable arms vault. Outlined below are the key terms of the lease:

Lease term:	Five (5) years effective June 1, 2024
Premises:	22,500 SF of land
Option to Renew:	Two (2) additional terms of five (5) years each
Basic Rent:	\$260 per month, \$3,120 per year, \$.14/SF/year
Rate Adjustments:	Option Period 1: \$300/Month Option Period 2: \$340/month
Lease Type:	Modified Gross; tenant responsible for utilities, taxes, insurance, and maintenance to the site improvements (ARMAG). SAA is responsible for maintaining the airport perimeter fencing.

Recommendation: Approval of the proposed lease agreement with Kansas Highway Patrol and authorize Chair Carlin to sign the agreement.

Agenda Item #7 – Approval of a lease addendum with Kansas State University Salina. (Swanson)
Kansas State University Salina has been leasing hangar and office space in Hangar 600 since 2018 for its Applied Aviation Research Center. There is now a need to expand this footprint within the hangar by an additional 16,125 square feet, effectively granting K-State half of the entire hangar floor. Below is a summary of the proposed lease addendum, which outlines the enclosed terms:

Lease term:	One (1) year effective June 1, 2024
Premises:	9,435 SF Office, 20,040 SF Hangar, 29,475 total SF
Option to Renew:	N/A
Basic Rent:	\$15,621.75 per month, \$187,461 per year, \$6.36/SF/year
Lease Type:	Modified Gross; tenant responsible for pro-rata share of utilities and janitorial. SAA is responsible for building insurance, repairs, and maintenance.

Recommendation: Approval of the proposed lease agreement with Kansas State University and authorize Executive Director Rogers to sign the agreement.

Agenda Item #8 – Consideration of a lease agreement with RMA Engineering, LLC for Unit E at the Salina Development Center. (Swanson)
RMA Engineering, LLC has been a tenant at Salina Regional Airport since 2021, leasing space in Hangar 506-2. Due to their expanding presence in the region, they now seek to lease office and warehouse space in Unit E of the Salina Development Center.

Attached is the Lease Agreement for Unit A, designated for engineering offices and light vehicle maintenance. The key terms of the agreement are summarized as follows:

Lease term:	One (1) year effective May 1, 2024
Premises:	1,126 SF Office, 1,764 SF Warehouse, 2,890 SF total
Option to Renew:	N/A
Basic Rent:	\$1,600 per month, \$19,200 per year, \$6.40/SF/year
Lease Type:	Modified Gross; tenant responsible for pro-rata share of utilities and janitorial. SAA is responsible for building insurance, repairs, and maintenance.

Recommendation: Approval of the proposed lease agreement with RMA Engineering, LLC, and authorize Executive Director Rogers to sign the agreement.

Agenda Item #9 – Consideration of a lease addendum with RMA Engineering, LLC Hangar H506-2 lease that approves a sublease to FAR Part 135 charter operator AirResource Group. (Swanson)
As referenced in Agenda Item #8, RMA Engineering has leased Hangar space on the airport since 2021 in Hangar 506-2. Under their current agreement, the use of the premises is for the storage of their own company aircraft. RMA has expressed a desire to partner with a FAR Part 135 operation and offer aircraft charter services from Hangar 506-2. The proposed Addendum expands the use of the premises and authorizes Part 135 operations and approves a sublease to AirResource Group.

Recommendation: Approval of the proposed Lease Amendment with RMA Engineering, LLC, and authorize Chair Carlin to sign the Amendment.

Agenda Item #10 – Approval of a Federal Aviation Administration (FAA) grant offer and agreement for the purchase of airport snow removal equipment. (Swanson)

On April 25th, the FAA concurred with the recommendation of purchase of snow removal equipment in the amount of \$1,279,802 and after the SAA submittal to the FAA for grant funding, was offered 90% of the total cost of the equipment in the form of two FAA grant programs, AIP Supplemental Grant funding 22 and BIL-AIG grant 2024 for a combined grant allocation in the amount of \$1,599,592 from the FAA.

Recommendation: Approval of the acceptance of the pending FAA Grant offer for purchase of airport snow removal equipment not to exceed \$1,279,802 and authorize Chair Carlin and Attorney Greg Bengston to sign.

Agenda Item #11 – Approval of bids received for the purchase of FAA grant funded airport snow removal equipment. (Miller)

On April 16th, 2024, the Salina Airport Authority opened bids for two (2) snow removal equipment (SRE) carrier vehicles. Only one bid was received from M-B Companies in the amount of \$1,279,802, which was \$170,198 below engineers' opinion of probable cost. The SAA's share of the SRE purchase is 10%. Enclosed in the board packet is the budget summary report.

Recommendation: Approval of the purchase contract of the SRE submitted by M-B Companies, following the execution of FAA Grant offer, not to exceed \$1,279,802, upon receipt and Authorize Deputy Director Miller to sign.

Agenda Item #12 – Approval of construction bids received for the construction of AIM Center of Excellence classroom and shop space at Hangar 626

(Miller & Swanson)

On Tuesday, May 14th, the Salina Airport Authority received bids for the AIM Center of Excellence at SLN permanent classroom and workshop space at Hangar 626. The initial bid opening was planned for May 7th, however due to errors in the notice to bidders and specifications discovered shortly before the bid opening, all bids were returned unopened to the bidders. A notice to bidders and document specifications addendum was then published that included the correction as well as the updated bid opening date of May 14, 2024, at 11:00am. The project scope includes buildout of the modern and innovative classroom environment as well as workshop space for sheet metal, composites, electronics, and paint. The project also includes a full remodel of the exterior of the AIM Center classroom along with addition of lighting, compressed air and enclosed storage/workspace along the east bays of Hangar 626. The construction of these areas will coincide with the hangar lease with 1 Vision and partnership with Garmin International to provide avionics updates, repairs and installations for general aviation, business, and government aircraft. The classroom and work areas will be completed before the fall cohort of AIM Center students, September 3rd. Funding for the AIM Center classroom comes from the ALOFT Grant awarded by the State of Kansas. The results of the bid opening on May 14th, 2024 at 11:00am will be presented at the SAA Board meeting.

Recommendation: Approval of the low bid for AIM Center of Excellence Classroom construction in the amount stated in the contract and authorize the executive director to sign.

Agenda Item #13 – Review and Discussion of plans to develop the Airport Authorities 80-acre plot (Miller and Cunningham)

The Salina Airport Staff, the City of Salina, and Wilson & Company are collaborating on the development of an 80-acre parcel located south of the airport at the intersection of Water Well Road and Centennial. With a pending option to purchase a parcel of land, the Salina Airport Authority is preparing for the

continued expansion of the Salina Airport Industrial Center. Currently, the Authority has just one 13-acre tract available for future development, which is already being considered by another aerospace business looking to expand in the region. The development of the 80-acre parcel represents the next logical step in the ongoing expansion of the Salina Airport Industrial Center.

Wilson & Company has been contracted by the Salina Airport Authority to manage the initial platting, zoning, and annexation of the 80-acre parcel and will be presented at the SAA Board meeting. Meanwhile, the Authority is also working with a private developer who plans to build on the northwest 20 acres. To meet the developer's timeline, a phased approach has been adopted for constructing roads, utilities, and drainage.

Phase I construction will cover the south extension of Scanlan and extend Swanson Street westward to provide street access to the northwest corner of the development. Utilities for the entire 80 acres will also be installed during Phase I to avoid redundant work and unnecessary costs during future development. Phase II construction will include extending Swanson Street eastward to Centennial, extending Centennial north to Water Well Road, and completing permanent drainage detention in the southeast corner. Phase II construction will take place in the future.

Agenda Item #14 – Review & Discussion of plans for General Obligation Bonds for Temporary Note financing for airport projects. (Swanson and Walter)

The SAA staff is in the process of planning to issue General Obligation Temporary Notes – Series 2024-1 to provide interim financing for the following projects:

A. Project 80 development, encompassing platting, zoning, annexation, and civil design engineering services. Permanent financing for this project will be arranged through City of Salina issued GO Bonds or other City funds, with payments supported by the establishment of a Special Assessment Benefit District.

B. Construction of new MRO (Maintenance, Repair, and Overhaul) hangar and support facilities, covering the design and bidding phases. Long-term financing for this project will be secured with a Leasehold Revenue Bond or a similar security backed by leases, with debt service covered by the rental revenues generated from the MRO hangars.

C. Waterline relocation for the expansion of the M. J. Kennedy Air Terminal will also be financed through City of Salina issued GO Bonds or other City funds, supported by payments from a Special Assessment Benefit District.

Agenda Item #15 – Consideration of SAA Resolution 24-05 General Obligation Bond Temporary Notes (Swanson and Walter)

Enclosed you will find Resolution No. 24-05 which authorizes the issuance of general obligation bonds and/or temporary notes to fund specific capital improvements. These improvements as summarized above in Agenda Item No. 14 and include street, sewer, and waterline enhancements for future development, waterline relocations related to terminal expansion, and design costs for new aircraft maintenance facilities. The resolution approves the acquisition and construction of these improvements and conditionally authorizes the issuance of bonds, subject to further approval and details by the Authority. It also allows for reimbursement of expenditures related to the improvements and grants authority to designated officials to carry out necessary actions to implement the resolution. The resolution is the first step in the issuance of the temporary financing of the above-described projects.

Recommendation: Approval of Resolution 24-05 and authorize Chair Carlin to sign.

Agenda Item #16 – Consideration of Engineering Agreement with Wilson and Co for design of Project 80

(Miller and Cunningham)

Wilson and Company has presented a Supplemental Agreement to design the streets, utilities, and drainage for the 80-acre parcel located south of the Scanland and Water Well Road intersection. At the Salina Airport Authority (SAA) Board meeting on February 21, 2024, the board approved a contract with Wilson for the initial plat design, zoning, and annexation of this 80-acre site. The Supplemental Agreement is the next step in designing the infrastructure required to support the planned sale of the northwest 20 acres and future development of the remaining 60 acres.

The Supplemental Agreement is \$478,130 and covers preliminary and final design for roadways, drainage, as well as services related to bidding and construction. This contract cost is eligible to be included in the temporary GO Bond financing for the 80-acre development.

Recommendation: Approval of the Supplemental Agreement from Wilson & Company in the amount of \$478,130 and authorize the executive director to sign the contract.

Agenda Item #17 – M.J. Kennedy Air Terminal expansion design review and discussion.

(Miller and Cunningham)

The M.J. Kennedy Terminal expansion project is moving forward, with the submission of design plans at 60% completion. Maynard Cunningham and I have been meeting weekly with the design team to cover topics ranging from the layout of pickup/drop-off lanes to interior design and construction scheduling. Lately, we've been focusing on where to incorporate public art. Brad Anderson, the Director of Arts & Humanities for the City of Salina, joined one of our recent design meetings to discuss ideas and opportunities for integrating public art into the terminal. We've identified locations in the new terminal that would be perfect for murals or other artistic installations. Now, we need to decide on the message or story that the artwork should convey.

Please note the Cunningham, Sorell and Windhorst staff reports that are enclosed. Let me know if you had any questions that you would like me to prepare for prior to the board meeting.

SALINA AIRPORT AUTHORITY REGULAR BOARD MEETING
Hangar H600, First Floor Conference Room
2720 Arnold Court

May 15, 2024 – 8:00 AM

AGENDA

Call to Order and Reports (Carlin)

1. Call to order, determine that a quorum is present and confirm that the meeting notice has been published. (Carlin)
2. Recognition of guests. (Carlin)
3. Additions to the agenda and agenda overview. (Miller)
4. Approval of the minutes of the April 17, 2024, regular board meeting and April 24 special board meeting. (Carlin)
5. Review of airport activity, air service and financial reports for the month ending April 30, 2024. (Rogers and Swanson)

Consent Agenda Action Items:

6. Consideration and approval of a lease agreement with the Kansas Highway Patrol. (Swanson)
7. Approval of a lease addendum with Kansas State University Salina, (Swanson)
8. Consideration of a lease agreement with RMA Engineering, LLC for Unit E at the Salina Development Center. (Swanson)
9. Consideration of a lease addendum with RMA Engineering, LLC Hangar H506-2 lease that approves a sublease to FAR Part 135 charter operator AirResources Group. (Swanson)
10. Approval of a Federal Aviation Administration (FAA) grant offer and agreement for the purchase of airport snow removal equipment. (Swanson)
11. Approval of bids received for the purchase of FAA grant funded airport snow removal equipment. (Miller)



Airport and Airport Industrial Center Development Projects Action Items:

12. Approval of construction bids received for the construction of AIM Center of Excellence classroom and shop space at Hangar H626. (Miller and Swanson)
13. Review and discussion of plans to develop the Airport Authority's 80-acre located at the intersection of Water Well and Centennial Rd to add new construct ready sites at the Salina Airport Industrial Center. (Miller and Cunningham)
14. Review and discussion of plans for General Obligation Bond, Temporary Note financing for the following Salina Airport and Airport Industrial Center development projects. (Swanson and Walter)
 - a. Project 80 development - plating, zoning, annexation, and civil design engineering services.
 - b. New MRO and paint hangar construction – design and bidding phases.
 - c. M. J. Kennedy Air Terminal expansion waterline relocation.
15. Consideration of SAA Resolution 24-05 authorizing the issuance of Salina Airport Authority General Obligation Bond Temporary Notes. (Swanson and Walter)
16. Consideration of an engineering agreement with Wilson & Co. for the design of street and utility improvements to create new Airport Industrial Center development sites at the Airport Authority's 80-acre development site located at Water Well and Centennial Rd. (Miller and Cunningham)

Staff Reports: (Miller)

17. M.J. Kennedy Air Terminal expansion design review and discussion. (Miller and Cunningham)

Directors' Forum: (Carlin)

18. STARS Award presentation (Carlin and Miller)

Visitor's Questions and Comments: (Carlin)

Announcements: (Windhorst)

19. SAA board of directors and senior staff photos

Adjournment: (Carlin)



**MINUTES OF THE REGULAR MEETING OF THE BOARD
OF DIRECTORS OF THE SALINA AIRPORT AUTHORITY
APRIL 17, 2024
HANGAR 600, ROOM 100**

Call to Order

Chair Stephanie Carlin called the meeting to order at 8:00 A.M. and confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst reported that staff published and distributed the meeting notice and board packet on Friday, April 12, 2024.

Attendance

Present were Directors Carlin, Boos, O'Brien, Roberg and Commerford. Executive Director Tim Rogers; Deputy Executive Director Pieter Miller; 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. Guests at the meeting were Bob Vidricksen, Saline County Commissioner; Greg Lenkiewicz, City of Salina Commissioner; Lindsey Dreiling, Drieling Aviation Services; Mitch Walter, Gilmore & Bell; Eric Sexton, Foulston Siefkin, LLP; Mitch Robinson, Salina Community Economic Development Organization; Cody Heiman, First Bank Kansas; and Travis Vallin, Woolpert (VTC).

Agenda

Executive Director Rogers stated that the first executive session, listed as agenda item 12, is removed from the meeting.

Minutes

Director Commerford moved to accept the minutes of the March 20, 2024 annual board meeting as presented. The motion was seconded by Director O'Brien and passed 5 – 0.

Airport Activity

Rogers updated the board on the upcoming FOL events and reviewed the monthly reports. Fuel flowage for March 2024 is 9% over the same month in 2023. The total fuel flowage for 2024 (453,894 gallons) is 2% below 2023 year-to-date (462,144 gallons). Air traffic control tower reported 6,007 operations in March, 2024, 883 fewer than March, 2023, attributed to two military FOL events in March 2023. SkyWest enplanements for March, 2024 lagged by 22% from March, 2023 (1,058 and 1,362 passengers respectively). However, passenger enplanements are projected to increase beyond 2023 enplanements as a result of the direct flight schedule to Denver, dropping the tag to Hays. Advanced bookings are already up by 8% over last month. Rogers discussed the updated marketing campaign and explained advertising value tracking.

Financial Review

Swanson reviewed the financials for March 2024 reporting unrestricted cash in the bank at month end to be \$1,608,449. The first AIM Center ALOFT grant distribution of \$1,662,500 was received and distributed, in part reimbursing the operating fund for \$304,982 in expenses incurred for AIM center equipment purchases and course development. Revenue decreased for March 2024 compared to March 2023, due to the FOL activity previously noted. Revenue in building and land rentals for the remainder of the year is projected to increase when Hangar H626 renovations are completed, and the building is available for use. Swanson reviewed significant expenses and grant fund activity. Swanson noted the addition of AIM Center line items. Chair Carlin directed the staff to file the financials for audit.

10-Year Financial Trend Analysis for Q1, 2024

Swanson distributed the 10-year financial trend analysis report for the Salina Airport Authority. Swanson highlighted significant income and expenses for Q1, 2024.

2024 STARS lines of Effort

Rogers and Miller presented the quarterly progress review for thirty-six (36) individual goals, including the release of one effort (K-AIRES) and the addition of five.

Lindsey Dreiling recapped Project AAERO and the current use of drones and the future development toward uncrewed planes. Dreiling noted industry trends in electrically powered crafts and the search for facilities such as are available at Salina to support the developers and their clients. Tours are scheduled for potential tenants at SLN.

Rogers discussed preliminary communications with the City of Salina and with Saline County regarding utilities and streets for Project 80. Development Review Team (DRT) meetings are scheduled.

Review and Discussion of a Draft Lease with 1 Vision Aviation Salina

Miller updated the board on the partnership with 1Vision and Garmin. Miller provided a tour of Hangar H626 to representatives of both companies, noting that the clean agent fire system was of special interest to the group. Miller explained that 1Vision would become the facility for refitting general aviation aircraft, business aviation, helicopter, experimental, government, and DoD customers with current Garmin navigational components.

Miller and Swanson presented the draft lease agreement, effective July 1, 2024, with 1Vision Aviation. Swanson reviewed the terms of the lease and compared the terms to existing lease agreements. Rogers noted that the lease excludes the AIM Center area.

Cunningham provided the concept for paved parking outside of the fence and secure pedestrian walk-through access. Layout design is in progress for eighty (80) staff and student parking spaces.

Rogers requested a special board meeting on April 24, 2024 at 8:00 A.M. to approve the final lease agreement. A news release will be issued following approval.

2024 Kansas Legislature Update

Eric Sexton addressed the board with a recap of the activities in Topeka regarding SB28. Currently, the bill is with the Governor for review. Within the bill is funding to continue the development of MRO activity at Salina (\$35 million, with a dollar-for-dollar match requirement). Sexton noted that while the Governor has the option for line-item veto, rejection of the funding is not anticipated.

Mitch Walters reviewed the lease agreement between the airport authority and the board of regents, regarding the K-AIRES site. The Kansas Legislature's action this session allows K-State Salina to bond and build the K-AIRES project. The ground lease was established as the first step by the airport authority to build the facility and then lease the building to the University, but the lease is no longer needed. Walters has a termination document available. Director O'Brien moved to approve Resolution No. 24-03, authorizing termination of the ground lease (K-AIRES Center), seconded by Director Boos. The board voted 5 – 0.

Rogers updated the board on the MRO hangar project in relation to the legislative session. Due to the new \$1 to \$1 matching requirement, the construction format and schedule will be adjusted. Travis Vallin stated that the MRO hangar project will focus on completing the design/build hangar construction project as soon as August, 2025, but no later than end of 2025.

SLN West Planning and Development Update

Rogers commented on a letter of intent submitted to the Kansas Military Board for 100 acres located on the west side of the Salina Regional Airport. The site to be leased is within the Airport Authority's SLN West development area. Miller noted the site will be used for military, DoD contractors and law enforcement agencies. Miller estimates a 10-year completion timeline for the project.

Terminal Building Expansion Update

Miller updated the board on the terminal building expansion project. Miller reviewed plans and commented on the terminal building arrival and departure area, pick up and drop off lanes, baggage claim, and the building exterior design. Weekly progress meetings with Woolpert continue to move the project forward.

Announcements

Windhorst noted that the special board meeting will be scheduled for Wednesday, April 24, 2024 at 8:00 A.M. Board member photos will follow the May 15, 2024 regular board meeting.

Executive Session

At 9:47 A.M., Director Boos moved that the Airport Authority board of directors' recess into an executive session for fifteen (15) minutes to discuss the subject of administrative personnel matters relating to the terms of employment of the Executive Director and the Deputy Executive Director. The discussion of those administrative personnel matters affects the privacy interests of the individual employees and the need for executive session discussion is based upon the need to discuss personnel matters of non-elected personnel in executive session pursuant to K.S.A. 75-4319(b)(1). The open meeting will resume in this room at 10:02 A.M.

Director Commerford seconded motion. The motion passed unanimously.

The open meeting resumed at 10:02 A.M.

Director Boos moved to approve the Executive Director employment agreement and authorize Chair Carlin to sign the agreement, seconded by Director Commerford, carried 5 – 0.

Director Roberg moved to approve resolution 24-04, authorizing the transfer of ownership of certain life insurance policies purchase and owned by the Salina Airport Authority to Executive Director Timothy F. Rogers pursuant to a deferred compensation agreement dated September 7, 2005 and authorizing the board chair to execute all related documentation. Seconded by Director O'Brien and carried 5 – 0.

Director O'Brien moved to adjourn the meeting, seconded by Director Boos. The meeting adjourned at 10:05 A.M. following the unanimous vote.

Minutes approved at the May 15, 2024 board meeting.

Kasey L. Windhorst, Board Clerk

(SEAL)

DRAFT

**MINUTES OF THE SPECIAL MEETING OF THE BOARD
OF DIRECTORS OF THE SALINA AIRPORT AUTHORITY
APRIL 24, 2024
HANGAR 600, ROOM 100**

Call to Order

Chair Stephanie Carlin called the meeting to order at 8:00 A.M. and confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst reported that staff published and distributed the meeting notice and board packet on Friday, April 19, 2024.

Attendance

Present were Directors Carlin, Boos, O'Brien, Roberg and Commerford. Executive Director Tim Rogers; Deputy Executive Director Pieter Miller; 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. Guests at the meeting were Mitch Robinson, Salina Community Economic Development Organization; Travis Vallin, Woolpert; and Brandon Walker, Midwest ATC Service, Inc. Guests representing 1Vision in attendance were Mandy Merritt, 1 Vision Aviation Director of Quality Control; Kelsi Hicks, 1 Vision Aviation Program Coordinator; CJ Sears, 1 Vision Aviation Chief Financial Officer; and Derik Via, 1 Vision Aviation Director of Maintenance.

Agenda

Deputy Executive Director Miller added agenda item 3a, an update for the board regarding Project 80.

Project 80 Update

Miller reported on the status of Project 80. The developer has scaled back the building design so that the initial facility structure is started in October 2024 and in use by summer 2025. Phase 1 for the airport authority's site development plan is to build the roads and utilities to the area; Phase 2 is to complete the remaining roads and utilities. Rogers and Bengtson reviewed the process and timeline for the potential sale of the tract. The board approved by consensus to continue with development of roads and utilities for the northwest section of the 80 acres, and meet with the City's zoning board, with the intent to continue moving toward the sale of 20 acres.

Consideration and Approval of the Lease Agreement with 1Vision

Miller provided a review of the Hangar H626 meeting held with 1Vision and Garmin. Swanson reviewed the terms of the proposed lease agreement, noting that the terms were concurrent with the established 1Vision leases. The proposed lease agreement is as follows.

Lease term:	Five (5) years effective July 1, 2024
Premises:	42,940 SF comprised of 42,180 SF hangar bay and 800 SF office space
Option to Renew:	Two (2) additional terms of five (5) years each
Basic Rent:	\$24,870 per month, \$298,440 per year, \$6.95 per SF per year
CPI Adjustments:	Biennial
Lease Type:	Modified Net; tenant responsible for utilities, taxes, insurance, and routine maintenance. SAA is responsible for structural repairs and maintenance.

Miller noted the facility would be used for installation and upgrades of avionics for business, general aviation, experimental and Department of Defense aircraft. 1Vision is prepared with

trained staff and scheduled clients to begin installations immediately.

Rogers noted that an open house and ribbon cutting event would be scheduled in mid-July.

Director Roberg moved to approve the lease agreement with 1Vision Aviation for Hangar H626 and authorize Chair Carlin to sign the agreement. Director Boos seconded the motion. The motion passed unanimously.

Director O'Brien moved to adjourn the meeting, seconded by Director Roberg. The meeting adjourned at 8:20 A.M. with the 5 - 0 vote.

Minutes approved at the May 15, 2024 board meeting.

Kasey L. Windhorst, Board Clerk

(SEAL)

SALINA AIRPORT AUTHORITY

AIRPORT ACTIVITY REPORT

2024

AIR TRAFFIC/ATCT

April, 2024	5,430 Operations
	541 Instrument Operations
	514 Peak Day
April, 2023	7,743 Operations
	615 Instrument Operations
	569 Peak Day
January 2024 - April 2024	22,134 Operations
January 2023 - April 2023	27,946 Operations
January 2022 - April 2022	21,839 Operations

FUEL FLOWAGE

April, 2024	110,346 Gallons
April, 2023	128,122 Gallons
January 2024 - April 2024	564,240 Gallons
January 2023 - April 2023	590,266 Gallons
January 2022 - April 2022	903,986 Gallons

		Avflight	
			Self-fuel
KSU-S	Avflight Salina	Military/Gov't Portion	Station Portion
7,799	102,548	19,552	416
11,450	116,672	25,581	338
33,557	530,684	141,231	676
42,700	547,566	112,901	966
44,264	859,722	287,216	1,139

SkyWest Airlines

ENPLANEMENTS	DEPLANEMENTS	TOTAL
April, 2024	1,352 Passengers	1,257 Passengers
April, 2023	1,307 Passengers	1,347 Passengers
January 2024 - April 2024	3,986 Passengers	
January 2023 - April 2023	4,365 Passengers	
January 2022 - April 2022	6,032 Passengers	

ENPLANEMENTS - Charter Flights

April, 2024	0 Passengers
April, 2023	0 Passengers
January 2024 - April 2024	1,220 Passengers
January 2023 - April 2023	263 Passengers
January 2022 - April 2022	2,065 Passengers

TOTAL ENPLANEMENTS - Scheduled Flights & Charter Flights

April, 2024	1,352 Passengers
April, 2023	1,307 Passengers
January 2024 - April 2024	5,206 Passengers
January 2023 - April 2023	4,628 Passengers
January 2022 - April 2022	8,097 Passengers

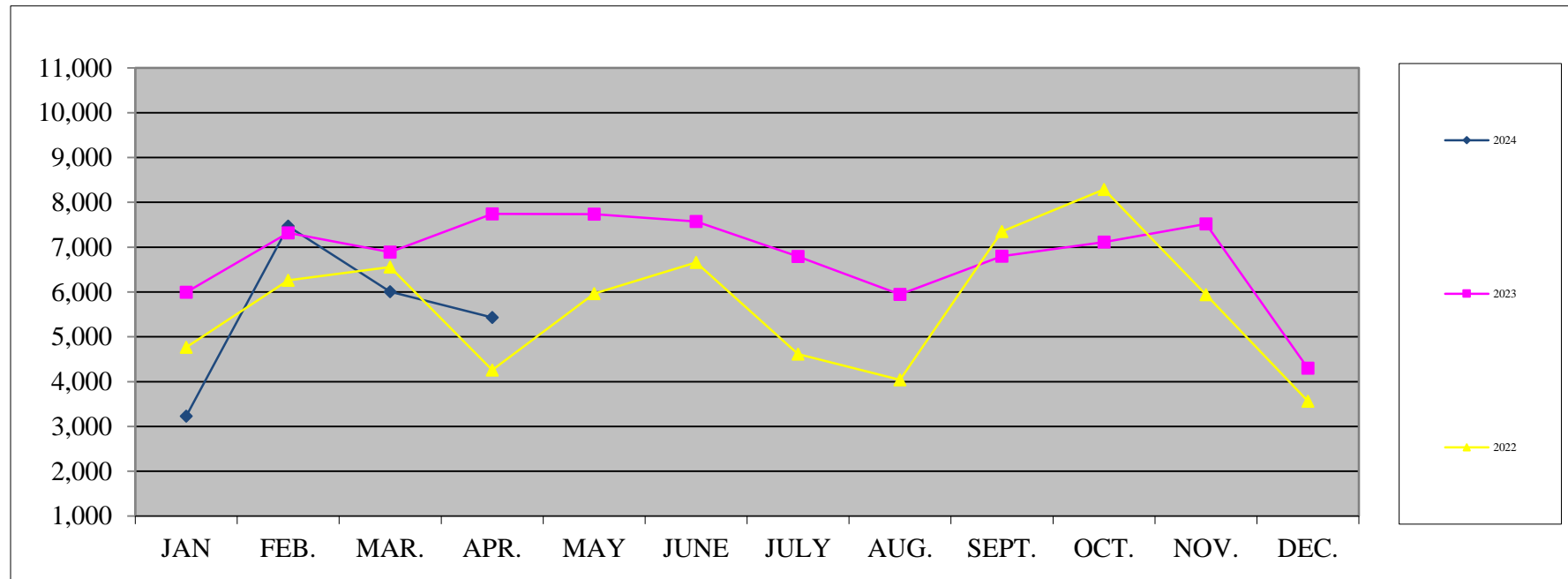
AIRPORT TRAFFIC RECORD

2023 - 2024

	ITINERANT					LOCAL			
	AC	AT	GA	MI	Total Itinerant	Civil	Military	Total Local	Total Operations
2024									
January, 24	126	861	482	240	1,709	1,448	74	1,522	3,231
February, 24	138	1,905	818	182	3,043	4,166	257	4,423	7,466
March, 24	143	1,364	772	302	2,581	3,254	172	3,426	6,007
April, 24	89	1,512	755	171	2,527	2,835	68	2,903	5,430
May, 24									
June, 24									
July, 24									
August, 24									
September, 24									
October, 24									
November, 24									
December, 24									
Totals January - April	496	5,642	2,827	895	9,860	11,703	571	12,274	22,134
2023									
January, 23	125	1,650	655	267	2,697	3,018	278	3,296	5,993
February, 23	130	2,351	701	299	3,481	3,615	224	3,839	7,320
March, 23	138	1,757	652	349	2,896	3,766	228	3,994	6,890
April, 23	130	2,074	759	348	3,311	4,246	186	4,432	7,743
May, 23									
June, 23									
July, 23									
August, 23									
September, 23									
October, 23									
November, 23									
December, 23									
Totals January - April	523	7,832	2,767	1,263	12,385	14,645	916	15,561	27,946
Difference	-27	-2,190	60	-368	-2,525	-2,942	-345	-3,287	-5,812
YTD % Change	-5%	-28%	2%	-29%	-20%	-20%	-38%	-21%	-21%
Legend:	AC: Air Carrier		AT: Air Taxi						
	GA: General Aviation		MI: Military						

AIR TRAFFIC

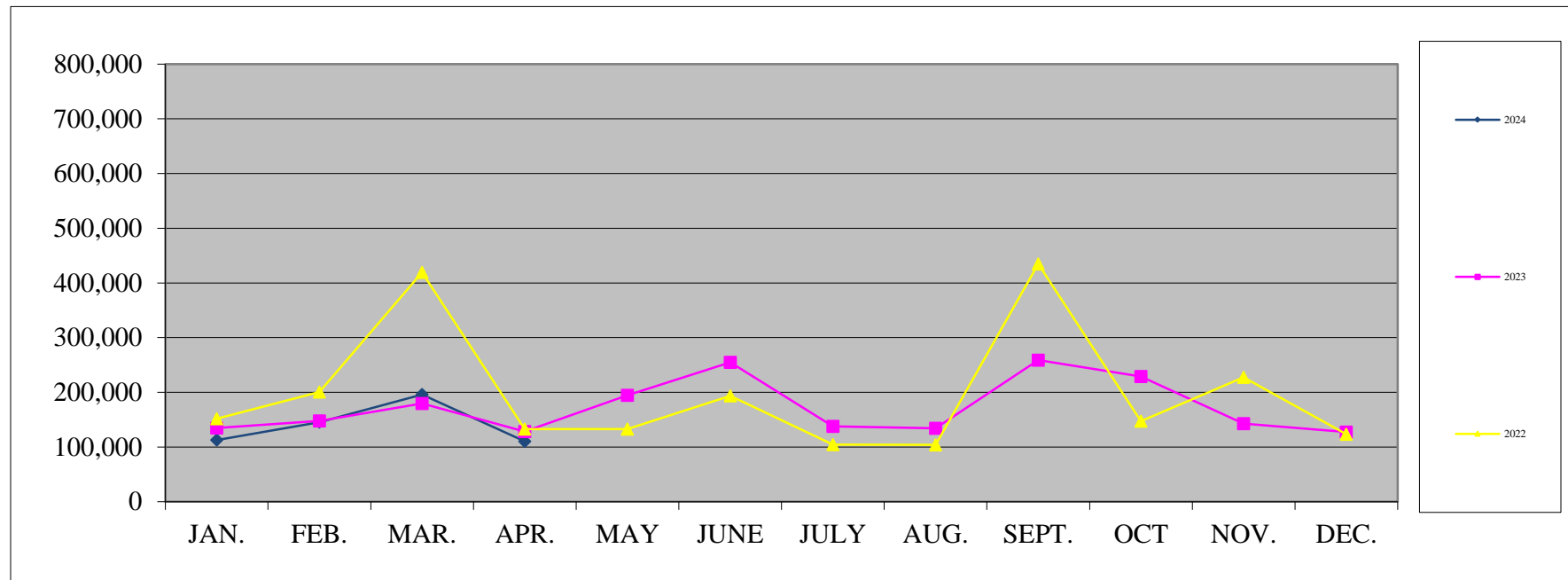
	<u>JAN</u>	<u>FEB.</u>	<u>MAR.</u>	<u>APR.</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUG.</u>	<u>SEPT.</u>	<u>OCT.</u>	<u>NOV.</u>	<u>DEC.</u>	<u>TOTAL</u>
2024	3,231	7,466	6,007	5,430									22,134
2023	5,993	7,320	6,890	7,743	7,734	7,572	6,791	5,945	6,801	7,112	7,521	4,297	81,719
2022	4,764	6,260	6,557	4,258	5,965	6,660	4,613	4,040	7,352	8,289	5,940	3,564	68,262
2021	3,996	5,989	7,688	8,739	6,570	7,142	7,230	6,181	7,206	7,958	6,808	5,463	80,970
2020	3,109	6,494	2,841	1,398	2,614	5,846	5,399	7,318	7,550	8,532	5,078	4,269	60,448
2019	3,102	4,852	6,848	8,225	6,328	8,541	8,051	5,520	7,187	7,240	6,072	4,587	76,553
2018	3,418	4,601	6,312	5,510	5,094	6,865	6,865	4,910	6,336	9,974	5,317	4,091	69,293
2017	3,539	6,598	5,329	5,340	4,253	4,338	3,613	4,717	7,081	6,177	6,062	4,094	61,141
2016	4,422	7,789	7,962	7,312	6,898	8,011	5,877	4,789	7,593	6,052	5,458	4,948	77,111
2015	6,918	7,133	8,557	8,870	8,022	7,268	8,089	5,426	8,846	11,367	8,753	7,101	96,350
2014	6,511	6,887	7,143	8,426	8,365	7,234	7,423	5,756	9,035	10,496	8,316	5,509	91,101



FUEL FLOWAGE

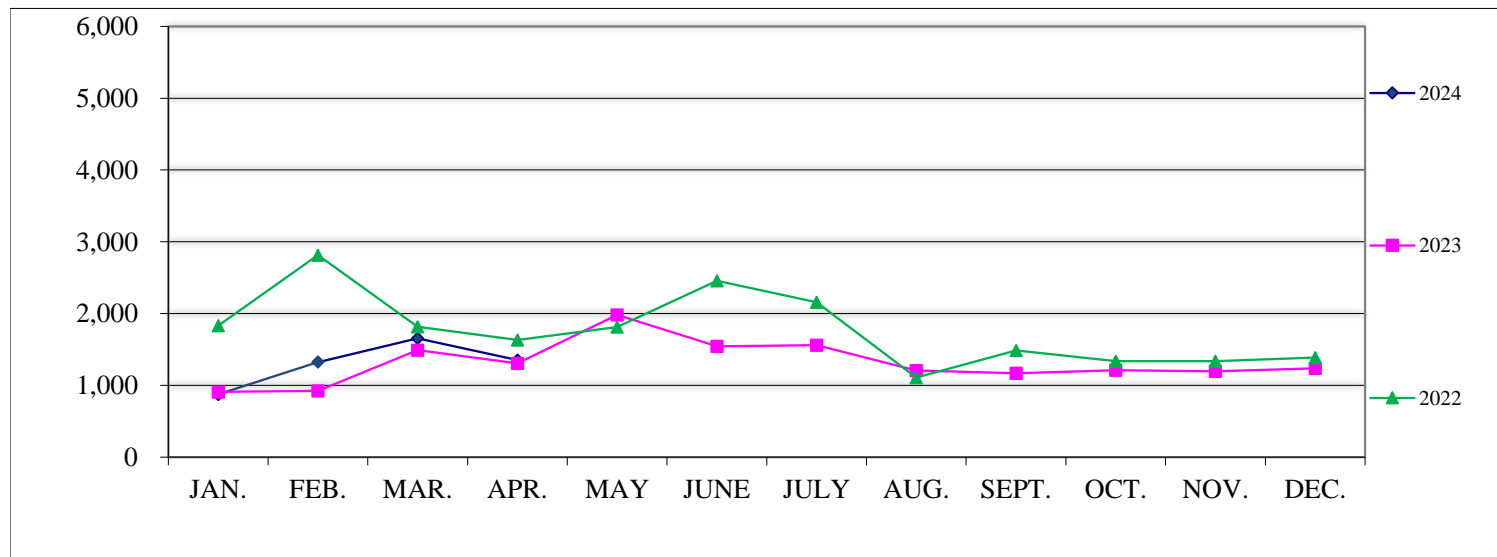
Gallons of Fuel Sold at SLN

	<u>JAN.</u>	<u>FEB.</u>	<u>MAR.</u>	<u>APR.</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUG.</u>	<u>SEPT.</u>	<u>OCT</u>	<u>NOV.</u>	<u>DEC.</u>	<u>TOTAL</u>
2024	112,666	145,336	195,892	110,346									564,240
2023	134,955	147,775	179,414	128,122	194,746	254,599	137,603	134,249	258,893	228,702	142,909	127,411	2,069,378
2022	151,697	200,550	418,947	132,791	132,881	193,611	104,328	103,932	434,725	147,216	227,214	123,281	2,371,173
2021	118,269	145,726	209,376	127,107	171,289	159,725	236,452	226,367	171,259	199,197	160,279	171,150	2,096,198
2020	118,337	341,329	124,865	56,765	90,326	105,987	142,234	692,613	128,710	208,081	170,893	114,869	2,295,009
2019	156,531	183,334	150,881	119,745	172,835	157,376	111,147	645,834	161,888	223,382	108,525	87,182	2,278,659
2018	74,807	186,507	172,561	154,513	131,941	367,663	288,977	303,273	348,454	161,563	125,129	99,437	2,414,825
2017	115,075	588,072	203,387	149,134	143,801	211,351	160,134	126,751	418,616	172,614	200,050	133,173	2,622,158
2016	80,221	136,763	130,990	94,673	153,410	132,964	208,846	375,330	137,906	126,983	100,764	182,062	1,860,912
2015	176,746	188,406	290,470	132,543	128,100	126,428	237,782	108,581	143,816	717,601	147,853	89,277	2,487,603
2014	115,573	135,651	112,694	95,549	110,387	282,468	103,108	83,757	91,423	652,207	90,948	97,295	1,971,061



ENPLANEMENTS

	<u>JAN.</u>	<u>FEB.</u>	<u>MAR.</u>	<u>APR.</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUG.</u>	<u>SEPT.</u>	<u>OCT.</u>	<u>NOV.</u>	<u>DEC.</u>	<u>TOTAL</u>
2024	875	1,324	1,655	<u>1,352</u>									<u>5,206</u>
2023	910	922	1,489	1,307	1,982	1,544	1,558	1,209	1,167	1,212	1,195	1,239	15,734
2022	1,833	2,815	1,815	1,634	1,813	2,458	2,157	1,109	1,486	1,338	1,339	1,386	20,252
2021	638	548	909	904	2,151	1,979	2,379	1,859	2,050	2,182	1,949	2,032	19,407
2020	1,232	4,716	2,219	52	105	338	392	1,705	552	624	602	628	10,561
2019	996	1,659	1,698	1,548	1,865	1,727	2,065	2,556	1,540	1,958	1,703	1,874	21,189
2018	414	715	370	783	1,387	1,751	1,623	5,553	2,095	2,230	1,756	1,622	20,299
2017	720	1,344	731	756	761	852	793	746	3,874	946	1,229	1,207	13,959
2016	36	0	0	0	0	104	372	910	637	558	574	692	3,883
2015	528	107	4,550	531	122	88	77	79	61	3,574	592	80	10,389
2014	145	109	140	135	175	403	282	223	178	431	157	178	2,556



****Adjustment based on Nonscheduled/On-Demand Air Carrier Filings FAA Form 1800-31**

***SALINA** Airport*

Authority

APRIL 2024

FINANCIAL STATEMENTS

Moody's Credit Opinion -
Salina Airport Authority, KS /
8 May 2023

Salina Airport Authority
Statement of Net Position Prev Year Comparison
As of April 30, 2024

05/09/2024

	Apr 30, 24	Mar 31, 24	\$ Change	Apr 30, 23	\$ Change	% Change
ASSETS						
Current Assets						
Checking/Savings						
Cash in Bank-Bond Funds	7,055,448	8,300,084	-1,244,636	828,810	6,226,638	751%
Cash in bank-Operating Funds	2,675,068	1,427,587	1,247,481	1,133,887	1,541,181	136%
Cash in Bank - AIM Center	1,080,966	1,668,784	-587,818	0	1,080,966	100%
Cash in Bank - Mill Levy	2,014,693	2,010,512	4,181	1,763,538	251,155	14%
Total Checking/Savings	12,826,175	13,406,967	-580,792	3,726,235	9,099,940	244%
Accounts Receivable						
Accounts Receivable	103,129	116,106	-12,977	156,115	-52,986	-34%
Total Accounts Receivable	103,129	116,106	-12,977	156,115	-52,986	-34%
Other Current Assets						
Agri Land Receivable	71,000	71,000	0	71,000	0	0%
Mill Levy receivable	1,505,481	1,505,481	0	1,177,599	327,882	28%
Other current assets	855,453	871,452	-15,999	1,159,735	-304,282	-26%
Undeposited Funds	30,804	0	30,804	9,578	21,226	222%
Total Other Current Assets	2,462,738	2,447,933	14,805	2,417,912	44,826	2%
Total Current Assets	15,392,042	15,971,006	-578,964	6,300,262	9,091,780	144%
Fixed Assets						
Fixed assets at cost	113,860,176	112,581,458	1,278,718	102,879,830	10,980,346	11%
Less accumulated depreciation	-57,533,721	-57,263,721	-270,000	-54,453,721	-3,080,000	-6%
Total Fixed Assets	56,326,455	55,317,737	1,008,718	48,426,109	7,900,346	16%
Other Assets						
Deferred Outflow of Resources	1,020,668	1,020,668	0	1,147,779	-127,111	-11%
Other assets	3,009,970	3,009,970	0	3,009,970	0	0%
Total Other Assets	4,030,638	4,030,638	0	4,157,749	-127,111	-3%
TOTAL ASSETS	75,749,135	75,319,381	429,754	58,884,120	16,865,015	29%
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts payable	1,378,916	1,415,102	-36,186	454,342	924,574	203%
Total Accounts Payable	1,378,916	1,415,102	-36,186	454,342	924,574	203%
Total Credit Cards	0	-22	22	3,212	-3,212	-100%
Other Current Liabilities						
Accrued debt interest payable	234,677	114,819	119,858	104,605	130,072	124%
Debt, current portion	6,803,560	6,803,560	0	8,397,157	-1,593,597	-19%
Deferred Agri Land Revenue	47,333	53,250	-5,917	47,333	0	0%
Deferred Mill Levy revenue	2,325,891	2,616,628	-290,737	1,821,914	503,977	28%
Other current liabilities	275,431	257,619	17,812	221,853	53,578	24%
Total Other Current Liabilities	9,686,892	9,845,876	-158,984	10,592,862	-905,970	-9%
Total Current Liabilities	11,065,808	11,260,956	-195,148	11,050,416	15,392	0%
Long Term Liabilities						
Debt - Long Term	38,272,068	38,272,068	0	24,909,083	13,362,985	54%
Deferred Inflows of Resources	3,621,787	3,621,787	0	3,621,787	0	0%
Less current portion	-6,803,560	-6,803,560	0	-8,397,157	1,593,597	19%
Net OPEB Liability (KPERs)	9,003	9,003	0	9,003	0	0%
Net Pension Liability	942,015	942,015	0	942,015	0	0%
Security Deposits Returnable	124,099	123,264	835	132,891	-8,792	-7%
Total Long Term Liabilities	36,165,412	36,164,577	835	21,217,622	14,947,790	70%
Total Liabilities	47,231,220	47,425,533	-194,313	32,268,038	14,963,182	46%
Equity						
Invested in Capital Assets net	25,006,522	25,006,522	0	24,839,222	167,300	1%
Net assets, Designated	90,000	90,000	0	90,000	0	0%
Net assets, Unrestricted	2,665,976	2,665,976	0	1,691,869	974,107	58%
Net Income	755,416	131,352	624,064	-5,008	760,424	15,184%
Total Equity	28,517,914	27,893,850	624,064	26,616,083	1,901,831	7%
TOTAL LIABILITIES & EQUITY	75,749,134	75,319,383	429,751	58,884,121	16,865,013	29%

Salina Airport Authority
Profit & Loss Budget Performance
April 2024

8:37 PM
05/09/2024
Accrual Basis

	Apr 24	Jan - Apr 24	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense						
Income						
Airfield revenue						
Fuel Flowage Fees	11,243	55,941	68,333	-12,392	82%	205,000
Hangar rent	83,732	340,659	381,667	-41,008	89%	1,145,000
Landing fees	1,927	13,074	10,333	2,741	127%	31,000
Ramp rent	6,380	25,520	22,833	2,687	112%	68,500
Total Airfield revenue	103,282	435,194	483,166	-47,972	90%	1,449,500
Building and land rent						
Agri land rent	5,917	23,667	23,667	0	100%	71,000
Building rents - Long Term						
Short-term leasing	25,334	102,560	200,667	-98,107	51%	602,000
Building rents - Long Term - Other	97,480	374,167	301,000	73,167	124%	903,000
Total Building rents - Long Term	122,814	476,727	501,667	-24,940	95%	1,505,000
Land rent						
Basic Land Rent	14,154	48,099	37,767	10,332	127%	113,300
Property tax - tenant share	10,975	43,900	43,900	0	100%	131,700
Total Land rent	25,129	91,999	81,667	10,332	113%	245,000
Tank rent	1,306	5,224	6,667	-1,443	78%	20,000
Total Building and land rent	155,166	597,617	613,668	-16,051	97%	1,841,000
Other revenue						
Airport Marketing	20,000	20,000	20,000	0	100%	20,000
Commissions	0	6,046	8,333	-2,287	73%	25,000
Other income	260	24,704	25,000	-296	99%	75,000
Total Other revenue	20,260	50,750	53,333	-2,583	95%	120,000
Total Income	278,708	1,083,561	1,150,167	-66,606	94%	3,410,500
Gross Profit	278,708	1,083,561	1,150,167	-66,606	94%	3,410,500
Expense						
Administrative expenses						
A/E, consultants, brokers	9,087	41,632	28,333	13,299	147%	85,000
Airport promotion	19,157	68,774	85,000	-16,226	81%	255,000
Bad Debt Expense	0	0	1,667	-1,667	0%	5,000
Computer/Network Admin.	2,935	14,735	18,333	-3,598	80%	55,000
Dues and subscriptions	717	8,065	10,000	-1,935	81%	30,000
Employee retirement	9,933	41,146	39,118	2,028	105%	117,354
FICA and medicare tax expense	7,261	30,099	28,667	1,432	105%	86,000
Industrial development	4,792	19,167	20,000	-833	96%	60,000
Insurance , property	18,750	75,767	80,000	-4,233	95%	240,000
Insurance, medical	777	63,211	81,333	-18,122	78%	244,000
Kansas unemployment tax	0	299	333	-34	90%	1,000
Legal and accounting	15,470	27,968	20,333	7,635	138%	61,000
Office salaries	60,826	238,707	223,667	15,040	107%	671,000
Office Supplies	1,325	5,666	3,500	2,166	162%	10,500
Other administrative expense	3,360	5,648	5,000	648	113%	15,000
Postage	45	449	667	-218	67%	2,000
Property tax expense	12,083	48,333	50,000	-1,667	97%	150,000
Special Events	0	0	667	-667	0%	2,000
Telephone	1,641	6,178	9,500	-3,322	65%	28,500
Training	295	890	4,000	-3,110	22%	12,000
Travel and meetings	54	2,208	5,000	-2,792	44%	15,000
Total Administrative expenses	168,508	698,942	715,118	-16,176	98%	2,145,354

	Apr 24	Jan - Apr 24	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Maintenance expenses						
Airfield maintenance	32,106	40,463	17,500	22,963	231%	52,500
Airport Security	0	234	867	-633	27%	2,600
Building maintenance	23,371	77,690	66,667	11,023	117%	200,000
Equipment fuel and repairs	7,802	42,303	30,000	12,303	141%	90,000
Fire Services	0	1,978	11,667	-9,689	17%	35,000
Grounds maintenance	311	1,060	7,667	-6,607	14%	23,000
Maintenance salaries	34,543	156,583	156,667	-84	100%	470,000
Other maintenance expenses	1,611	7,250	7,500	-250	97%	22,500
Snow removal expense	0	3,151	7,500	-4,349	42%	22,500
Utilities	1,699	79,719	96,667	-16,948	82%	290,000
Total Maintenance expenses	101,443	410,431	402,702	7,729	102%	1,208,100
Total Expense	269,951	1,109,373	1,117,820	-8,447	99%	3,353,454
Net Ordinary Income	8,757	-25,812	32,347	-58,159	-80%	57,046
Other Income/Expense						
Other Income						
AIM Center Tuition	400	400	600	-200	67%	8,600
Capital contributed						
Air Service Grants	0	200,000	200,000	0	100%	666,664
Capital contributed - Other	823,469	1,002,425	2,825,000	-1,822,575	35%	13,825,000
Total Capital contributed	823,469	1,202,425	3,025,000	-1,822,575	40%	14,491,664
Interest income						
Int. Income -2023 Bond Proceeds	11,251	89,594	60,000	29,594	149%	180,000
Interest income on deposits	45,455	100,874	8,000	92,874	1,261%	24,000
Total Interest income	56,706	190,468	68,000	122,468	280%	204,000
Mill levy income	290,736	1,162,946	1,162,946	0	100%	3,488,837
Total Other Income	1,171,311	2,556,239	4,256,546	-1,700,307	60%	18,193,101
Other Expense						
AIM Center Expenses						
Consultants	1,670	20,432	19,138	1,294	107%	36,472
Equipment, Fuel & Repairs	297	297	500	-203	59%	2,500
Events	242	2,382	2,000	382	119%	4,000
Instructors / Vendor 3rd Party	31,250	55,741	35,000	20,741	159%	95,000
Marketing/Communication	45,687	45,687	11,897	33,790	384%	90,230
Other	0	1,239	1,000	239	124%	1,500
Technology	0	2,802	10,000	-7,198	28%	15,000
Total AIM Center Expenses	79,146	128,580	79,535	49,045	162%	244,702
Debt interest expense net						
Bond issue cost	0	0	0	0	0%	50,000
Interest Expense on Debt	119,858	479,432	479,432	0	100%	1,438,296
Total Debt interest expense net	119,858	479,432	479,432	0	100%	1,488,296
Depreciation expense	270,000	1,080,000	1,080,000	0	100%	3,240,000
SkyWest Overnight Flight	87,000	87,000	90,000	-3,000	97%	810,000
Total Other Expense	556,004	1,775,012	1,728,967	46,045	103%	5,782,998
Net Other Income	615,307	781,227	2,527,579	-1,746,352	31%	12,410,103
Net Income	624,064	755,415	2,559,926	-1,804,511	30%	12,467,149

Salina Airport Authority
Profit & Loss Prev Year Comparison
January through April 2024

8:42 PM
05/09/2024
Accrual Basis

	Jan - Apr 24	Jan - Apr 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
Airfield revenue				
Fuel Flowage Fees	55,941	53,079	2,862	5%
Hangar rent	340,659	330,588	10,071	3%
Landing fees	13,074	8,227	4,847	59%
Ramp rent	25,520	25,768	-248	-1%
Total Airfield revenue	435,194	417,662	17,532	4%
Building and land rent				
Agri land rent	23,667	23,667	0	0%
Building rents - Long Term				
Short-term leasing	102,560	154,554	-51,994	-34%
Building rents - Long Term - Other	374,167	353,642	20,525	6%
Total Building rents - Long Term	476,727	508,196	-31,469	-6%
Land rent				
Basic Land Rent	48,099	46,466	1,633	4%
Property tax - tenant share	43,900	36,667	7,233	20%
Total Land rent	91,999	83,133	8,866	11%
Tank rent	5,224	4,880	344	7%
Total Building and land rent	597,617	619,876	-22,259	-4%
Other revenue				
Airport Marketing	20,000	20,000	0	0%
Commissions	6,046	6,902	-856	-12%
Other income	24,704	19,032	5,672	30%
Total Other revenue	50,750	45,934	4,816	10%
Total Income	1,083,561	1,083,472	89	0%
Gross Profit	1,083,561	1,083,472	89	0%
Expense				
Administrative expenses				
A/E, consultants, brokers	41,632	21,869	19,763	90%
Airport promotion				
Air Serv. Mktg - SAA	66,578	79,074	-12,496	-16%
Airport promotion - Other	2,195	3,521	-1,326	-38%
Total Airport promotion	68,773	82,595	-13,822	-17%
Computer/Network Admin.	14,735	15,400	-665	-4%
Dues and subscriptions	8,065	10,256	-2,191	-21%
Employee retirement	41,146	31,503	9,643	31%
FICA and medicare tax expense	30,099	25,040	5,059	20%
Industrial development	19,167	19,167	0	0%
Insurance , property	75,767	75,417	350	0%
Insurance, medical	63,211	52,299	10,912	21%
Kansas unemployment tax	299	246	53	22%
Legal and accounting	27,968	16,412	11,556	70%
Office salaries	238,707	195,495	43,212	22%
Office Supplies	5,666	2,076	3,590	173%
Other administrative expense				
Merchant Processing Fees	5,138	2,089	3,049	146%
Other administrative expense - Other	510	1,171	-661	-56%
Total Other administrative expense	5,648	3,260	2,388	73%
Postage	449	609	-160	-26%
Property tax expense	48,333	48,333	0	0%
Special Events	0	180	-180	-100%
Telephone	6,178	6,448	-270	-4%
Training	890	0	890	100%
Travel and meetings	2,208	-86	2,294	2,667%
Total Administrative expenses	698,941	606,519	92,422	15%

	Jan - Apr 24	Jan - Apr 23	\$ Change	% Change
Maintenance expenses				
Airfield maintenance	40,463	15,002	25,461	170%
Airport Security	234	1,346	-1,112	-83%
Building maintenance	77,690	75,937	1,753	2%
Equipment fuel and repairs	42,303	36,407	5,896	16%
Fire Services	1,978	1,091	887	81%
Grounds maintenance	1,060	10,322	-9,262	-90%
Maintenance salaries	156,583	132,948	23,635	18%
Other maintenance expenses	7,250	6,418	832	13%
Snow removal expense	3,151	413	2,738	663%
Utilities	79,719	94,001	-14,282	-15%
Total Maintenance expenses	410,431	373,885	36,546	10%
Uncategorized Expenses	0	0	0	0%
Total Expense	1,109,372	980,404	128,968	13%
Net Ordinary Income	-25,811	103,068	-128,879	-125%
Other Income/Expense				
Other Income				
AIM Center Tuition	400	0	400	100%
Capital contributed				
Air Service Grants	200,000	0	200,000	100%
Capital contributed - Other	1,002,425	128,636	873,789	679%
Total Capital contributed	1,202,425	128,636	1,073,789	835%
Interest income				
Int. Income -2023 Bond Proceeds	89,594	0	89,594	100%
Interest income on deposits	100,874	28,973	71,901	248%
Total Interest income	190,468	28,973	161,495	557%
Mill levy income	1,162,946	914,660	248,286	27%
Total Other Income	2,556,239	1,072,269	1,483,970	138%
Other Expense				
AIM Center Expenses				
Consultants	20,432	0	20,432	100%
Equipment, Fuel & Repairs	297	0	297	100%
Events	2,382	0	2,382	100%
Instructors / Vendor 3rd Party	55,741	0	55,741	100%
Marketing/Communication	45,687	0	45,687	100%
Other	1,239	0	1,239	100%
Technology	2,802	0	2,802	100%
Total AIM Center Expenses	128,580	0	128,580	100%
Debt interest expense net				
Bond issue cost	0	1,985	-1,985	-100%
Interest Expense on Debt	479,432	178,362	301,070	169%
Total Debt interest expense net	479,432	180,347	299,085	166%
Depreciation expense	1,080,000	1,000,000	80,000	8%
SkyWest Overnight Flight	87,000	0	87,000	100%
Total Other Expense	1,775,012	1,180,347	594,665	50%
Net Other Income	781,227	-108,078	889,305	823%
Net Income	755,416	-5,010	760,426	15,178%

Salina Airport Authority
Capital Additions Budget vs. Actual
As of April 30, 2024

5:16 AM
05/10/2024
Accrual Basis

	April 24	Jan - Apr 24	Annual Budget	+/- \$ Over Budget	% of Annual Budget
ASSETS					
Fixed Assets					
Fixed assets at cost					
Airfield					
AIP-48 Rwy 12/30 Rehab Design	14,699	109,349	36,500	72,849	300%
AIP-49 Fuel Farm Construction	74,300	262,770	5,969,226	-5,706,456	4%
AIP-50-51 SRE Equip A/E & Acq.		9,361	1,777,324	-1,767,963	1%
AIP-52/53 Rwy 12/30 Rehab Const	387	0	7,177,810	-7,177,810	0%
AIP-54 Term. Parking Lot Design		500	275,000	-274,500	0%
AIP-55 Term. Bldg. Exp. Design		0	250,000	-250,000	0%
AIP-XX AFFF to F3 Transition		0	50,000	-50,000	0%
AIP 52-53 Rwy 12-30 Const.		387	5,565,000	-5,564,613	0%
Airfield Improvements	24,572	24,572	50,000	-25,428	49%
Airfield Security		0	10,000	-10,000	0%
Fuel Farm Construction-Non Fed	2,764	18,814	1,065,042	-1,046,228	2%
GA Hangar Construction	100,000	661,009	700,000	-38,991	94%
H626 Apron-Taxi Area Imps.	679,224	679,224	830,000	-150,776	82%
Total Airfield	895,946	1,765,986	23,755,902	-21,989,916	7%
Buildings & Improvements					
Bldg. 120 Terminal building					
Terminal Bldg. Other		0	20,000	-20,000	0%
Total Bldg. 120 Terminal building	0	0	20,000	-20,000	0%
Building improvements					
Bldg. #1021 Facility Imps.		0	35,000	-35,000	0%
Bldg. 394 Parking Lot Imps.		0	35,000	-35,000	0%
Bldg. 412 Imps.		9,503	10,000	-497	95%
Bldg. 520 Imps.		0	20,000	-20,000	0%
Bldg. Imps. Other	1,750	37,278	50,000	-12,722	75%
Hangar #509 Imps.	425	24,566	20,000	4,566	123%
Hangar 504 Improvements		5,963	15,000	-9,037	40%
Hangar 600 Improvements		0	20,000	-20,000	0%
Hangar 606 Rehabilitation		0	15,000	-15,000	0%
Hangar 626 AIM Classroom 111	6,987	50,987	760,000	-709,013	7%
Hangar 626 Rehabilitation	373,611	1,874,575	2,918,100	-1,043,525	64%
Hangar 959 Rehabilitation		13,860	25,000	-11,140	55%
Total Building improvements	382,773	2,016,732	3,923,100	-1,906,368	51%
FBO Improvements					
Bldg. 700 Imps. Avflight North		0	20,000	-20,000	0%
Hangar 409-1 Imps Avflight So.		0	15,000	-15,000	0%
Total FBO Improvements	0	0	35,000	-35,000	0%
Pumphouse 305		0	10,000	-10,000	0%
Total Buildings & Improvements	382,773	2,016,732	3,988,100	-1,971,368	51%
Equipment					
Airfield Equipment		0	15,000	-15,000	0%
ARFF equipment		0	25,000	-25,000	0%
Communications equipment		0	20,000	-20,000	0%
Computer equipment		0	15,000	-15,000	0%
Industrial center equipment		0	25,000	-25,000	0%
Office equipment		0	7,500	-7,500	0%
Other Equipment		230,372	1,743,000	-1,512,628	13%
Shop equipment		0	15,000	-15,000	0%
Vehicles		0	15,000	-15,000	0%
Total Equipment	0	230,372	1,880,500	-1,650,128	12%
Land					
Airport Indust. Cent. Imps.		3,400	25,000	-21,600	14%
Rail Spur Imps.		0	25,000	-25,000	0%
Total Land	0	3,400	50,000	-46,600	7%
Total Fixed assets at cost	1,278,719	4,016,490	29,674,502	-25,658,012	14%

05/09/24

Salina Airport Authority

Significant Capital Expenditures Detail

April 2024

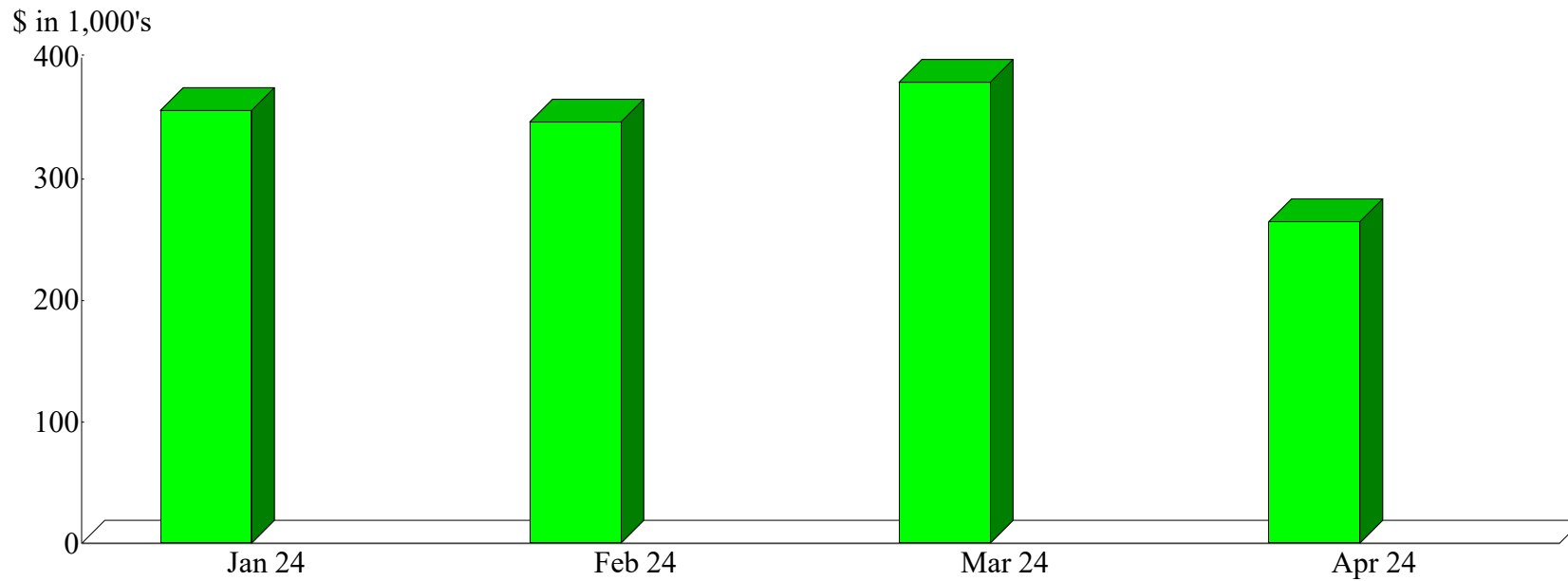
Type	Date	Name	Memo	Amount	Balance
Fixed assets at cost					
Airfield					
AIP-48 Rwy 12/30 Rehab Design					
Bill	04/20/2024	Jviation	SLN AIP 048 - Runway 12/30 Rehab Progress Billing - Design	14,698.50	14,698.50
			Total AIP-48 Rwy 12/30 Rehab Design	14,698.50	14,698.50
AIP-49 Fuel Farm Construction					
Bill	04/20/2024	Jviation	SLN AIP 049 - Fuel Farm Construction Progress Payment	74,300.00	74,300.00
			Total AIP-49 Fuel Farm Construction	74,300.00	74,300.00
AIP 52-53 Rwy 12-30 Const.					
Bill	04/28/2024	GateHouse Media Kansas Holdin...	Invitation to Bid - notice placed 4/26/24, 4/28/24	386.50	386.50
			Total AIP 52-53 Rwy 12-30 Const.	386.50	386.50
Airfield Improvements					
Bill	04/03/2024	Earles Engineering & Inspections...	Progress Estimate 1 - 24-09 Dump Station Relocation	2,500.00	2,500.00
Bill	04/16/2024	Precision Electrical Contractors L...	KHP ARMAG Electrical Service	6,299.00	8,799.00
Bill	04/25/2024	Crafco, Inc.	Mastic One Meltable - 12600 lbs	9,324.00	18,123.00
Bill	04/30/2024	Hali-Brite Inc.	Runway 17 - replacement wind indicator	6,448.74	24,571.74
			Total Airfield Improvements	24,571.74	24,571.74
Fuel Farm Construction-Non Fed					
Bill	04/27/2024	Dragun Corp	Progress payment - Professional services 4/1/24 - 4/27/24 for UST Clo...	2,763.75	2,763.75
			Total Fuel Farm Construction-Non Fed	2,763.75	2,763.75
GA Hangar Construction					
Bill	04/24/2024	Bret Givens Construction, Inc.	Progress payment #6 - GA Hangar Construction	100,000.00	100,000.00
			Total GA Hangar Construction	100,000.00	100,000.00
H626 Apron-Taxi Area Imps.					
Bill	04/24/2024	APAC-Kansas, Inc., Shears Div.	H626 Airfield apron and taxiway improvements	679,224.35	679,224.35
			Total H626 Apron-Taxi Area Imps.	679,224.35	679,224.35
			Total Airfield	895,944.84	895,944.84
Buildings & Improvements					
Building improvements					
Bldg. Imps. Other					
Bill	04/30/2024	Hutton Corporation	DMV - Preliminary Design Services 2024 Apr	1,750.00	1,750.00
			Total Bldg. Imps. Other	1,750.00	1,750.00
Hangar #509 Imps.					
Bill	04/26/2024	Midwest Concrete Materials, Inc. ...	Concrete to H509 West bathrooms	425.00	425.00
			Total Hangar #509 Imps.	425.00	425.00
Hangar 626 AIM Classroom 111					
Bill	04/28/2024	GateHouse Media Kansas Holdin...	Invitation to Bid - notice placed 4/17/24, 4/21/24	386.50	386.50
Bill	04/30/2024	Architect One, Inc.	AIM Center Progress Payment	6,600.00	6,986.50
			Total Hangar 626 AIM Classroom 111	6,986.50	6,986.50
Hangar 626 Rehabilitation					
Bill	04/04/2024	High Plains Communications, Inc.	Progress payment #2 - H626 Data Cable installation	2,653.75	2,653.75
Bill	04/30/2024	City of Salina	H626 Cap. Exp. Water - Apr	50.17	2,703.92
Bill	04/30/2024	High Plains Communications, Inc.	Progress payment - Install Fiber and Cat6 wiring	2,653.75	5,357.67
Bill	04/30/2024	Hutton Corporation	Hangar H626 renovations - progress payment	368,253.74	373,611.41
			Total Hangar 626 Rehabilitation	373,611.41	373,611.41
			Total Building improvements	382,772.91	382,772.91
			Total Buildings & Improvements	382,772.91	382,772.91
			Total Fixed assets at cost	1,278,717.75	1,278,717.75
Less accumulated depreciation					
General Journal	04/30/2024		recur	-162,000.00	-162,000.00
General Journal	04/30/2024		recur	-108,000.00	-270,000.00
			Total Less accumulated depreciation	-270,000.00	-270,000.00
TOTAL				1,008,717.75	1,008,717.75

Salina Airport Authority
Distributions from the Bond Project Funds
As of April 30, 2024

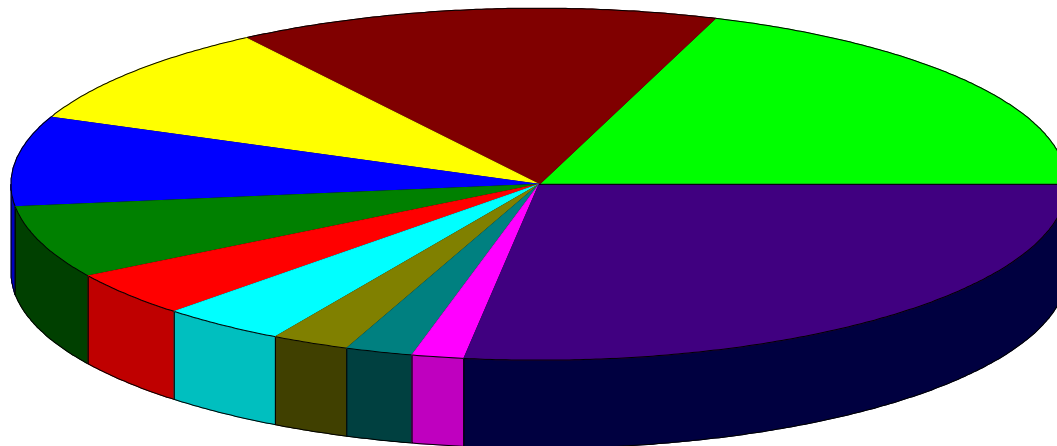
Type	Date	Name	Memo	Debit	Credit	Balance
Cash in Bank-Bond Funds						8,299,099.22
BSB 2022-1 GO Temp Note (9668)						4,950.10
Deposit	04/30/2024		Interest	4.68		4,954.78
Total BSB 2022-1 GO Temp Note (9668)				4.68	0.00	4,954.78
Equity- 2023 GO Bond (8824)						3,272,847.32
Bill Pmt -Check	04/11/2024	City of Salina	Utility - H626 Cap. Exp. Water - Mar		54.11	3,272,793.21
Bill Pmt -Check	04/11/2024	Evergy Inc	Utility - H626 Cap Exp Electric - 2024 Mar		1,182.88	3,271,610.33
Bill Pmt -Check	04/11/2024	Hutton Corporation	Progress Estimate 12 - Hangar 626		968,102.71	2,303,507.62
Bill Pmt -Check	04/11/2024	Kansas Gas Service	Utility - H626 Cap Ex. gas svc - transport - 2024 Mar		278.25	2,303,229.37
Bill Pmt -Check	04/11/2024	Wilson & Company, Inc.	Progress payment 1 - AIP-49 Fuel Farm Waterline Relocation		10,900.00	2,292,329.37
Bill Pmt -Check	04/11/2024	Jviation	VOID: Progress estimate 1 - Fuel Facility Construction	0.00		2,292,329.37
Bill Pmt -Check	04/11/2024	Wilson & Company, Inc.	Progress payment 2 - AIP-49 Fuel Farm Waterline Relocation		5,150.00	2,287,179.37
Bill Pmt -Check	04/11/2024	Woolpert Inc.	Progress estimate 1 - Fuel Facility Construction		188,470.00	2,098,709.37
Bill Pmt -Check	04/26/2024	Bret Givens Construction, Inc.	Progress Estimate #6 - GA Hangars		100,000.00	1,998,709.37
Bill Pmt -Check	04/26/2024	Symmetry Energy Solutions, LLC	Utility - H626 Cap Ex. gas svc - 2024 Mar		154.78	1,998,554.59
Check	04/30/2024	Sunflower Bank	Reimburse SFB - ck # 21802 to High Plains Communications - install CAT6 wiring		2,653.75	1,995,900.84
Deposit	04/30/2024		Interest	11,247.37		2,007,148.21
Total Equity- 2023 GO Bond (8824)				11,247.37	1,276,946.48	2,007,148.21
SFB-2023-GOTN CD (8250)						5,021,301.80
Deposit	04/05/2024		Interest	21,054.66		5,042,356.46
Total SFB-2023-GOTN CD (8250)				21,054.66	0.00	5,042,356.46
Total Cash in Bank-Bond Funds				32,306.71	1,276,946.48	7,054,459.45
Cash in bank-Operating Funds						20,668.00
SFB - Cash mgmt (2636)						20,668.00
SFB-2023 GOTN-Issuance Costs						20,668.00
Total SFB-2023 GOTN-Issuance Costs						20,668.00
Total SFB - Cash mgmt (2636)						20,668.00
Total Cash in bank-Operating Funds						20,668.00
TOTAL				32,306.71	1,276,946.48	7,075,127.45

Sales by Month
January through April 2024

Dollar Sales



Sales Summary
January through April 2024

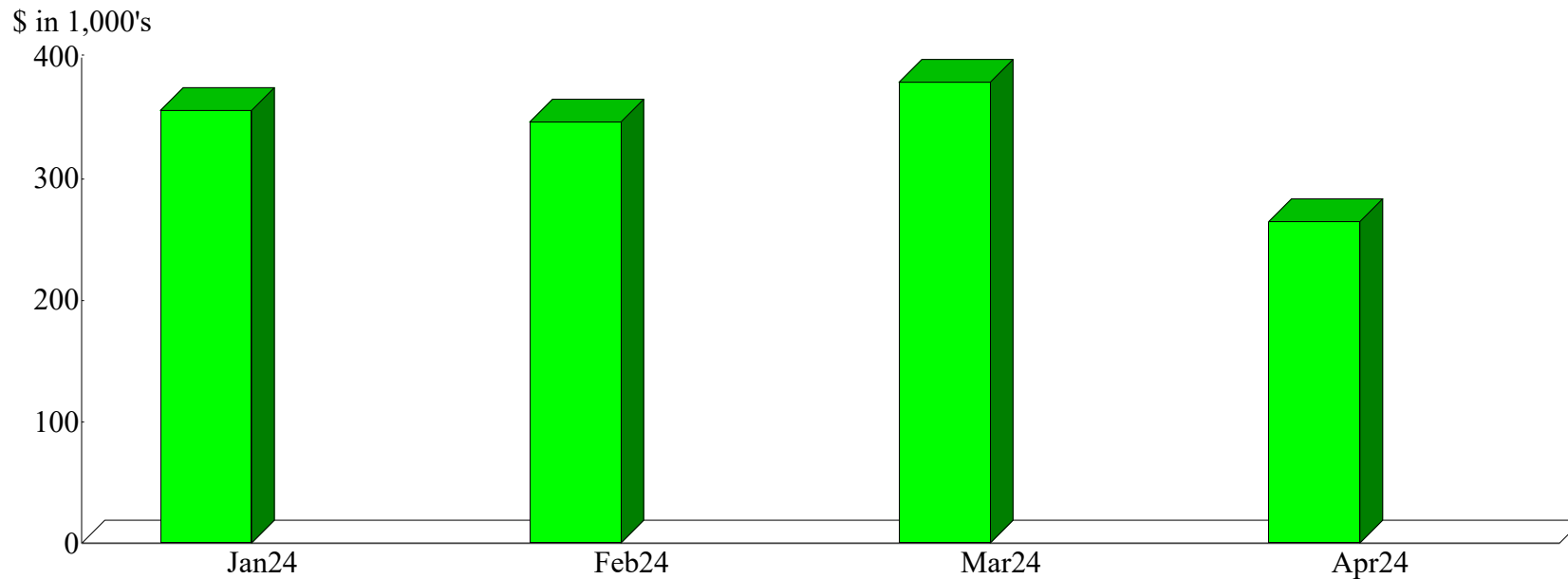


1 Vision Aviation, PLLC	19.73%
Saline County	14.88
Kansas Erosion Products, LLC.	9.42
Avflight Salina	8.34
Stryten Salina, LLC	6.78
Universal Forest Products (UFP)	4.16
K-State Salina	3.84
SkyWest Airlines, Inc.	2.40
Nellis AFB	2.20
Durham School Service, L.P.	1.65
Other	26.62
Total	\$1,344,406.41

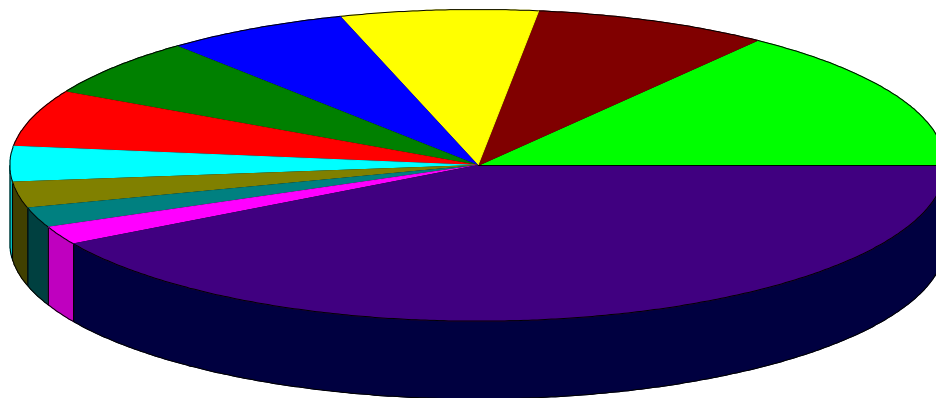
By Customer

Sales by Month
January through April 2024

Dollar Sales



Sales Summary
January through April 2024



Air Service Grant (Air Service Grant)	14.88%
H-00959-1 (Hangar Facility H959 - 2044 S	8.15
H-0606-3 (Hangar 606, 2630 Arnold Court	6.89
B-01021 (Building #1021 located at 3600	6.51
Insurance(CP) (Insurance Reimbursement)	6.10
B-00655-3 (Bldg. #655 (96,611 SF) - 2656	5.99
FFF-Avflight Salina (Fuel Flowage Fee @	3.76
B-00620-1 (Building #620 (30,000 SF) an	2.84
H-0600-4 (Hangar 600 - 2720 Arnold Court	2.11
H-00409-1 (FBO Hangar - 2010 Rogers Ct.)	2.05
Other	40.72
Total	\$1,344,406.41

By Item

REAL ESTATE LEASE AGREEMENT

NOTICE TO LESSOR AND LESSEE: PURSUANT TO THE REQUIREMENTS OF K.S.A.75-3730, 3739 (1) and 3743, as amended. NO LEASE AGREEMENT IS EFFECTIVE NOR MAY EXPENDITURES BE MADE UNTIL THE AGREEMENT HAS BEEN SIGNED AND THE REQUIRED APPROVALS AFFIXED HERETO. Clauses printed in this contract are considered mandatory and may only be supplemented by a special provision approved by the Department of Administration.

CONTRACT PARTIES

LESSOR (First Party or 1st Party)

Contact Person:

LESSOR NAME:

Address: City:

State: Zip Code:

Telephone: Fax:

Email Address:

Type of Firm: ☐ Individual ☐ Partnership ☐ Corporation ☒ Government ☐ L.L.C.

Taxpayer Identification No.:

LESSEE (Second Party or 2nd Party)

Contact Person:

LESSEE NAME:

Address: City:

State: Zip Code:

Email Address:

Telephone: Fax:

Leased Property Description:

Street Address: City:

County: State: Zip Code:

WITNESSETH, that First Party, in consideration of the rents, covenants and agreements of Second Party, hereinafter set forth, does let, lease and rent to Second Party the above described property

1. TERM:

To have and hold the same for the term of:

- (a) Lease Term begin date: (mm/dd/yyyy)
(b) Lease Term end date: (mm/dd/yyyy)
(c) Length: years, months

2. RENTAL PAYMENTS:

Second Party agrees to pay equal
installments of commencing on the 1st day of and on the 1st day
of each corresponding payment period thereafter until the term of this lease ends; or in concurrence with payment
schedule in Special Provision .

Rental payment for the first month shall be prorated if the above described property is not available for occupancy
by the beginning date of the lease. The final payment shall be prorated for any partial month payment that may be
due.

The space herein above described contains square feet of space for office use at the rate of
 per square foot per annum; square feet of floor space for records and property
storage use at the rate of per square foot per annum; and (square feet of
floor space) (acres, more or less) for other use (specify): at the rate of
 per square foot per annum or per acre. Rental payments include the cost to lease the existing
premises and any improvements made to the premises.

3. USE OF PREMISES:

Second Party shall have the full and unrestricted use of the premises for the term of this lease or any renewals
thereof, for the following purpose: .

The approximate Full-Time Equivalent (FTE) employee working on these premises is .

4. UTILITIES:

Public Utilities shall be paid for by the First (1st) Party, Second (2nd) Party, Third (3rd) Party, Occupant or Other as
follows:

(a) Electricity	Second Party	<input type="text"/>
(b) Water	Second Party	<input type="text"/>
(c) Telephone	Second Party	<input type="text"/>
(d) Gas	Second Party	<input type="text"/>
(e) Heat	Second Party	<input type="text"/>
(f) Other, please list <input type="text"/>	Choose an item.	<input type="text"/>

5. ADDITIONAL SERVICES: S

Additional Services shall be paid for by the First (1st) Party, Second (2nd) Party, Third (3rd) Party, Occupant or Other as follows:

(a) Grounds Maintenance, landscaping, parking areas, entrances and sidewalks	Second Party	
(b) Snow Removal	Second Party	
(c) Pest Control	Second Party	
(d) Custodial Service of Leased Area	Second Party	
(e) Custodial Service of Common Area	Second Party	
(f) Trash Removal	Second Party	
(g) Other, please list	Maintenance of P6	perimeter gate

6. SUBLETTING:

Second Party shall have the right to sublet any or all of the space herein leased to any other State agency for the same or a comparable use. Second Party may not assign or sublet said premises to any private person without the written consent of First Party, said consent not to be unreasonably withheld. Lessee will notify Lessor if any sublet action occurs. If Second Party sublets to another State agency, Second Party's obligation to pay the rent herein shall cease, provided, however, any such sub-tenant shall be bound by all conditions of this lease for the balance of the term.

7. REPAIR OF PREMISES:

~~The First Party will pay the costs and maintain in good repair the walls, windows, floor coverings, shell, structure, elevators, stairs, roof, grounds, sidewalk and off street parking area of the lease facility. Such items shall be maintained at a condition not less than the condition of the said items at initial lease signing. First Party will be responsible for repairs and/or replacements in heating, ventilation and air conditioning (HVAC), plumbing, electrical, mechanical and related fixtures and appliances. The First Party is responsible for meeting all applicable local and State building codes, ordinances, standards and regulations. The First Party will provide Second Party with a list of persons or firms to contact in case of an emergency due to failure of the above facility components. If the facility, fixtures or Second Party contents are damaged as a result of failure of the items listed above, First Party agrees to pay the costs to repair or replace the contents and fixtures and to restore the facility to a condition not less than the condition at the time of initial lease signing. First Party agrees to authorize the Second Party to contract with a Third Party for maintenance repairs that are not corrected within three (3) days of notification. The First Party further agrees to authorize the Second Party to pay invoices for the maintenance repairs that remain unpaid thirty (30) days after their submittal to the First Party. First Party authorizes Second Party to deduct the amount of said paid invoices from rental payments due and owing. In the event First Party fails to make repairs and/or replacements within thirty (30) days and the Second Party elects not to contract for such services and deduct the cost from the rental payments, Second Party may terminate this Lease with ten (10) days notice to First Party and the obligation to occupy and to make rental payments shall cease. Interior repairs of damage caused by Second Party shall be paid for by Second Party. Second Party will submit written requests for decoration and other remodeling items to First Party for approval. Approved decoration or remodeling will be provided by First Party and upon receipt of invoice, the Second Party will reimburse First Party for said decoration or remodeling costs.~~

8. ~~UN-TENANTABLE PREMISES:~~

~~If these premises shall be damaged by fire, casualty, natural disaster or other cause so as to be un-tenantable, the rental payments shall abate from the date of such damage and shall not resume until premises are restored to tenantable condition, provided, however, if the damage so caused shall render restoration by First Party impossible within sixty (60) days of the time of such damage, Second Party may elect to void this lease and the obligation to occupy and to make rental payments, shall cease from the date of said damage. Any prepaid rent shall be returned to Second Party for the period the premises are un-tenantable.~~

~~Should at any time, during the term of this lease, hazardous substances, chemicals or odors be discovered in the lease building in amounts determined by the appropriate State agency to be unacceptable, the Lessor will have sixty (60) days from date of written notice by the Lessee to satisfactorily dispose of the hazardous substances, chemicals or odors by a State pre-approved vendor or the Lessee may terminate the lease after said sixty (60) day period with no penalty to the Lessee.~~

~~In the alternative, if the First Party fails to comply with the terms of this provision, the Lessee may contract for the abatement and disposal of the above hazardous substances, chemicals or odors and the Lessor consents to the reduction of lease payments for the costs of abatement and disposal.~~

~~In addition, the obligation to occupy the leased premises and to make rental payments shall cease from the date of discovery of the hazardous substances. If conditions require the evacuation of the premises and relocation, Second Party may elect to void this lease and the obligation to occupy and make rental payments shall cease from the date of discovery of the hazardous substances. The First Party shall be responsible for relocation costs. Any prepaid rent shall be returned to Second Party for the period the premises are un-tenantable.~~

9. TERMINATION FOR CAUSE:

Should the First Party apply (i) for consent to the appointment of a receiver, trustee, custodian or liquidator of First Party, or of all of a substantial part of the assets of First Party, (ii) be unable, fail or admit in writing its inability to pay its debts as they become due, (iii) make a general assignment for the benefit of creditors, (iv) have an order for relief entered against it under applicable bankruptcy law, or (v) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of insolvency law or any answer admitting the material allegations of a petition filed against First Party in any bankruptcy, reorganization or insolvency proceeding, after thirty (30) days written notice, the Second Party may terminate this lease agreement.

10. TERMINATION FOR FISCAL NECESSITY:

Notwithstanding any other provision of this lease, if funds anticipated for the continued fulfillment of this lease agreement are at any time not forthcoming, either through failure of the Legislature to appropriate funds specifically budgeted for this lease or the discontinuance or material alteration of the program under which funds were provided, then Second Party shall have the right to terminate this lease by giving First Party a reasonable notice specifying the reasons for such necessary termination. The termination of the lease pursuant to this paragraph shall not cause any penalty to be charged to the State agency. Any prepaid rent shall be returned to Second Party for the period following the termination date.

11. AUTOMATIC HOLD OVER:

This lease agreement, if not previously terminated, shall automatically expire at the end of the term specified unless Second Party shall have renewed the lease pursuant to Special Provision 2. However, Second Party shall be allowed to hold over after the end of the term and Second Party shall be a tenant from month to month at the same terms and conditions as contained herein. This hold over tenancy shall expire after a maximum of six (6) months unless written approval of the Secretary of Administration is secured.

12. REMOVAL OF PERSONAL PROPERTY:

All personal property placed, installed or constructed upon the premises by Second Party during occupancy, which may be removed at any time by Second Party at the end of the term without substantial damage to the real estate, shall be and remains the sole property of Second Party and may be removed. If substantial damage would occur, Second Party may elect to remove the property and restore the premises.

13. AGREEMENT WITH KANSAS LAW:

This Lease Agreement shall be subject, governed by and construed according to the laws of the State of Kansas.

14. ANTI-DISCRIMINATION CLAUSE:

First Party Agrees:

- (a) to comply with the Kansas Act Against Discrimination (K.S.A. 44-1001 et seq.) and the Kansas Age Discrimination in Employment Act (K.S.A. 44-1111 et seq.) and the applicable provisions of the Americans With Disabilities Act (42 U.S.C. S 12101 et seq.) (“ADA”), and Kansas Executive Order No. 19-02, and to not discriminate against any person because of race, color, gender, sexual orientation, gender identity or expression, religion, national origin, ancestry, age, military or veteran status, disability status, marital or family status, genetic information, or political affiliation that is unrelated to the person’s ability to reasonably perform the duties of a particular job or position;
- (b) to include in all solicitations or advertisements for employees, the phrase “equal opportunity employer”;
- (c) to comply with the reporting requirements set out at K.S.A. 44-1031 and K.S.A. 44-1116;
- (d) to include those provisions in every subcontract or purchase order so that they are binding upon such subcontractor or vendor;
- (e) that failure to comply with the reporting requirements of (c) above or if First Party is found guilty of any violation of such acts by the Kansas Human Rights Commission, such violation shall constitute a breach of the contract and the lease agreement may be canceled, terminated or suspended, in whole or in part, by the contracting state agency or the Kansas Department of Administration;
- (f) First Party agrees to comply with all applicable state and federal anti-discrimination laws and regulations;
- (g) First Party agrees all hiring must be on the basis of individual merit and qualifications, and discrimination or harassment of persons for the reasons stated above is prohibited;
- (h) if it is determined that the first party has violated the provisions of any portion of this paragraph, such violation shall constitute a breach of the contract and the lease agreement may be canceled, terminated or suspended, in whole or in part, by the contracting state agency or the Kansas Department of Administration;
- (i) The obligation to occupy and to pay any unpaid balance or rental payments shall cease from the date of cancellation, termination or suspension. Any prepaid rent shall be returned to Second Party from the cancellation date.

15. BINDING EFFECT:

The terms and conditions of this Lease shall be binding upon the parties, their heirs, agents, administrators, executors or legal successors.

16. RESPONSIBILITY FOR TAXES:

The State of Kansas shall not be responsible for any federal, state or local taxes, fees or assessments which may be imposed or levied upon the subject matter of the lease unless the taxes are levied as a result of the improvements constructed and owned by the State of Kansas.

17. LIABILITY FOR DAMAGES:

Notwithstanding any language to the contrary, the State shall not be responsible for any damages caused by the public or its employees except as provided in the Kansas Tort Claims Act, K.S.A. 75-6101 et seq., as amended.

18. ACCESSIBILITY:

~~If the Department of Administration determines that improvements or changes are required for Second Party to comply with the minimum standards for accessible design, First Party agrees to make all improvements or changes within a reasonable period of time as determined by the Department of Administration. (Refer to the Americans with Disability Act Accessibility Guidelines, ADAAG; also reference K.S.A. 58-1301 et seq.). If the improvements or changes have not or cannot be completed, the Department of Administration may require Second Party to terminate this lease upon the giving of 120 days notice in writing to First Party. The obligation to occupy and make rental payments shall cease from the date of termination. Any prepaid rent shall be returned to Second Party from that date. Waiver of any element of this provision must be sought through application to the Director of Facilities and Property Management with the recommendation of the ADA Coordinator and can only be granted by the Secretary of Administration. Such waiver must be attached to and incorporated into this contract (reference Special Provision 4).~~

The following minimum standards for accessible space shall be required (ADA Checklist, Checklist for Existing Facilities):

- ~~1. Accessible parking, if parking is included in this contract.~~
- ~~2. An accessible route from an accessible entrance to primary function area (includes elevator if required to access other levels.~~
- ~~3. Accessible toilets.~~

19. ENERGY:

~~HVAC Performance: General office and common area shall be heated in the winter to maintain the space environment at 68—74 degrees Fahrenheit (F) with a relative humidity of 20—30 % and cooled in the summer at 68—78 degrees F with a relative humidity of 40—60 %. The HVAC system must be capable of maintaining +/- two (2) degrees F of the thermostat setting. As a guide, an adequately sized air distribution system shall provide 4—10 air changes per hour. HVAC equipment shall be properly sized and balanced to meet design conditions. Each zone provided shall be equipped with programmable thermostatic controls, capable of a 55 degree F night/weekend setback in the heating mode and a 85 degree F night/weekend set up in the cooling mode.~~

~~Heating system efficiency will not be less than 80% steady state at full load for natural gas boilers or furnaces. Air~~

~~conditioning equipment will meet or exceed the performance ratings required under Federal and State guidelines. A seven-day programmable time device will control all air handling systems where applicable controls exist. Minimum ventilation rates will be capable of 15 cubic feet per minute per person during occupied hours and automatically reduced during off-work hours. Buildings are to be in full compliance with the ANSI/ASHRAE/IESNA Standard 90.1 latest edition, Energy Design of New/Existing Commercial Buildings.~~

~~Telecommunication, Computer, UPS and server room(s) require air conditioning systems designed to ensure proper environmental requirements are met. These rooms shall be maintained between 65 & 72 degrees F. The HVAC system must be capable of maintaining +/- two (2) degrees F of the thermostat setting. This condition must be maintained 24 hours a day, seven (7) days a week. HVAC shall be thermostatically controlled within the room and be independent of the house system.~~

~~Two Kansas Administrative Regulations, (1-66-1 and 1-66-3), became effective February 4, 2011, requiring the completion of an energy audit for lease space. The K.A.R.'s require that each new lease, lease renewal or extension must include an energy audit for lease property. In the event the energy audit indicates that the lease space uses an excessive amount of energy, the owner or lessor is required to implement cost effective energy conservation measures that are approved by the Secretary of Administration to eliminate excessive amounts of energy usage.~~

20. ADDITIONAL REQUIRED DOCUMENTS CHECKLIST:

The following documents must be submitted with the signed Lease:

1. ☐ The Energy Star Portfolio Manager offers a self-performed audit. Please go to: <http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager> and create an account. An approved substitute energy audit may be submitted in lieu of the Energy Star Portfolio Manager.
2. ☒ A Tax Clearance Certificate application may be obtained from the Kansas Department of Revenue at the following address: <http://www.ksrevenue.org/taxclearance.html>.
3. ☐ A self-performed Americans with Disabilities Act (ADA) Checklist is available at the Department of Administration's webpage under the Resources Section at the following address: <http://admin.ks.gov/offices/ofpm/real-estate-leasing>.
4. ☒ A certification in accordance with K.S.A. 75-3740e and K.S.A. 75-3740f, the State of Kansas shall not enter into a contract with a Company to acquire or dispose of goods or services with an aggregate price of more than \$100,000, unless such Company submits a written certification that such Company is not currently engaged in a boycott of Israel. This does not apply to an Individual.
5. ☒ Policy Regarding Sexual Harassment, as required by Executive Order 18-4.

21. SPECIAL PROVISIONS:

The following Special Provisions indicated by a check mark and numbered as listed hereafter or those additional numbered Special Provision contained on an attachment, are made a part hereof and incorporated into this contract.

The following Special Provisions apply: (marked by an X in the checkboxes below)

- Spec. Prov. 1.** ☐ **Termination Prior to Expiration of Term:** Notwithstanding the length of the term, Second Party may terminate this lease at any time prior to the expiration of the term upon the giving of days notice in writing to First Party.
- Spec. Prov. 2.** ☒ **Renewal:** By the giving of notice in writing to First Party at least days prior to the end of the term specified, Second Party may renew this lease two additional terms of under the same rent, conditions and terms set out herein and as further defined in Special Provision 7.
- Spec. Prov. 3.** ☐ **Parking:** First Party shall furnish to Second Party off-street parking for motor vehicles upon land adjacent to the leased facility.
- Spec. Prov. 4.** ☒ **Waiver:** A waiver to the Accessibility Standards as specified in paragraph 18 above is attached and incorporated in this contract and made a part hereof.
- Spec. Prov. 5.** ☐ **Liquidated Damages:** Should the premises not be available for occupancy on the first day of the lease term, the Lessee will have no obligation to make rental payments until occupancy is available. The Lessor agrees that liquidated damages in the amount of \$ per day shall be deducted from subsequent rental payments due from the Lessee, for the period from the first day of the lease term until the premises are ready for occupancy. If the premises are not available for occupancy days after the first day of the lease term, Lessee may terminate the Real Estate Agreement.
- Spec. Prov. 6.** ☐ The request for Proposal and the Bidder's Response to the RFP including the Bidder's counter offer and best and final offer and all supporting documents, shall be incorporated into and made a part of this lease agreement.

22. ADDITIONAL SPECIAL PROVISIONS:

Additional Special Provisions, if any, should be set out on a separate sheet beginning with Number Seven (7). Special Provisions must be listed in numerical order to be considered effective to bind the First Party and Second Party to this agreement. Additionally, First Party and Second Party must sign their names immediately following the last listed Additional Special Provision on the attached sheet.

The following Additional Special Provisions apply:

7 - See Attached

APPROVALS OF LESSOR & LESSEE

Lessor

Date

CERTIFICATION STATEMENT: I certify that the lease agreement is entered into within the authority of the law, is with my approval and that the person signing the same for the State immediately below is authorized to do so.

Lessee

Date

APPROVALS OF THE STATE OF KANSAS: For Use by State of Kansas Signatories Only

Attorney, Department of Administration

Date

Director of Facilities and Property Management, Department of Administration

Date

Secretary of Administration

Date

**SPECIAL PROVISION NO. 7 to STATE OF KANSAS
STANDARD LEASE AGREEMENT**

This Special Provision to the Kansas Standard Lease Agreement (the “Lease”), made and entered into this ____ day of _____, 2024 by and between the **SALINA AIRPORT AUTHORITY** of Salina, Saline County, Kansas, (the “Authority”), and **THE KANSAS HIGHWAY PATROL**, (the “State”), WITNESSETH:

Recitals

- A. The State will provide RMAG storage units utilized by the Kansas Highway Patrol Hazardous Device Unit for the storage of explosives, located on land owned by the Salina Airport Authority.
- B. The State desires to Lease, for a period of five years, the tract of land on which the structures will be located, containing 22,500 SF (.51 acres).

Agreement

NOW THEREFORE, the parties covenant and agree as follows:

- 1. Leasing of the Premises. The Authority, in consideration of the rents, covenants, agreements, and conditions hereinafter stipulated to be paid and performed by the State does hereby let and lease unto the State, the following described premises:
 - 1.1. A tract of land located in the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township Fourteen South (14S), Range Three (3) West of the Sixth Principal Meridian, Saline County, Kansas, containing .51 acres, more or less, as depicted on the attached Exhibit A.

Together with the appurtenances thereunto belong (the “Premises”).

- 2. Term of Lease. This Lease Agreement shall be for a term of five (5) years commencing effective June 1, 2024, and terminating on May 31, 2029, subject to the early termination clause herein. The Lease Agreement may be renewed twice: first, for an additional term of five (5) years commencing effective June 1, 2029, and terminating on May 31, 2034; second, for an additional term of five (5) years commencing effective June 1, 2034, and terminating on May 31, 2039. Each renewal is subject to the early termination clause herein.

3. Basic Rentals.

3.1. The State agrees to pay the Authority a Basic Rental for the leasing of the Premises according to the following schedule:

3.1.1. Primary Term: \$260 per month.

3.1.2. Option Period 1 if exercised: \$300 per month.

3.1.3. Option Period 2 if exercised: \$340 per month.

3.2. Late Charge. The State agrees to pay late payment fees in accordance with the State of Kansas Prompt Payment Act (KSA 75-6401).

4. Insurance.

4.1. The Authority shall be responsible for purchasing and maintaining the Authority's usual liability insurance on the Premises.

4.2. The Authority, at the Authority's option, may purchase and maintain such insurance as will insure the Authority against loss of use of the Authority's property due to fire or other hazards, however caused, and the cost thereof shall be paid by the Authority.

The State, at the State's option, may purchase and maintain such insurance as will insure the State against loss of use of the leased premise due to fire or other hazards, however caused, and the cost thereof shall be paid by the State.

4.2.1. Damage to Building Contents Owned by the State. The State agrees that it shall be fully responsible for any loss or damage to its personal property located on or about the Premises, that it shall be solely responsible for insuring such personal property, and that it releases the Authority and its current and former officers, directors, employees, and agents from any liability therefore, except for loss caused by the willful action or negligence of the Authority. Notwithstanding the foregoing, the State shall not be responsible for any damages caused by the public or its employees except as provided in the Kansas Tort Claims Act, K.S.A. 75-6101 *et. seq.*, as amended.

4.2.2. Independent Contractors. In the event the State employs an independent contractor to perform work on the leased Premises, then the State agrees to require the contractor to carry comprehensive general public liability insurance, statutory workers' compensation insurance and comprehensive auto liability insurance. Such policies shall name the Authority and the City of Salina, its executive officers, directors and employees as additional insured and the State shall provide the Authority copies of independent

contractors' Certificates of Insurance prior to the commencement of work by the independent contractor on the Premises.

5. Use of Premises. The State agrees to use the Premises for the sole purpose of storage of explosives within a Hazardous Device Unit RMAG and other activities normally associated therewith.

- 5.1. The State agrees that Premises shall not be used or occupied for any purpose that constitutes a legal nuisance; that it will not allow the escape from Premises of any fumes, odors, smoke obnoxious gas, gases or other substances which are offensive, or which constitute a nuisance or interfere with the conduct of other business in the area. The State will provide adequate devices to control excessive noise, vibrations, or electromagnetic emissions.

6. Environmental Concerns.

- 6.1. Defined Terms. The following terms are defined in the Lease Agreement and shall mean:

- 6.1.1. **“Environmental Law”** means any now-existing or hereafter enacted or promulgated federal, state, local, or other law, statute, ordinance, rule, regulation or court order pertaining to (i) environmental protection, regulation, contamination or clean-up, (ii) toxic waste, (iii) underground storage tanks, (iv) asbestos or asbestos-containing materials, or (v) the handling, treatment, storage, use or disposal of Hazardous Substances, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act and The Resource Conservation Recovery Act, all as exist from time to time.

- 6.1.2. **“Hazardous Substances”** means all (i) “hazardous substances” (as defined in 42 U.S.C. §9601(14)) (ii) “chemicals” subject to regulation under Title III of the Superfund Amendments and Reauthorization Act of 1986, as amended from time to time (iii) natural gas liquids, liquefied natural gas or synthetic gas, (iv) any petroleum, petroleum-based products or crude oil or any fraction, or (v) any other hazardous or toxic substances, wastes or materials, pollutants, contaminants or any other substances or materials that are included under or regulated by any Environmental Law.

- 6.2. Authority's Responsibility. The Authority is party to a settlement reached with the United States of America to complete the cleanup of environmental contamination caused by the Department of Defense at the Salina Regional Airport and Airport Industrial Center, formerly the Schilling Air Force Base. The Authority shall be responsible for the cleanup and removal of any Hazardous Substances which are determined to have been present on the Premises prior to June 1, 2024.

- 6.2.1. The Authority shall be responsible for any contamination caused by or during the performance of Authority's work as landlord, even if it occurs after June 1, 2024.
- 6.3. State Responsibility. The State shall be responsible for the cleanup and removal of any Hazardous Substances, petroleum products, and petroleum additives released on the Premises by the State, during the lease term or any extension thereof.
- 6.3.1. Lessee agrees to comply with all storm water and waste collection requirements of any federal, state, or local governmental laws, rules and regulations.
- 6.3.2. Lessee agrees that it will comply with all federal, state, and local regulations regarding the handling, storage, and dispensing of Hazardous Substances, including petroleum products, on the Premises.
- 6.3.3. Lessee agrees that it will notify the Authority in the event of any spills or leaks of Hazardous Substances, including any liquid hydrocarbon materials, on the Premises, and to clean up the affected area in accordance with Kansas Department of Health and Environment standards.
7. Improvements to Premises by the State. The State owns one (1) RMAG structure for storage of explosives currently located on the Premises, which the State shall have the right to remove upon termination of this Lease Agreement. The State may, with the written consent of the Authority, which shall not be unreasonably withheld, build and construct improvements on Premises; provided, however, that prior to commencement of any such work the State shall submit construction and site plans thereof to the Authority for its approval and secure the necessary building permits from the City of Salina or the Kansas Dept. of Administration, Office of Facilities and Property Management (KSA 75-3741c). Any repairs, improvements or new construction shall conform to the following:
- 7.1. Any improvements to the Premises shall be restricted to commercial, industrial or warehouse use.
- 7.2. All construction shall conform to the applicable Building Codes of the Kansas Dept. of Administration, OFPM.
8. Improvements to the Premises by the Authority. The leased Premises is accepted by the State in as-is condition and the Authority is under no obligation to make any improvements unless specifically stated otherwise herein.
9. Security Fencing and Gates. The Authority agrees to maintain all airfield security fencing and gates.

10. Ownership of Fixtures. It is understood and agreed by and between the parties hereto that any fixtures attached to the Premises or placed on or about Premises by the State shall be considered as personal property and shall remain the property of the State, who shall have the right to remove the same from the Premises upon the expiration of this Lease.
11. Removal of Fixtures. On or before the date of expiration of this Lease, or any extension thereof, the State shall vacate the Premises, remove its property therefrom and restore the Premises to as good order and condition as that existing upon the commencement of the term of this Lease, damages beyond the control of the State and due to normal wear and tear excepted. If, however, the State fails to remove the fixtures and/or to restore the Premises to substantially the same condition as existed at commencement of the Lease, then the Authority may remove the fixtures and restore the Premises and may retain the fixtures until such time as the State reimburses the Authority for all its reasonable expenses connected therewith.
12. Waiver. Waiver by the Authority of any breach of this Lease shall not be construed as a continuing waiver of a subsequent breach nor imply further indulgence.
13. Breach of Lease.
 - 13.1. By the State. In the event the State shall fail to comply with any substantial term, condition or covenant of this Lease within ten (10) days after written notice has been received by the State, or in the event the State abandons the Premises before the end of the term, or in the event the State is adjudged bankrupt or insolvent or makes an assignment for the benefit of creditors or commits any act of bankruptcy, any of such events shall be deemed an immediate breach and forfeiture of this Lease.
 - 13.2. By the Authority. Any failure of the Authority to comply with any substantial term, condition, or covenant of this Lease within ten (10) days after written notice to do so has been received by the Authority, shall be deemed an immediate breach resulting in cancellation of the Lease, at the State's option.
14. Utilities. The State shall, at its own expense, obtain and pay for all electricity, water, gas, and sewer use fees, used by State during the term of this Lease or any extensions thereof.
15. Liens. The State shall pay, satisfy and discharge all liens and obligations of any nature and kind whatsoever created by or the obligations of the State which shall attach to or be imposed upon the Premises.

16. Inspection of Premises. The State agrees that the Authority, the Federal Aviation Administration, or its agents may, at all reasonable times, have free access to the Premises and buildings thereon for the purpose of examining or inspecting the condition of the same or exercising any right or power reserved to the Authority or Federal Aviation Administration under the terms and provisions of this agreement.
17. Notices. All notices to be given pursuant to this Lease shall be addressed to the parties as follows:

Authority Salina Airport Authority
Salina Airport Terminal Building
3237 Arnold
Salina, KS 67401

The State Kansas Highway Patrol
700 SW Jackson St., STE 702
Topeka, KS 66603

General Clauses.

- 17.1. The Parties shall comply with all applicable laws, ordinances and regulations of the state, county, and municipality wherein the Premises are located with regard to construction, sanitation, licenses, or permits to do business and all other matters.
- 17.2. The State acknowledges that it has inspected and knows the condition of the Premises and it is understood that the same is hereby leased without any representation or warranty by the Authority whatsoever and without obligation on the part of the Authority to make any alterations, repairs, or additions thereto.
- 17.3. The State shall not use, or permit to be used, any portion of the property under its control for signs, billboards, or displays, other than those connected with its own operations thereon. Advertising signs must be located on the buildings on the Premises and shall not contain more than 120 square feet in the area. Flashing or illuminated signs in which the light is not maintained constant and stationary in intensity and color shall be prohibited.
- 17.4. The State shall not be the agent of the Authority in making repairs or other improvements to the Premises and no mechanics liens or claims thereunder shall be valid against the Authority or against the interest of the Authority in the property.
- 17.5. The State must at all times keep the Premises and buildings in a safe, clean, wholesome condition and comply in all respects to all government, health, and

police requirements and the State will remove at its own expense any rubbish which may accumulate on the property.

- 17.6. The Authority reserves the right to maintain and keep in repair the landing area of the Salina Regional Airport and all publicly-owned facilities of the Salina Regional Airport.
- 17.7. Authority reserves the right further to develop or improve the landing area and all publicly owned air navigation facilities of the Salina Regional Airport as it sees fit, regardless of the desires or view of the State, and without interference or hindrance.
- 17.8. Authority reserves the right to take any action it considers necessary to protect the aerial approaches of the Salina Regional Airport against obstruction, together with the right to prevent the State from erecting, or permitting to be erected, any building or other structure on the Salina Regional Airport which in the opinion of the Authority would limit the usefulness of the Salina Regional Airport or constitute a hazard to aircraft.
- 17.9. During time of war or national emergency Authority shall have the right to enter into an agreement with the United States Government for military or naval use of part or all of the landing area, the publicly owned air navigation facilities, and/or other area or facilities of the Salina Regional Airport. If any such agreement is executed, the provisions of this instrument insofar as they are inconsistent with the provisions of the agreement with the Government, shall be suspended.
- 17.10. It is understood and agreed that the rights granted by this agreement will not be exercised in such a way to interfere with or adversely affect the use, operation, maintenance, or development of the Salina Regional Airport.
- 17.11. There is hereby reserved to the Salina Airport Authority, its successors and assigns, for the use and benefit of the public, a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the Premises herein conveyed, together with the right to cause in the airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using the airspace or landing at, taking off from, or operating on or about the Salina Regional Airport.
- 17.12. This Lease shall become subordinate to provisions of any existing or future agreement between the Authority and the United States of America or any agency thereof relative to the operation, development or maintenance of the Salina Regional Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Salina Regional Airport. However, should such an agreement interfere with the State's right to quiet enjoyment of the Premises, the State may void this agreement in accordance with Section 13.2.

17.13. The provisions of this Special Provision 7 expand on the general provisions on the standard State of Kansas Lease Agreement in their entirety and by reference. When in conflict, special Provision 7 is subordinate to those contained in the Standard State of Kansas Lease Agreement.

18. Nondiscrimination Assurances.

18.1. The State, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this Lease, for a purpose for which Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the State shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as the regulations may be amended.

18.2. The State, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

18.2.1. No person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the facilities.

18.2.2. That the State shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as the regulations may be amended.

18.2.3. That in construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination.

18.3. To the extent authorized by law, the State assures that it will undertake an affirmative action program as required by 14 CFR, Part 152, Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR, Part 152, Subpart E. The State assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart.

18.4. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

19. Binding Effect. This agreement shall be binding upon the heirs, beneficiaries, personal representatives, successors, and assigns of the respective parties to this agreement.

IN WITNESS WHEREOF, the respective parties have hereunto caused this instrument to be executed on its behalf by its duly authorized officers all on the date and year hereinafter shown.

LESSOR: Salina Airport Authority (SAA)

Stephanie Carlin, Board Chair

Date

ATTEST:

Kasey Windhorst, Board Clerk

LESSEE: State of Kansas, Kansas Highway Patrol

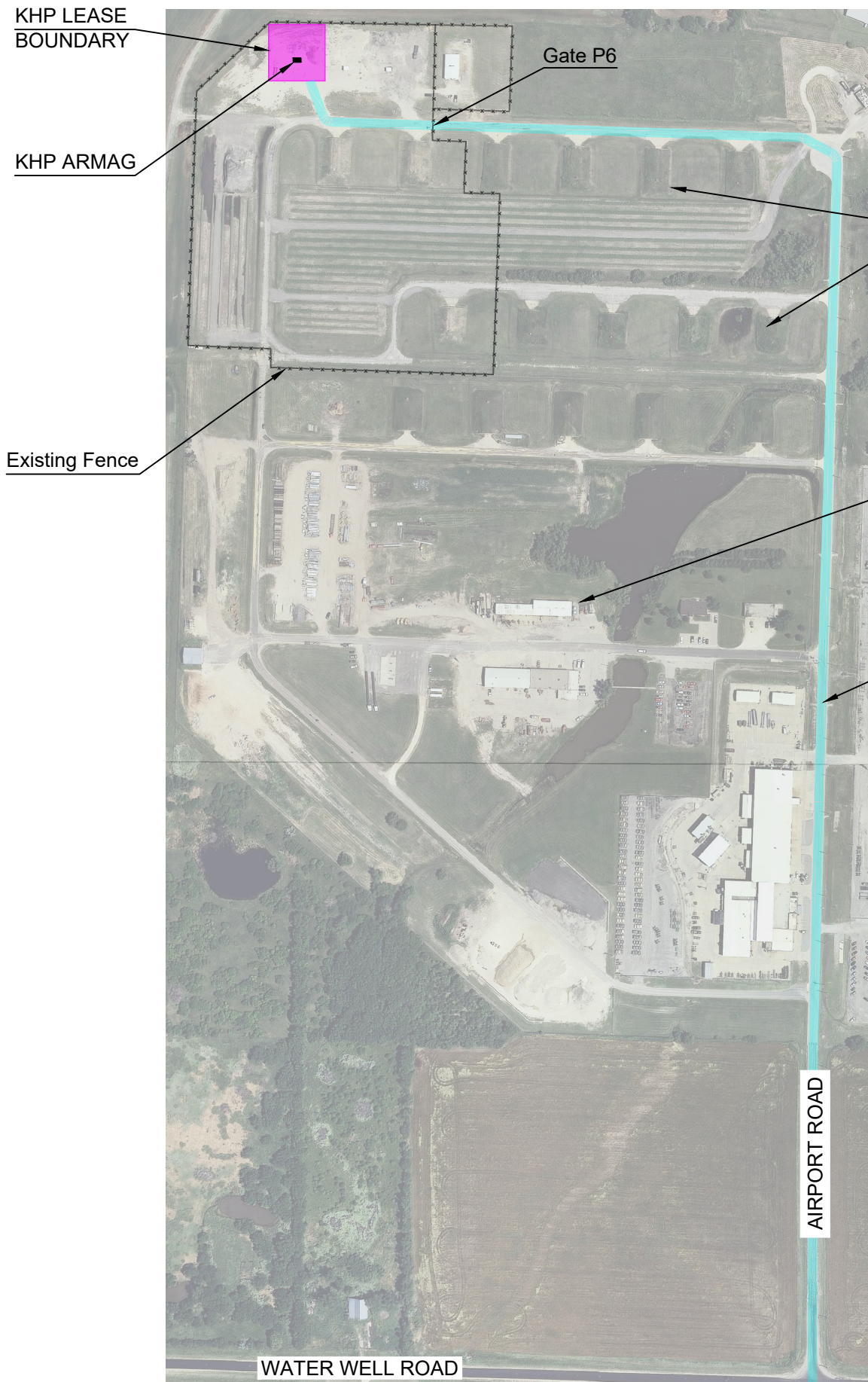
Date

ATTEST:

Date

APPROVED:

Date



KHP LEASE
AREA = 22,500 S.F.



Drawing Number 3183-10-23



3237 ARNOLD, SALINA, KS 67401
(785-827-3914 FAX: 785-827-2221)
None : REVISIONS
MWC : DESIGNED BY
MWC : DRAWN BY
(11" x 17" Sheet) : SCALE
10/05/23 14:50 : DATE

SALINA AIRPORT AUTHORITY KANSAS HIGHWAY PATROL ARMAG LEASE AREA, EXHIBIT A

1
OF
1




FIRST AMENDMENT TO LEASE

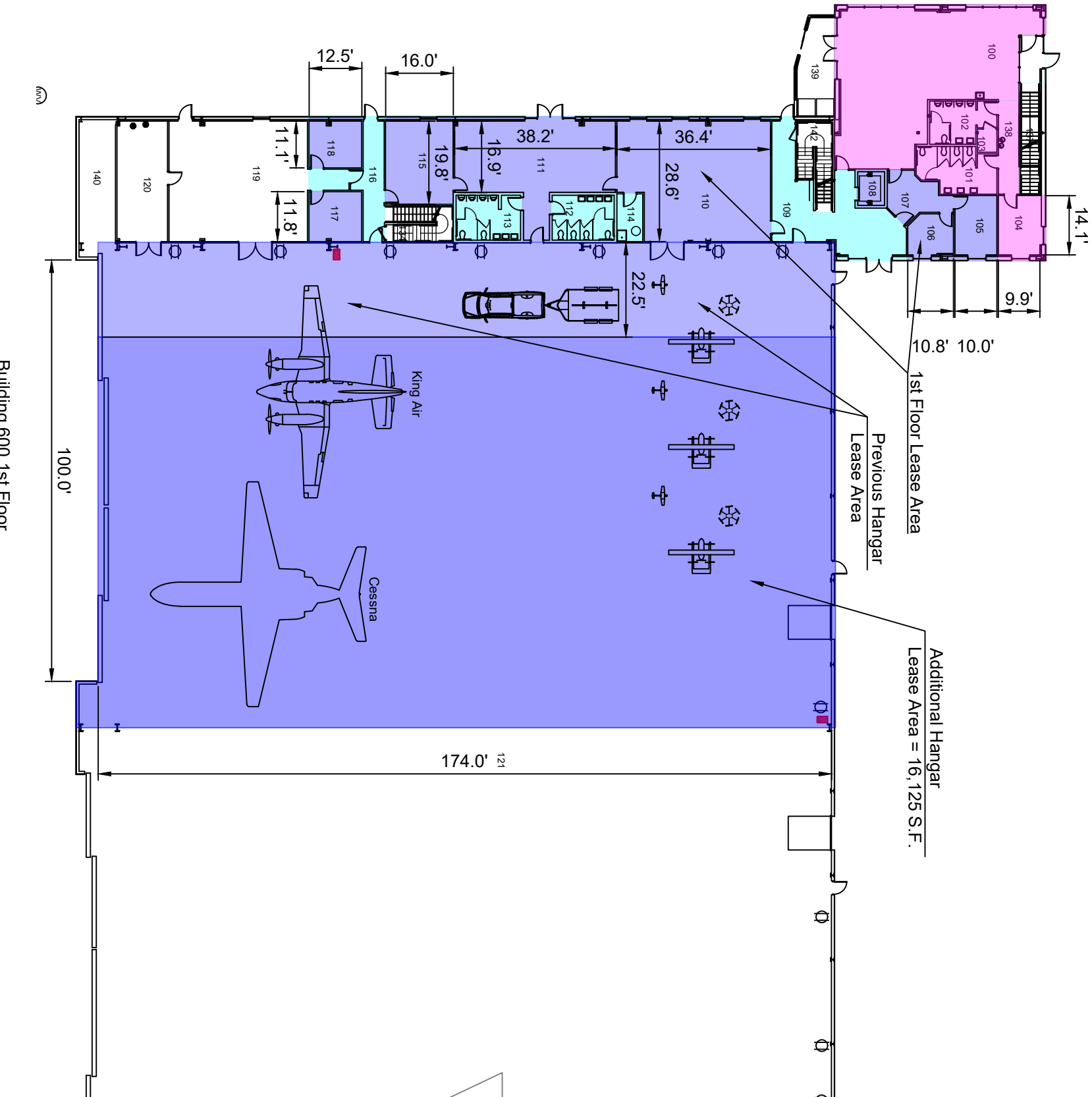
This constitutes a First Amendment (“Amendment”) between the SALINA AIRPORT AUTHORITY, (LESSOR) and the KANSAS STATE UNIVERSITY SALINA AEROSPACE AND TECHNOLOGY CAMPUS, formerly Kansas State University Poytechnic, (LESSEE), to their current Primary Lease, effective June 1, 2020 (“Lease”). The parties mutually agree that the Lease for the premises located at Hangar 600, 2720 Arnold Court, Salina, KS, is hereby amended as follows:

Lessee is presently leasing 13,350 square feet of combined hangar and office space at a rate of \$6.36 per square foot per year. The current lease term is set to expire on May 31, 2024. The Lessee intends to exercise their one remaining 1-year option, extending the Lease term to May 31, 2025, as indicated by the signature below.

This Amendment allows the agency to lease an additional 16,125 square feet of hangar space as per the attached Exhibit A at \$6.36 per square foot. The rental payments would increase from \$7,076.22 per month to \$15,621.75 per month. The effective date of these changes will be June 1, 2024.

All other terms and conditions contained in the Lease, as well as Exhibits and Riders to the Lease shall be applicable to this Amendment to the Lease. Additionally, unless specifically modified, all terms and conditions of the Lease remain unchanged and in full effect.

<div>DocuSigned by:</div> <div></div> <div>6F60F7617AEE4C4...</div> <div>Lessor (Timothy F. Rogers, Salina Airport Authority Executive Director)</div>	<div>May 8, 2024</div> <div>Date</div>
<div>DocuSigned by:</div> <div></div> <div>648077838FD94A5...</div> <div>Lessee (Chris Robinson, Director of Purchasing & Contract Services)</div>	<div>May 8, 2024</div> <div>Date</div>
<div>DocuSigned by:</div> <div></div> <div>4094EE58E17A49F...</div> <div>SATC Review (Michael James, Executive Director - Administration, Finance, and Enrollment Management)</div>	<div>May 6, 2024</div> <div>Date</div>



Common use areas include rooms 109, 112, 113, 116, 212, 216 & 218



LEASE AGREEMENT
(Salina Development Center)

This Lease Agreement, made and entered into this 30th day of April, 2024 by and between the **SALINA AIRPORT AUTHORITY** of Salina, Saline County, Kansas, herein the "Authority", and **RMA ENGINEERING LLC.**, with principal offices located at 2975 Blosser Dr., Concordia, Cloud County, Kansas, herein the "Lessee", WITNESSETH:

The Authority, in consideration of the rents, covenants, agreements and conditions hereinafter stipulated to be paid and performed by the Lessee, does hereby let and lease unto said Lessee the following described premises, to wit:

Unit E in the Salina Development Center (herein "SDC") located at 2775 Arnold Ave., located on Block 4, Lot 6 of the Schilling Subdivision No. 5 to the City of Salina, Saline County, Kansas, all as indicated on Exhibit "A" attached hereto,

together with the appurtenances thereunto belonging, hereinafter referred to as the "Premises".

(1). Term of Lease. To have and to hold the Premises for a term of one (1) year commencing on the 1st day of May 2024, and expiring on the 30th day of April 2025.

(2). Rentals.

2.1 Basic Rental. Lessee agrees to pay the Authority a basic rental for the leasing of the aforementioned Premises the sum of one thousand six hundred and no/100 each month, the first of which shall be due on May 1, 2024 and a like sum on the 1st day of each month thereafter during the term of this lease.

2.2 Additional Rental. In addition to the basic rental provided for in paragraph 2.1 of this lease, Lessee covenants and agrees that it will:

2.2(a). Taxes. Any sums the Authority may be obligated to pay for ad valorem taxes or special assessments which may be levied against the Premises during the lease term.

2.2(b). Liability Insurance. Lessee agrees to procure and maintain public liability insurance covering its use and operations on the leased Premises, naming the Authority as an additional insured thereunder, with limits of not less than the maximum liability for claims which could be asserted against the Authority for any number of claims arising out of a single occurrence or accident under the Kansas Torts Claims Act, as it now exists and may hereafter be amended, and will from time to time increase such limits in such amount as may be necessary to at all times during the term of this lease maintain such limits at the then maximum liability for such claims under said Kansas Tort Claims Act. The policy shall provide that such insurance may not be canceled by issuer thereof without at least ten (10) days written notice to Authority. Lessee shall deliver to the Authority evidence of such

insurance.

2.3 Late Charge. If the rental due hereunder is not received by the Authority within five (5) days of due date, a late charge of six percent (6%) of the total amount due and currently owing, or Seventy-Five Dollars (\$75.00), whichever is greater, will be assessed against the Lessee. Failure to pay the rent and the late charge within twenty (20) days shall be grounds for termination of this agreement, in addition to recovery of the unpaid rent and the late charge.

2.4 Security Deposit. Upon Lessee's execution and delivery of this Lease, Lessee agrees to pay a Security Deposit in the amount equal to the one month's Basic Rental (\$1,600). The Security Deposit shall be held by the Authority without liability for interest and as security for the performance by Lessee of Lessee's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Authority's damages in case of default by Lessee. The Authority may commingle the Security Deposit with the Authority's other funds. The Authority may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Lessee hereunder. Following any such application of the Security Deposit, Lessee shall pay to the Authority on demand the amount so applied in order to restore the Security Deposit to its original amount. If Lessee is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by the Authority to Lessee.

(3). Use of Premises. Lessee agrees to use the Premises for the sole purpose of engineering offices and light vehicle and equipment maintenance and other activities normally associated therewith.

Lessee agrees that Premises shall not be used or occupied for any purpose that constitutes a nuisance or may be objectionable to adjacent property; that it will not allow the escape from Premises of any fumes, odors, smoke, obnoxious gas, gases or other substances which are offensive or which constitute a nuisance or interfere with the conduct of other business in the area. Lessee will provide adequate devices to control excessive noise, vibrations or electromagnetic emissions.

Lessee acknowledges that it is aware that the Premises are subject to certain restrictions and limitations contained in "Application for Airport Property" dated September 3, 1965, and the deed of conveyance of the property from the General Services Administration dated September 9, 1966, which appears of record in Deed Book 267, pages 454-467, in the office of the Register of Deeds of Saline County, Kansas, and that the restrictions and conditions in said application and deed are made a part of this lease by reference to the same extent as if set out in full herein.

(4). Use of Common Areas. As a part of the consideration paid by Lessee for the Premises, the Lessee shall be entitled to use the common areas shown on Exhibit "B", subject, however, to the following conditions:

(4.1). Rules and Regulations. Authority reserves the right to adopt, and from time to time amend, reasonable rules and regulations regarding the use of the common areas, which rules and regulations are made a part of this lease by reference. A copy of the current rules and regulations will at all times be on file in the office of the Executive Director of the Authority and said rules as filed with the Director shall govern the use of the common areas.

(4.2). Front Parking Area. Lessee shall have the right in common with all other occupants of the SDC to use the parking area located in the front of the SDC as parking for its customers and guests.

(4.3). Rear Access Road. Lessee shall have the right in common with all other occupants of the SDC to use the rear access road located behind the SDC for ingress and egress purposes only.

(4.4). Employee Parking Area. Lessee shall have the right in common with all other occupants of the SDC to use the employee parking area as shown on Exhibit "B" for parking for its employees.

(4.5). Loading Dock. Lessee shall have the right in common with other occupants of the SDC to use the loading docks as shown on Exhibit "B" to load and unload in connection with its business needs.

(4.6). Trash Receptacles. Lessee shall have the right in common with all other occupants of the SDC to use trash receptacles, contracted for by the lessee, located on common areas for disposal of all its normal waste products; provided, however, use is limited to such waste products as will be accepted by the City land fill. Any waste materials which cannot be disposed of at the City land fill must be disposed of by Lessee.

(5). Destruction of Premises. In the event the Premises are totally destroyed by fire, wind, explosion or other casualties, not caused by Lessee's negligence, then this lease may be terminated at the option of either the Authority or Lessee by giving to the other party written notice within thirty (30) days after such destruction. In the event of termination, any unearned rent paid in advance by Lessee shall be apportioned and refunded.

(6). Repairs to Improvements on Premises. Authority covenants that during the term of this lease it will properly care for the Premises and appurtenances and make all repairs, structural and otherwise, both inside and outside, in and about the Premises and fixtures and appurtenances, necessary to preserve the same in good state of repair.

(7). Improvements to Leased Premises. Lessee may, with the written consent of the Authority, improve or remodel the Premises; provided, however, that prior to commencement of

any such work the Lessee shall submit detailed construction plans thereof to the Authority for its approval.

(8). Ownership of Fixtures. It is understood and agreed by and between the parties hereto that any improvements or fixtures attached to the Premises or placed on or about Premises by Lessee shall be considered as personal property and shall remain the property of the Lessee, who shall have the right to remove the same from the Premises upon the expiration of this lease so long as such removal does not impair the structural feature of the improvements presently on the Premises and the Lessee restores the Premises to the same condition as existed prior to installation of the fixtures. Provided, however, in the event of termination of this lease due to a breach of covenant by the Lessee, then all fixtures and improvements shall become the property of the Authority and may not be removed from the Premises.

(9). Removal of Fixtures. On or before the date of expiration of this lease, or any extension thereof, the Lessee shall vacate the Premises, remove its property therefrom and restore the Premises to as good order and condition as that existing upon the commencement of the term of this lease, damages beyond the control of the Lessee and due to normal wear and tear excepted. If, however, the lease is revoked as a result of a breach thereof by the Lessee, then at the option of the Authority, the said property shall either become the property of the Authority without compensation therefor, or the Authority may cause it to be removed and the Premises to be restored at the expense of the Lessee and no claims for damages against the Authority shall be created or made on account of such removal and restoration work.

(10). Waiver. Waiver by the Authority of any breach of this lease shall not be construed as a continuing waiver of a subsequent breach nor imply further indulgence.

(11). Breach of Lease. In the event said Lessee shall fail to comply with any substantial term, condition or covenant of this lease within ten (10) days after written notice so to do has been mailed to it by the Authority, or in the event said Lessee abandons the Premises before the end of the term, or in the event said Lessee is adjudged bankrupt or insolvent or makes an assignment for the benefit of creditors or commits any act of bankruptcy, any of such events shall be deemed an immediate breach and forfeiture of this lease and all unpaid installments of rent and other expenses herein provided for shall immediately become due and payable.

In the event legal action must be taken because of the breach of any agreement or obligation contained in this lease on the part of the Lessee or Authority to be kept or performed, and a breach shall be established, the prevailing party shall be entitled to recover all expenses incurred therefor, including reasonable attorney fees.

(12). Utilities. Lessee shall, at its own expense, obtain and pay for all electricity, water, gas, sewer use fees, or other utilities used by it during the term of this lease or any extensions thereof.

(13). Liens. Lessee shall pay, satisfy and discharge all liens and obligations of any nature and kind whatsoever created by or the obligations of the Lessee which shall attach to or be imposed upon the Premises and shall indemnify, save and hold harmless the Authority from such payment and from all damages and expenses attendant thereto.

(14). Assignment of Lease. Lessee shall not assign this lease or any interest therein and shall not sublet the Premises or any part thereof, or allow any person to occupy or use said Premises or any portion thereof, without the prior written consent of the Authority. A consent to one assignment or subletting for use by any other person shall not be deemed to be a consent to any subsequent assignment.

(15). Inspection of Premises. Lessee agrees that the Authority, the Federal Aviation Administration, or its agents may, at all reasonable times, have free access to Premises and buildings thereon for the purpose of examining or inspecting the condition of the same or exercising any right or power reserved to the Authority or Federal Aviation Administration under the terms and provisions of this agreement.

(16). Notices. All notices to be given pursuant to this lease shall be addressed to the Salina Airport Authority, 3237 Arnold, Salina, Kansas 67401 and to the Lessee at 2775-B Arnold Ave., Salina, Kansas 67401, or as may from time to time be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper addressed as aforesaid and mailed by registered or certified mail with postage prepaid.

(17). General Clauses.

(a). Lessee shall comply with all applicable laws, ordinances, rules and regulations of the federal, state, county and municipality wherein the Premises are located including compliance with future laws and regulations, i.e., those passed after the date of this agreement.

(b). Lessee shall pay to the proper governmental agencies as they become due and payable, all taxes, assessments, fees, and similar charges which at any time during the term of this lease may be taxed, assessed or imposed upon the Lessee with respect to the Premises, except those which the Authority has in this lease agreed to pay.

(c). Any property of the Authority damaged or destroyed by the Lessee, incident to the Lessee's use and occupation of Premises, shall be promptly repaired or replaced by the Lessee to the satisfaction of Authority or in lieu of said repair or replacement, the Lessee shall, if so required by Authority, pay to the Authority money in an amount sufficient to compensate for the loss sustained by the Authority by reason of damage or destruction of said property.

(d). Lessee acknowledges that it has inspected and knows the condition of the leased property and it is understood that the same is hereby leased without any representation or warranty by the Authority whatsoever and without obligation on the part of the Authority to make any alterations, repairs, or additions thereto.

(e). No Lessee shall use, or permit to be used, any portion of the property under its control for signs, billboards or displays, other than those connected with its own operations thereon. Advertising signs must be located on the buildings on the Premises and shall not contain more than 120 square feet in area. Flashing or

illuminated signs in which the light is not maintained constant and stationary in intensity and color shall be prohibited.

(f). Lessee shall not be the agent of the Authority in making repairs or other improvements to the Premises and no mechanics liens or claims thereunder shall be valid against the Authority or against the interest of the authority in said property.

(g). No materials, supplies or equipment shall be stored or be permitted to remain on any part of the property outside of the buildings.

(h). The Lessee must at all times keep the Premises in a safe, clean, wholesome condition and comply in all respects to all government, health and police requirements.

(i). This lease shall become subordinate to provisions of any existing or future agreement between the Authority and the United States of America or any agency thereof relative to the operation, development or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

(j). Lessee agrees that it will annually provide the Authority with a financial statement covering its latest fiscal or calendar year, which financial statement shall be in such form as accurately discloses the assets, liabilities and net worth of the Lessee. If, in the opinion of the Authority, the financial statement provided is incomplete or fails to accurately indicate the financial condition of the Lessee, the Lessee agrees to provide the Authority such further financial information as the Authority may in writing request.

(18). Nondiscrimination Assurances.

(a). The Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained or otherwise operated on the said property described in this lease, for a purpose for which Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

(b). The Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (i) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities; (ii) that in

construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color or national origin shall be executed from participation in, denied the benefits of, or otherwise be subjected to discrimination; and (iii) that the Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

(c). The Lessee assures that it will undertake an affirmative action program as required by 14 CFR, Part 152, Sub-part E, to insure that no person shall on the grounds of race, creed, color, national origin or sex be excluded from participating in any employment activities covered in 14 CFR, Part 152, Sub-part E. The Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this sub-part. The Lessee assures that it will require that its covered sub-organizations provide assurances to the Lessee that they similarly will undertake affirmative action programs and that they will require assurances from their sub-organizations, as required by 14 CFR, Part 152, Sub-part E, to the same effect.

(d). It is understood and agreed that nothing herein contained shall be construed to grant or authority the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

(e). Lessee agrees to furnish service on a fair, equal and not unjustly discriminatory basis to all users thereof, and to charge fair, reasonable and not unjustly discriminatory prices for each unit or service; provided, that Lessee may make reasonable and nondiscriminatory discounts, rebates or other similar types of price reductions to volume purchasers.

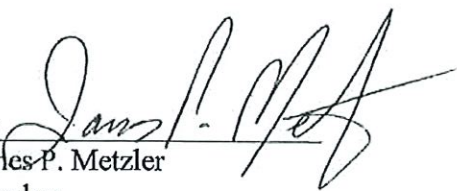
(19). Binding Effect. This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties to this agreement.

IN WITNESS WHEREOF, the respective parties have hereunto caused this instrument to be executed on its behalf by its duly authorized officers all on the date and year first above mentioned.

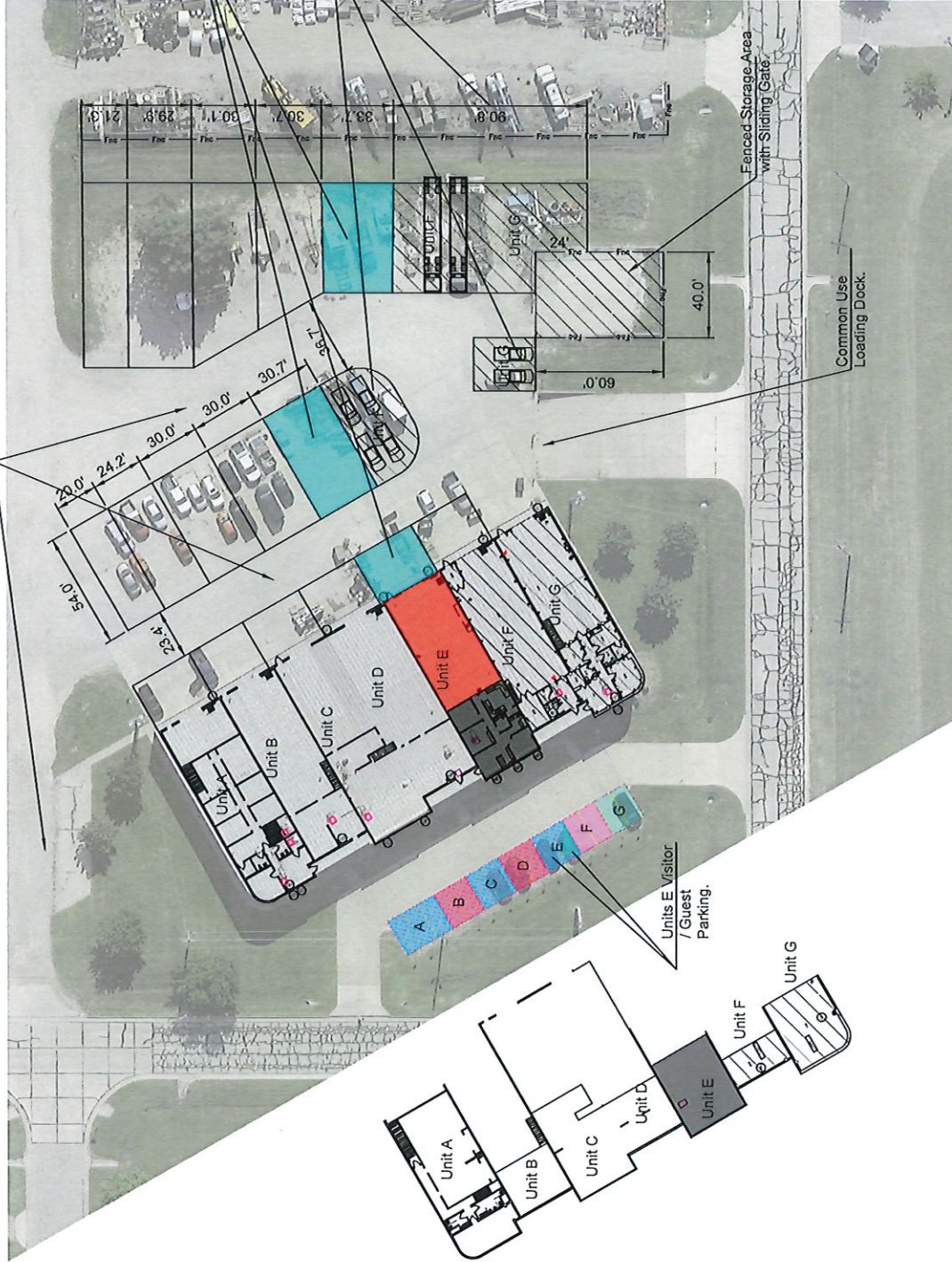
SALINA AIRPORT AUTHORITY

By 
Timothy F. Rogers, A.A.E.
Executive Director

RMA ENGINEERING, LLC

By 
James P. Metzler
Member

Rear Access Road



Unit E Parking Areas

Units F & G Parking Areas

Areas, Unit E
Warehouse = 1,764 S.F.
Offices = 1,126 S.F.

Total Warehouse/Office = 2,890 S.F.

Mezzanine = 1,153 S.F.

Max Live Load - 75 PSI

Power - 400Amp Service (480V/208V/120 3 Phase)

Gas - 1" Service

Water - 1" Service



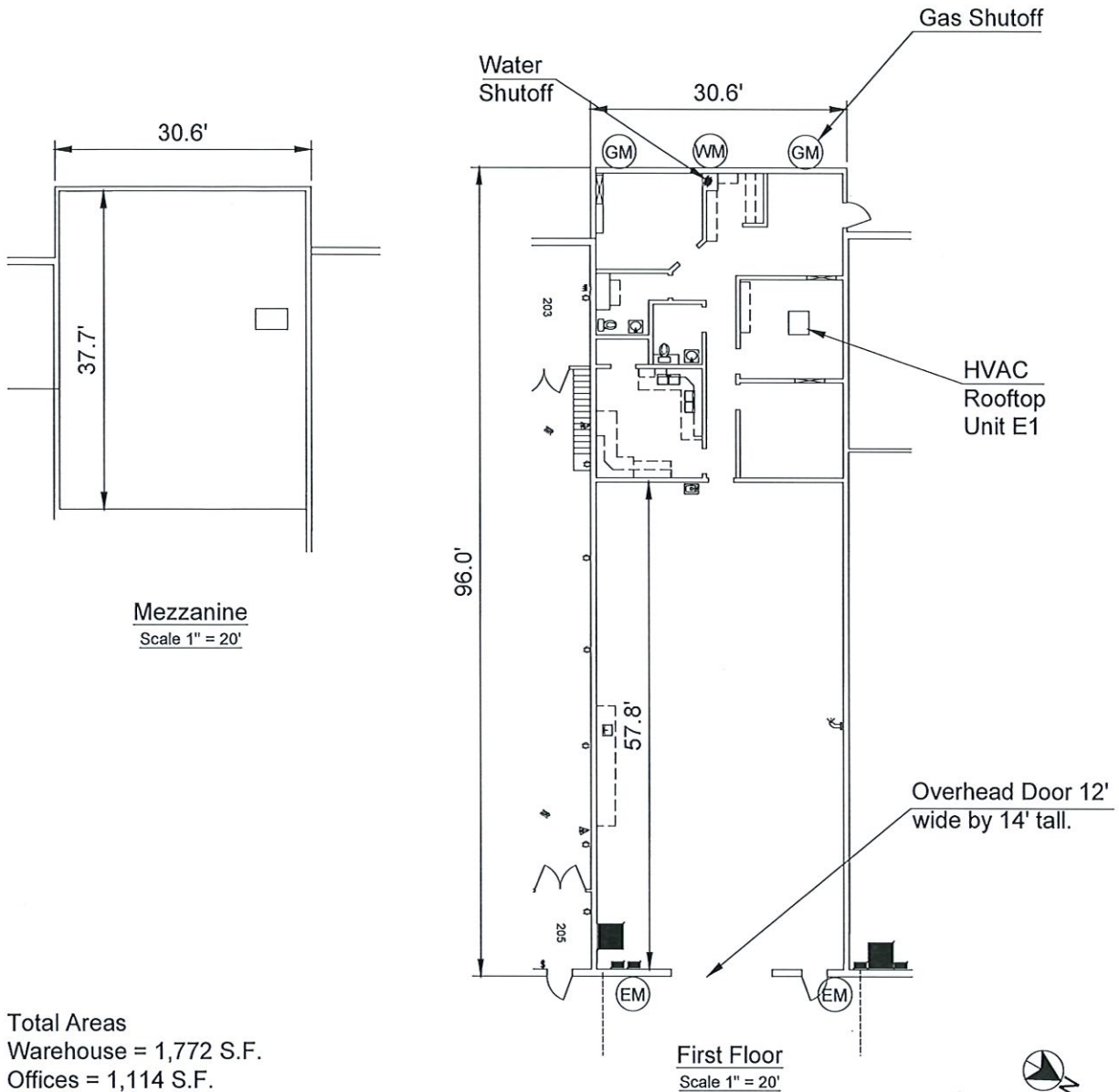
Drawing Number 2921-03-21



3327 ARNOLD, SALINA, KS 67401
785-827-3814
DESIGNED BY
KES : DESIGNED BY
KES : DRAWN BY
T - 20 : SCALE
3/12/21 0722 : DATE

1
OF
1
SALINA AIRPORT AUTHORITY
Lease Exhibit A - Building 520 Unit E

EXHIBIT A



Total Areas
Warehouse = 1,772 S.F.
Offices = 1,114 S.F.

Total Warehouse/Office = 2,886 S.F.

Mezzanine = 1,121 S.F.
Max. Live Load - 75 PSI

Power - 400Amp Service (480V/208V/120 3 Phase)
Gas - 1" Service
Water - 1" Service

Drawing Number 2876-02-10



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

None : REVISIONS
KRB : DESIGNED BY

KRB : DRAWN BY

1" = 20' : SCALE

2/25/21, 14:06 : DATE

SALINA AIRPORT AUTHORITY
(2775 Arnold Avenue Unit E) Spec Sheet Building 520E

1
OF
1

FIRST ADDENDUM TO LEASE AGREEMENT

This First Addendum to Lease Agreement is made and entered into this ____ day of _____, 2024, by and between the **SALINA AIRPORT AUTHORITY**, a Kansas public corporation, of Salina, Saline County, Kansas (the “Authority”), and **RMA ENGINEERING, LLC**, a Kansas limited liability company, with principal offices located at 2975 Blosser Dr., Concordia, Cloud County, Kansas, herein (the “Lessee”).

RECITALS

- A. The Authority and Lessee entered into a Lease Agreement dated August 31, 2021 (the “Lease”), covering Hangar No. 506-2 located at 2010-A Kneubuhl Ct., Salina, KS, (the “Premises”) for the purposes of aircraft storage in the hangar bay and conducting the business of Lessee’s engineering firm activities in the office space.
- B. On September 28, 2023, the Authority and Lessee entered into a Lease Renewal Agreement extending the term of the Lease for a period of one (1) year commencing effective September 1, 2023, and terminating August 31, 2024.
- C. The Lessee now desires to expand its service offerings and use of the Premises to include aircraft charter and air taxi services and normally associated activities.
- D. To expand its service offerings, Lessee desires to sub-lease space within the Premises to AirResource Group, a certified FAA Part 135 charter operator.
- E. Now therefore, the parties desire to amend the Lease as follows.

THE PARTIES therefore covenant and agree:

1. Section 5 of the Lease is amended as follows:

5. Insurance.

- 5.1. Lessee’s Liability Insurance. Lessee shall purchase from and maintain in a company or companies lawfully authorized to do business in the State of Kansas such insurance as will protect Lessee from claims set forth below which may arise out of or result from Lessee’s operations and for which Lessee may be legally liable, whether such operations be by Lessee or by its independent contractors or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable.

- 5.1.1. Claims under workers’ compensation, disability benefit and other similar employee benefit acts, which are applicable to Lessee’s operations;

- 5.1.2. Claims for damages because of bodily injury, occupational sickness or disease, or death of Lessee's employees;
 - 5.1.3. Claims for damages because of bodily injury, sickness or disease, or death of any person other than Lessee's employees;
 - 5.1.4. Claims for damages insured by usual personal injury liability coverage;
 - 5.1.5. Claims for damages, other than the leased property, because of injury to or destruction of tangible property, including loss of use resulting there from;
 - 5.1.6. Claims for damages because of bodily injury including death of a person, or property damage arising out of the ownership, maintenance or use of a motor vehicle;
 - 5.1.7. Claims for bodily injury or property damage arising out of products liability and/or completed operations; and
 - 5.1.8. Claims involving contractual liability insurance applicable to Lessee's obligations under Section 17.1 of this Lease.
- 5.2. The insurance required by Section 5.1 and Section 5.2 shall be written for not less than the limits of liability specified below or as required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from date of commencement of this Lease. All insurance policies must be issued by an insurance carrier which has a Best's general policyholder's rating (as published in the most recent issue of Best's Key Rating Guide, Property-Casualty) of not less than A- and a financial size category of V or greater (which equates to an adjusted policyholders' surplus of \$4-\$25 million). Coverage from Lloyd's of London and Industrial Risk Insurance (IRI) is also acceptable only if there is 100% reinsurance with an acceptably rated company. The reinsurance agreement must have a total value (100 percent) assumption of liability endorsement. In addition, reinsurance agreements must have at least 90 days prior notice of cancellation provisions.
- 5.2.1. Commercial General Liability, which is no more restrictive than ISO Form CG0001 1/96 or any revision thereof with minimum limits of liability of:

\$ 2,000,000	General Aggregate
\$ 2,000,000	Products-Completed Operations Aggregate
\$ 1,000,000	Personal & Advertising Injury
\$ 1,000,000	Each Occurrence
\$ 100,000	Fire Damage (Any one fire)
\$ 5,000	Medical Expense (Any one person)

The policy shall be endorsed to provide the required limits on a "per location" basis. – N/A

5.2.2. Comprehensive Auto Liability for owned, non-owned and hired vehicles with combined single limits of liability of \$1,000,000 per occurrence.

5.2.3. Workers' Compensation with statutory limits – N/A

5.2.4. Employer's Liability coverage with limits of at least: - N/A

\$ 500,000	Each Accident
\$ 500,000	Disease-Policy Limit
\$ 500,000	Disease-Each Employee

5.2.5. Hangarkeeper's legal liability coverage with limits of at least:

\$1,000,000	Each Aircraft Limit
\$2,000,000	Each Loss Limit

5.2.6. Aircraft Liability. Coverage with \$1,000,000 per occurrence including passengers and coverage for owned aircraft with combined single limits of liability of not less than \$100,000 per passenger and \$1,000,000 per occurrence.

5.3. Certificates of Insurance acceptable to the Authority shall be filed with the Authority prior to commencement of this Lease. These certificates and the insurance policies required by this Section 5 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Authority. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by Lessee with reasonable promptness in accordance with Lessee's information and belief.

5.4. Lessee agrees that its insurance policies will be amended to be primary without right of contribution from the Authority or its insurance policies, that Lessee's insurance policies will be amended to state that its insurer agrees to waive its right of subrogation against the Authority and that the above insurances will not be invalidated for the Authority by any action, inaction or negligence of the insured. All amounts of claims, losses or damages resulting from deductible clauses or self-insured retentions shall be for the account of the Lessee.

- 5.5. Lessee agrees that all liability policies, except workers' compensation, will be amended to name the Authority, its subsidiaries, parent, affiliates, executive officers, directors and employees as additional insureds.
- 5.6. All independent contractors hired by Lessee will be held to the same insurance requirements as the Lessee. The Authority will be named as an additional insured on independent contractors' policies, and Lessee will provide the Authority, upon request, with copies of such independent contractors' Certificates of Insurance.
- 5.7. All Sub-lessees will be held to the same insurance requirements as the Lessee. The Authority will be named as an additional insured on Sub-lessee policies, and Lessee will provide the Authority, with copies of such Sub-lessees' Certificates of Insurance
- 5.8. The requirement of Lessee to purchase and maintain insurance shall not, in any manner, limit or qualify the liabilities and obligations otherwise assumed by Lessee under this Lease.

5.9. Claims Made Insurance

- 5.9.1. Lessee shall, to the extent reasonably possible, obtain the liability insurance required hereunder on an occurrence basis. If any insurance required herein is to be issued or renewed on a claims made basis, the retroactive date of such insurance shall be no later than the commencement date of this Lease and shall provide that in the event of cancellation or non-renewal of the insurance, the discovery period for insurance claims (tail coverage) shall be for a period of not less than two years.

5.10. Authority's Liability Insurance

- 5.10.1. The Authority shall be responsible for purchasing and maintaining the Authority's usual liability insurance.

5.11. Property Insurance

- 5.11.1. The Authority shall secure and maintain in force at all times during the term of this Lease or any extensions thereof, Commercial Property Insurance with Special Clause of Loss Perils coverage on the buildings and improvements owned by the Authority which are located on the Premises in an amount of not less than 100% of the full replacement cost of the Improvements, as determined by the Authority on an annual basis, using Boeckh, Marshall/Swift or another comparable commercial building cost estimating guide.

5.11.2. Loss of Use Insurance (rent loss/business income/extra expense).

- 5.11.2.1. The Authority, at the Authority's option, may purchase and maintain such insurance as will insure the Authority's property due to fire or other hazards,

however caused, and the cost thereof shall be paid by the Authority. The Authority waives all rights of action against Lessee for loss of use of the Authority's property, including consequential losses due to fire, theft or other hazards however caused.

5.11.2.2. Lessee, at Lessee's option, may purchase and maintain such insurance as will insure Lessee against loss of use of the Leased Premises due to fire or other hazards, however caused, and the cost thereof shall be paid by Lessee. Lessee waives all rights of action against the Authority for loss of use of the leased Premises, including consequential losses due to fire, theft or other hazards however caused.

2. Section 6 of the Lease is amended as follows:

6. Use of the Premises. Lessee agrees to use the Premises for the sole purpose of aircraft storage, aircraft charter, air taxi, engineering office support, and normally associated activities. All activities will comply with SLN Airport Rules and Regulations and all other applicable law or regulation.

6.1. Lessee agrees that the Premises shall not be used or occupied for any purpose that constitutes a nuisance or may be objectionable to adjacent property; that it will not allow the escape from the Premises of any fumes, odors, smoke, obnoxious gas, gases or other substances which are offensive, or which constitute a nuisance or interfere with the conduct of other business in the area. Lessee will provide adequate devices to control excessive noise, vibrations, or electromagnetic emissions.

3. Section 16 of the Lease is amended as follows:

16. Assignment or Subletting of Lease.

16.1. Assignment. The Lessee shall not assign this Lease or any interest therein without the prior written consent of the Authority. A consent to one assignment shall not be deemed to be a consent to any subsequent assignment.

16.2. Subletting. With the exception of AirResource Group, dba, AirResource Charter, LLC, a certified FAR Part 135 Operator, headquartered in Little Rock, AR ("Sub-lessee"), the Lessee shall not sublet the Premises or any part thereof or allow any person to occupy or use the Premises or any portion thereof, without the prior written consent of the Authority. A consent to one sublease for use by any other person or entity shall not be deemed to be a consent to any subsequent subletting.

16.2.1. All subleases (including that to Sub-lessee) are contingent upon Authority's written approval of sub-lessee's submittal of the Authority's commercial business application per the SLN Commercial Minimum Standards and Airport Rules and Regulations in advance of commencement of the sublease.

16.2.2. Prior to the commencement of all subleases, including any renewals, addendums, or modifications, the Lessee shall submit a copy of the related agreement to the Authority.

4. Effective Date: This addendum shall become effective as of May 1, 2024.
5. Other Terms. All of the terms and conditions of the Lease, except as amended by this Addendum, are hereby ratified and shall be in full force and effect.
6. Binding Effect. This Addendum shall be binding upon the heirs, beneficiaries, personal representatives, successors, sublessees, and assigns of the Authority and the Lessee.

SALINA AIRPORT AUTHORITY

Date_____

By:_____
Chairman of Board of Directors

ATTEST

Date_____

By:_____
Kasey Windhorst
Board Clerk

RMA ENGINEERING, LLC

Date_____

By:_____
James P. Metzler, Member

ATTEST

Date_____

By:_____
Chad Manning, CFO

SALINA AIRPORT AUTHORITY
SALINA REGIONAL AIRPORT (SLN)
SNOW REMOVAL EQUIPMENT (SRE) ACQUISITION
BID TABULATION
BID OPENING: 4/16/2024 2:00 PM

Engineer

M-B Compainies

Bid Bond: X
 Addendum: X
 Bidder Qualifications: X
 FAA Certifications: X
 Equipment Certifications: X
 Buy American Waiver: X

BASE BID

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	BID AMOUNT	UNIT PRICE	BID AMOUNT
1	SS-700-A	Carrier Vehicle with 20-ft Quick Disconnect Snowplow and Mounted 2,000 gal Deice Tank and 50-ft Spray Bar	EA	1	\$700,000.00	\$700,000.00	\$657,609.00	\$657,609.00
2	SS-700-B	Carrier Vehicle with 20-ft Quick Disconnect Snowplow and Mounted Combination Deice Spreader	EA	1	\$750,000.00	\$750,000.00	\$622,193.00	\$622,193.00
Base Bid						<u><u>\$1,450,000.00</u></u>		<u><u>\$1,279,802.00</u></u>



PROJECT BUDGET

SALINA REGIONAL AIRPORT
SALINA AIRPORT AUTHORITY
SALINA, KANSAS

New Carrier Vehicle with Snow Plow and Combination (urea & potassium) Deicer Spreader
and

New Carrier Vehicle with Snow Plow with Liquid (potassium) Deicer Spreader

FAA AIP PN 3-20-0072-050-2024

FAA AIP PN 3-20-0072-051-2024

April 16, 2024

		Sponsor	FAA	TOTAL
SOURCES OF FUNDING				
FAA AIP PN 3-20-0072-050-2024 (Supplemental 2022)	83.5666%	\$ 111,112.00	\$ 1,000,000.00	\$ 1,111,112.00
FAA AIP PN 3-20-0072-051-2024 (BIL-AIG-2024)	16.4334%	21,850.00	196,650.00	218,500.00
		132,962.00	1,196,650.00	1,329,612.00
USE OF FUNDS				
ADVERTISING AND ADMINISTRATION				
Advertisement		136.00	1,224.00	1,360.00
Legal		50.00	450.00	500.00
Advertising and Adminstration Sub-Total =		186.00	1,674.00	1,860.00
PROFESSIONAL SERVICES				
Consulting Services for SRE Equipment Procurement		4,795.00	43,155.00	47,950.00
VEHICLE ACQUISITON				
Carrier Vehicle with Snow Plow and Combination (urea & potassium) Deicer Spreader		62,219.30	559,973.70	622,193.00
Carrier Vehicle with Snow Plow with Liquid (potassium) Deicer Spreader		65,760.90	591,848.10	657,609.00
Vehicle Acquisition Sub-Total =		127,980.20	1,151,821.80	1,279,802.00
TOTAL PROJECT COST =		132,961.20	1,196,650.80	1,329,612.00
Truncate cents (fed share)		0.80	(0.80)	
Final totals		\$ 132,962.00	\$ 1,196,650.00	\$1,329,612.00

Go Letter Fed/Share dated 10-3-23 1,599,592.00
Under Go Letter \$ 402,941.20

PRELIMINARY PLAT OF AIRPORT INDUSTRIAL CENTER NO. 3
TO THE CITY OF SALINA, SALINE COUNTY, KANSAS
N/2 OF THE NE/4 OF S10-T15S-R3W OF THE 6TH P.M.

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION TEN (10), TOWNSHIP FIFTEEN (15) SOUTH, RANGE THREE (3) WEST OF THE 6TH PRINCIPAL MERIDIAN, SALINE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

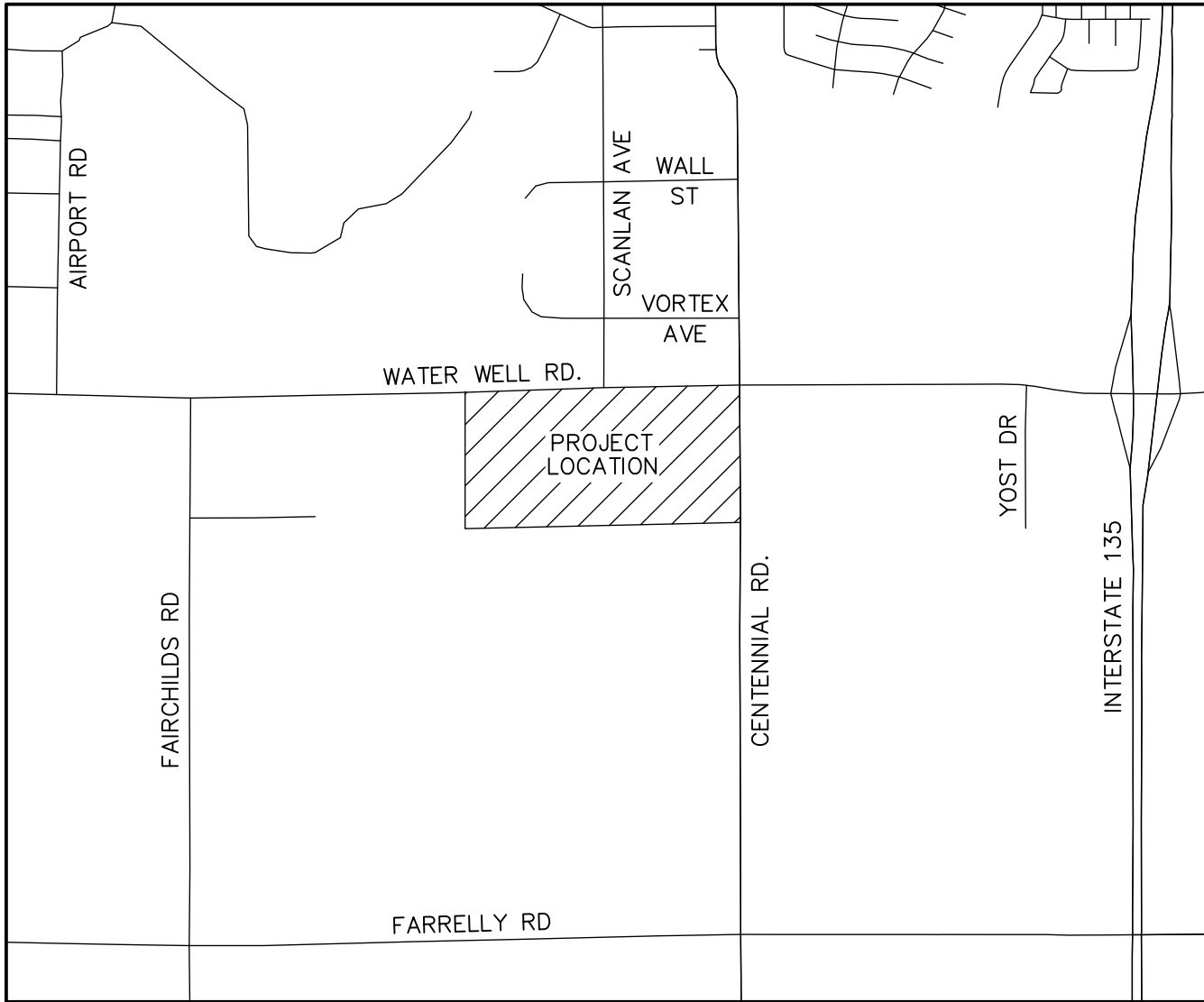
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE S 00° 13' 49" E, ALONG THE EAST LINE OF SAID NORTH HALF, A DISTANCE OF 1325.08 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE S 88° 28' 40" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 2650.16 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE N 00° 05' 57" W, ALONG THE WEST LINE OF SAID NORTH HALF, A DISTANCE OF 1320.88 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE N 88° 23' 06" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2647.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,503,141.2 SQUARE FEET OR 80.42 ACRES, MORE OR LESS.

SAID NORTH HALF IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

BOUNDARY CLOSURE

CLOSURE ERROR DISTANCE = 0.0173'
ERROR BEARING = S 23° 18' 30" E
CLOSURE PRECISION = 1 IN 459301.8016



LOCATION MAP
NOT TO SCALE

PLAT NOTES

- COORDINATE SYSTEM = MODIFIED NAD83 KS STATE PLANE
COORDINATE SYSTEM NORTH ZONE US SURVEY FOOT.
- PROJECT COORDINATES / 1.0000639709 = STATE PLANE.
- ALL PARCELS ARE LOCATED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP NUMBER 20169C0219C WITH AN EFFECTIVE DATE OF APRIL 18, 2018, AND AREA LABELED ZONE X IS NOTED AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM.
- THIS PLAT SHALL CONFORM WITH THE PROVISIONS OF RESOLUTION NO. 3186 OF THE CITY OF SALINA DEALING WITH FLOOD HAZARD AREAS.
- EASEMENTS AND RIGHT OF WAYS SHOWN, WHICH HAVE NOT BEEN PREVIOUSLY DEDICATED, ARE INTENDED TO BE DEDICATED BY THE FINAL PLAT.

OWNER

SALINA AIRPORT AUTHORITY
3237 ARNOLD AVENUE
SALINA, KS 67401

SURVEYOR

WILSON & COMPANY
800 EAST 101ST TERRACE, SUITE 200
KANSAS CITY, MO 64131

ENGINEER

WILSON & COMPANY
1700 E IRON AVE
SALINA, KS 67401

						SHEET NO: 1 OF 2	<div><div><div>WILSON</div><div>& COMPANY</div></div><div>800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 816-701-3100 Fax: 816-942-3013</div></div>
						SCALE:	
						PROJECT NO: 24-000-292-00	
						DRAWN BY: NWK	
						CHECKED BY: CLM	
						DATE: 5/7/2024	
						APPROVED BY:	
NO.	REVISION-DESCRIPTION			BY	DATE	CHKD	APPD

PRELIMINARY PLAT OF
AIRPORT INDUSTRIAL CENTER NO. 3
TO THE CITY OF SALINA,
SALINE COUNTY, KANSAS

FL 24"x38" ELLIP RCP
W/E/S=1260.88'

FL 24"x38" ELLIP RCP
W/E/S=1260.74'

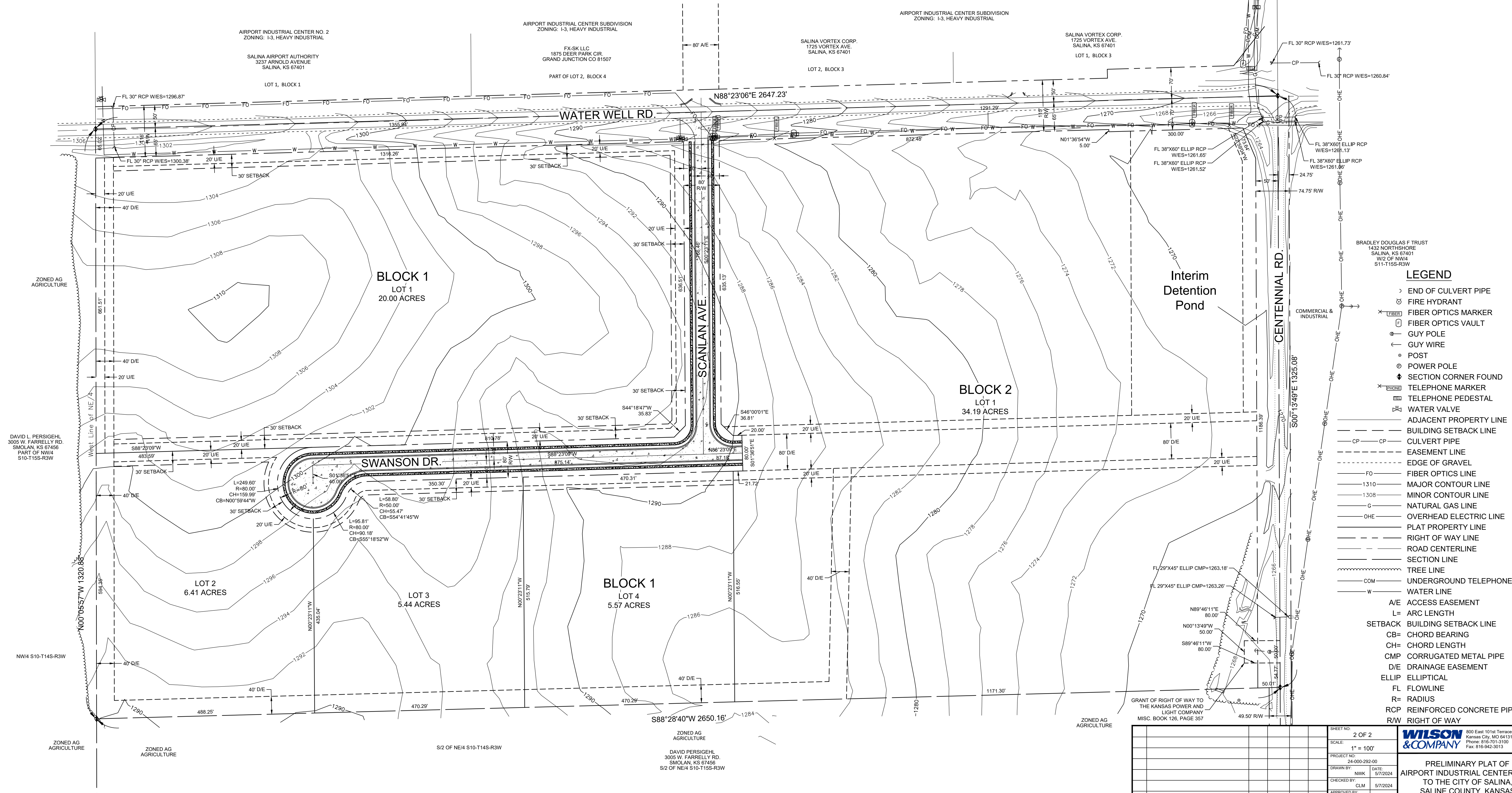
MANHOLE #3913
TOP EL=1263.81'
FL=1252.41'


FL 24"x38" ELLIP RCP
W/E/S=1260.97'

FL 24"x38" ELLIP RCP
W/E/S=1260.80'

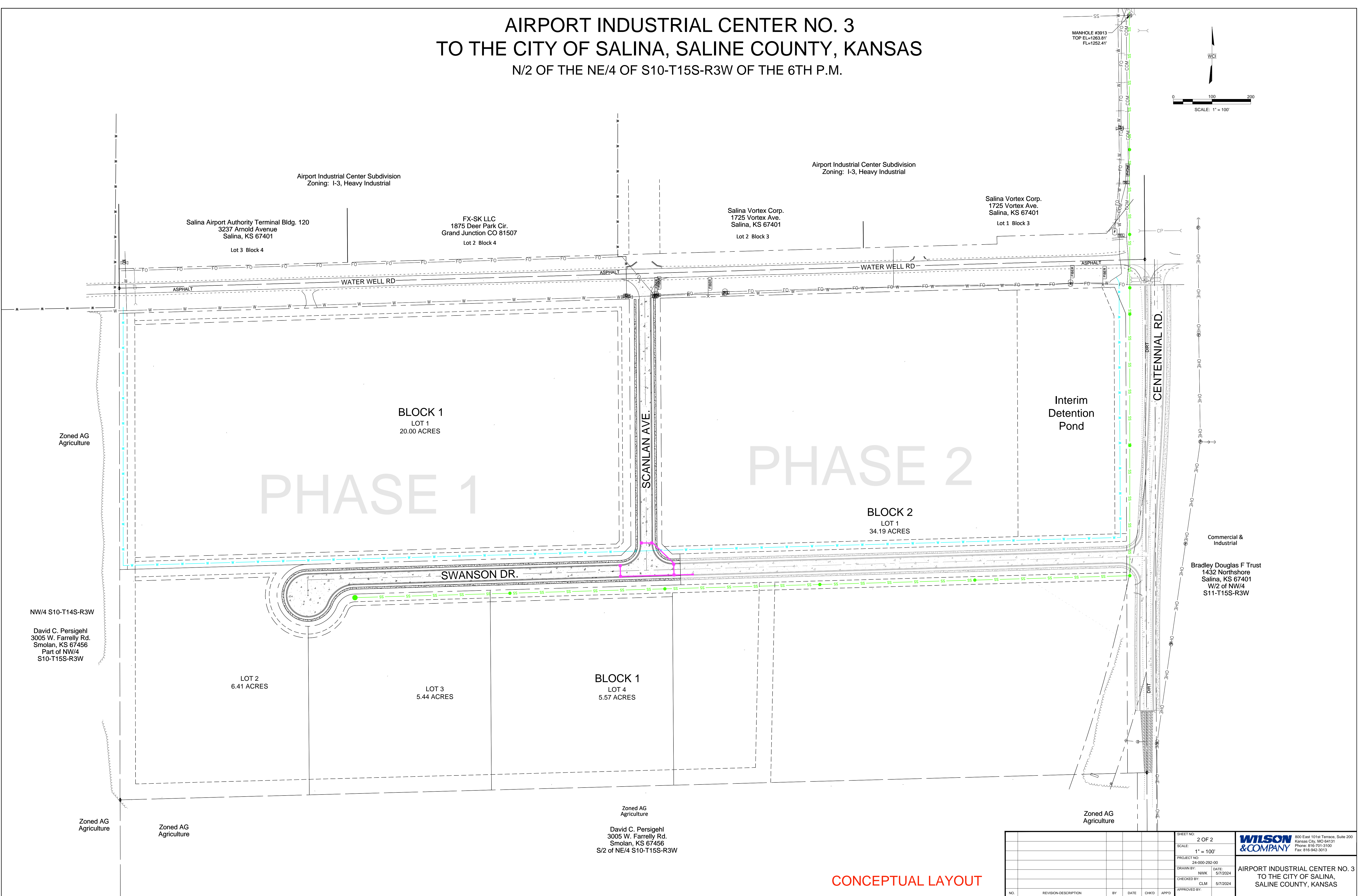
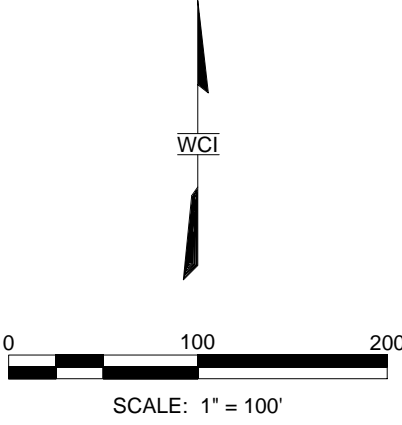
FL 18" RCP W/E/S=1262.18'

FL 18" RCP W/E/S=1261.94'




										SHEET NO: 2 OF 2	 800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 916-701-3100 Fax: 816-942-3013
										SCALE: 1" = 100'	
										PROJECT NO: 24-000-292-00	
										DRAWN BY: NWK DATE: 5/7/2024	
										CHECKED BY: CLM DATE: 5/7/2024	
										APPROVED BY:	
NO.	REVISION DESCRIPTION	BY	DATE	CHK'D	APP'D						PRELIMINARY PLAT OF AIRPORT INDUSTRIAL CENTER NO. 3 TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

AIRPORT INDUSTRIAL CENTER NO. 3
TO THE CITY OF SALINA, SALINE COUNTY, KANSAS
N/2 OF THE NE/4 OF S10-T15S-R3W OF THE 6TH P.M.



CONCEPTUAL LAYOUT

						SHEET NO. 2 OF 2		 <div>800 East 101st Terrace, Suite 200 Kansas City, MO 64131 Phone: 816-701-3100 Fax: 816-942-3013</div>	
						SCALE: 1" = 100'			
						PROJECT NO. 24-000-292-00			
						DRAWN BY: NHK DATE: 5/7/2024			
						CHECKED BY: CLM 5/7/2024			
						APPROVED BY:		AIRPORT INDUSTRIAL CENTER NO. 3 TO THE CITY OF SALINA, SALINE COUNTY, KANSAS	
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APP'D				

RESOLUTION NO. 24-05

A RESOLUTION PROVIDING STATUTORY AUTHORITY FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS AND/OR TEMPORARY NOTES OF THE SALINA AIRPORT AUTHORITY FOR THE PURPOSE OF FINANCING THE COST OF CERTAIN CAPITAL IMPROVEMENTS

WHEREAS, the Salina Airport Authority (Salina, Kansas) (the “Authority”) is a legally constituted public airport authority, duly created, organized and existing under the Constitution and laws of the State, including specifically K.S.A 27-315 to 27-326 *et seq.* (the “Act”); and

WHEREAS, the Board of Directors of the Authority (the “Governing Body”) has considered the need for certain internal improvements further described as follows (collectively, the “Improvements”):

- Certain street, sanitary sewer & waterline improvements in order to facilitate future development on a parcel of land owned by the Authority (\$5,000,000);
- Waterline relocation improvements related to the Authority SLN Terminal expansion & renovation (\$500,000);
- Design costs related to construction of new Aircraft Maintenance, Repair and Overhaul (MRO) facilities to include hangar, warehouse, interior shops and paint facilities (\$5,000,000).

WHEREAS, the Governing Body finds and determines that it is necessary and advisable to authorize the issuance of general obligation bonds and/or temporary notes of the Authority (collectively, the “Bonds”) to provide funds to pay the costs of the Improvements.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SALINA AIRPORT AUTHORITY AS FOLLOWS:

Section 1. Project Authorization. The acquisition and construction of the Improvements is hereby authorized.

Section 2. Bond Authorization. The issuance of the Bonds under the Act to pay the costs of the Improvements in the amounts set forth herein, exclusive interest on interim financing and costs of issuance, is hereby conditionally authorized, subject to a subsequent resolution of the Authority authorizing the issuance and prescribing the details of the Bonds.

Section 3. Reimbursement. To the extent applicable, the proceeds of the Bonds may reimburse expenditures of the Authority for the Improvements made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation § 1.150-2.

Section 4. Further Actions. The Executive Director, the Director of Administration and Finance, and such other agents and officials of Authority as may be necessary, are hereby authorized and directed to take such other action as may be necessary to carry out the intent of this Resolution.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the governing body of the Authority on May 15, 2024.

SALINA AIRPORT AUTHORITY

Name: Stephanie Carlin
Chair

(SEAL)

ATTEST:

By: _____
Name: Kasey Windhorst
Board Clerk

Pieter Miller
Deputy Executive Director
Salina Airport Authority

Subject: Supplemental Agreement No. 1 – Salina Airport Authority – Project 80 Final Design
Section B Additional Services (as Requested by Supplement Agreement) in the Professional Consulting
Services Agreement dated 21 February 2024

Mr. Miller,

Thank you for allowing Wilson & Company (Engineer) to assist the Salina Airport Authority (Owner) with the final design services associated with Project 80 Platting. The following outlines the agreed upon B.1. Design Services Additional Services Supplemental No. 1 scope of work/services, compensation, timeline, and billing terms:

Project Scope/Services to be Completed:

Task B.1A – Field Survey & Mapping Services – Centennial Road Right of Way & Permanent Drainage Easement on the Bradley Douglas Trust Property east of Centennial Road:

- A. Topographic Field Survey: Perform a field survey to obtain sufficient detail for the Salina Airport Authority Development Survey Services. The field information shall include topographic information to clearly identify above-ground visible topographic features within the area displayed in “Exhibit A” below.
- B. Property Boundary Survey: Record documents will be used in conjunction with found property corners to develop the property line basemap. Property lines, Right-of-Way, and subdivisions will be plotted on the survey base map for the area depicted in “Exhibit B” below.
- C. Ownership and Encumbrance Reports: The Consultant will order O&E reports from a local title company. The deliverables from the title company will need to include the ownership name, identification of any encumbrances on the property, a description of the property, and copies of deeds and any easements associated with the property. If the property is platted, a copy of the subdivision plat will be required. The Consultant will use this information to confirm and refine the right-of-way and property information used in the base mapping. The Consultant has identified a total of (1) individual tracts.
- D. Right-of-Way & Drainage Easement Generation: The Consultant will coordinate with Engineering to define the Right-of-Way and Drainage Easement to be acquired as part of this project. Legal descriptions and exhibits necessary to acquire said parcel takings shall be provided to the County.
- E. Deliverables: Wilson & Company will produce a legal description and parcel map for the right of way and drainage easements.

Task B.1B – Design Services:

A. Project Management:

- a. The Consultant will conduct general project management tasks including coordination and meetings necessary for the project. Extensive coordination is anticipated to be necessary to advance through the preliminary and final platting processes while obtaining the goals and needs of the proposed development.
- b. Attend a kick-off meeting to review the project schedule and specific design issues that will need to be resolved.
- c. Attend progress meetings as needed (up to 6) to discuss project progress, design and/or coordination issues that may arise throughout the project, changes that may affect the project, project schedule, and other items as needed. These meetings will occur during the Preliminary and Final design phases only. A monthly progress report will be prepared and provided as well.

- d. Attend a Preliminary Plan review meeting to discuss the proposed improvements.
- e. Attend a Final Plan review meeting to discuss any changes to the proposed improvements.

B. Preliminary Roadway Plan Development – Swanson Drive, Scanlan Ave, and Centennial Road:

- a. Geotechnical Services. Retain Terracon Consultants to collect soil samples (up to 6) of the existing subgrade along each proposed road alignment as well as the detention pond, conduct laboratory testing (Atterberg Limits, SPT, and CBR), and prepare pavement section and embankment recommendations.
- b. Preliminary Roadway Design.
 - i. Develop a road typical section based on City of Salina standards and site-specific geotechnical findings.
 - ii. Develop one (1) horizontal alignment for each proposed road within the development that will be used to determine platting impacts.
 - iii. Develop one (1) vertical alignment for each proposed road within the development that will be used to determine preliminary grading limits, drainage system, and platting impacts.
 - iv. Develop horizontal intersection layouts.
 - v. Develop a concept level road corridor model to determine grading limits.
 - vi. Prepare preliminary plans that will include the following sheets:
 - vii. Title Sheet
 - viii. Typical Section Sheets
 - ix. Roadway Plan & Profile Sheets (identify grading limits and R/W impacts)

C. Preliminary Drainage Plan Development – Inlets on Swanson Drive & Scanlan Ave, SE Detention Pond, and Centennial Road Culvert & Downstream Revetment:

- a. Develop an inlet and storm sewer layout based on City of Salina standards and site-specific geotechnical findings.
- b. Develop one (1) horizontal layout for the proposed channel and detention facilities to be used to determine platting impacts.
- c. Develop one (1) vertical layout for the storm sewer and channel configuration to be used to determine preliminary grading limits, drainage system, and platting impacts.
- d. Develop a concept level drainage grading model to determine grading limits.
- e. Develop Drainage Report to support platting process.
- f. Prepare preliminary plans that will include the following sheets:
 - i. General Notes
 - ii. Storm Sewer Plan & Profile
 - iii. Inlet Layout and Details
 - iv. Channel/Detention Layout/Grading Plan
 - v. Channel/Detention Revetment Plan

D. Preliminary Utility Design (Water and Sanitary Sewer):

- a. Develop horizontal alignment for each proposed water and sewer alignment within the development and to the existing system connection points that will be used to determine platting impacts and existing utility coordination.
- b. Develop vertical alignment for each proposed water and sewer alignment within the development and to the existing system connection points that will be used to determine platting impacts and existing utility coordination.

E. Final Roadway Plan Development – Phase 1: Swanson Drive & Scanlan Ave; Phase 2: Centennial Road (design fee separated by phase):

- a. Final Roadway Design
 - i. Refine the typical sections to be used for the design based on final pavement section recommendations.
 - ii. Refine horizontal alignments based on preliminary plan review.
 - iii. Refine vertical alignments based on preliminary plan review.
 - iv. Refine the concept corridor model to add additional detail and develop a final proposed grade TIN surface.
 - v. Prepare cross-sections at 25-foot intervals. Additional cross-sections will be provided at entrances, side streets, crossroad culverts, and locations of critical interest to depict cuts, fills, or special features.
 - vi. Prepare a pavement jointing plan (if applicable).
 - vii. Prepare a permanent pavement marking and signing plan.
 - viii. Prepare a traffic control and construction phasing plan.
 - ix. The following plan sheets will be prepared for the final plan submittal.
 - 1. Title Sheet
 - 2. General Notes, Legend, and Summary of Quantities
 - 3. General Layout and Survey Control Sheet
 - 4. Typical Section Sheets
 - 5. Roadway Plan and Profile Sheets
 - 6. Pavement Jointing Plan Sheets (if applicable)
 - 7. Permanent Pavement Marking and Signing Sheets
 - 8. Intersection Details Including Sidewalk Ramp Layouts
 - 9. Traffic Control and Construction Phasing Sheets
 - 10. Miscellaneous and Standard Details
 - 11. Cross Sections
- b. Prepare Preliminary Summary of Quantities and Opinion of Probable Construction Cost using recent bid tabs for comparable projects within the City of Salina and the KDOT quarterly reports in conjunction with other local cost information.

F. Final Drainage Plan Development – Phase 1: Swanson Drive & Scanlan Ave w/Temporary Detention; Phase 2: Centennial Road with Permanent Detention (design fee separated by phase):

- a. Refine the general notes, legend, and summary of quantities.
- b. Refine horizontal layouts for the inlets and storm sewer based on preliminary plan review.
- c. Refine vertical layout of storm sewer and channels based on preliminary plan review.
- d. Refine the concept/preliminary grading model to add additional detail and develop a final proposed grade TIN surface.
- e. Prepare channel/embankment typical sections.
- f. Prepare a channel/detention layout plan.
- g. Prepare a channel/detention grading plan.
- h. The following plan sheets will be prepared for the final plan submittal:
 - i. General Notes, Legend, and Summary of Quantities
 - ii. Storm Sewer Plan & Profile
 - iii. Inlet Layout and Details
 - iv. Channel/Detention Typical Sections
 - v. Channel/Detention Layout
 - vi. Channel/Detention Grading Plan
 - vii. Channel/Detention Revetment Plan
 - viii. Detention Outlet Details
 - ix. Centennial Road Box Culvert Design Plans
 - x. Centennial Road Box Culvert Standard Details

- xi. Outfall Revetment Details
- xii. Erosion Control Plans
- i. Prepare Preliminary Summary of Quantities and Opinion of Probable Construction Cost using recent bid tabs for comparable projects within the City of Salina and the KDOT quarterly reports in conjunction with other local cost information.
- j. Prepare Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) document for submittal to KDHE.

G. Final Utility Design (Water and Sanitary Sewer):

- a. Refine horizontal alignments based on preliminary plan review.
- b. Refine vertical alignments based on preliminary plan review.
- c. The following plan sheets will be prepared for the final plan submittal:
 - i. Title Sheet
 - ii. General Notes, Legend, Keymap and Survey Control Sheet
 - iii. Utility Plan and Profile Sheets
 - iv. Connection Details
 - v. Miscellaneous and Standard Details
 - vi. Miscellaneous and Standard Details
 - vii. Cross Sections (if needed)
- d. Prepare Preliminary Summary of Quantities and Opinion of Probable Construction Cost using recent bid tabs for comparable projects within the City of in conjunction with other local cost information.
- e. Prepare and submit final review plans to the City of Salina and KDHE for review and approval of utility drawings (utilizing City of Salina standard specifications previously approved by KDHE).

H. Lighting Design:

- a. Develop lighting calculations and criteria that will be used to determine light spacing and locations.
- b. Develop lighting plan indicating light and conduit locations.
- c. The following plan sheets will be prepared for the final plan submittal:
 - i. General Notes, Legend, Keymap and Survey Control Sheet
 - ii. Lighting Plan Sheets
 - iii. Lighting Standard Details
 - iv. Miscellaneous and Standard Details
 - v. Lighting Quantities
- d. The lighting plans are intended to install the conduit and pull boxes while Evergy supplies and installs the light pole bases, conductor, and other associated materials.

Task B.1C – Bidding Services:

- A. Assist the Owner in notifying Contractors and Suppliers, through the Invitation to Bid, of the availability of the Contract Documents.
- B. Prepare and issue addenda as may be required to modify the Contract Documents before or after they have been issued to prospective Bidders.
- C. Answer questions from bidding contractors during the bidding phase.
- D. Conduct the bid opening process on behalf of the Owner. Engineer shall prepare bid tabulation sheets and assist the Owner in evaluating the bids received.
- E. Assist the Owner in preparing and distributing the Construction Contract to the selected Bidder.

Task B.1D – Limited Construction-Related Services:

The design team will support the Owner with limited construction related services to answer requests for information and review design submittals for the project. The Consultant will attend limited construction progress meetings to support the construction process. Construction support includes periodic surveillance of project construction to check compliance with plans, specifications, and other contract documents and evaluate general progress based on the construction schedule. Limited construction services including periodic site visits and periodic progress meeting attendance are anticipated to occur monthly. As-built drawings in the form of pdf markups will be provided by the Consultant based on known design changes and markups provided by the Contractor.

For construction phase services by the Consultant, it is understood that the Contractor, not Consultant, is responsible for the construction of the project, and that the Consultant is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

Additional construction related services (including full-time construction inspection and materials testing) can be negotiated if desired for an additional fee.

Compensation:

For the project scope/services listed above, the Salina Airport Authority (Owner) agrees to pay Wilson & Company (Engineer) on a lump sum fee basis. Payment shall be total compensation for labor, overhead, expenses, and anticipated profit. The lump sum fee for each Task shall be as indicated below unless revisions are made by supplemental agreement to the project scope/services to be completed, in which case, the amount of the maximum lump sum fee payable to the Engineer shall be revised accordingly.

Task B.1A – Field Survey & Mapping Services:	\$10,300.00
Task B.1B – Design Services:	
A – Project Management (included with individual discipline)	
B – Preliminary Roadway Design Services:	\$113,086.00
C – Preliminary Drainage Design Services:	\$28,261.00
D – Preliminary Utility Design Services:	\$23,780.00
E – Final Roadway Design Services:	\$154,302.00
F – Final Drainage Design Services:	\$59,252.00
G – Final Utility Design Services:	\$29,019.00
H – Lighting Design Services:	\$19,830.00
Task B.1C – Bidding Services:	\$10,028.00
<u>Task B1D – Limited Construction-Related Services:</u>	<u>\$30,272.00</u>
Subtotal Supplemental Agreement No. 1	\$478,130.00

Compensation Summary:

Original Owner-Engineer Agreement dated February 21 st , 2024	\$39,500.00
Supplemental Agreement No. 1	\$478,130.00
Total Compensation:	\$517,630.00

Timeline for Completion of Project:

Upon acceptance of this Agreement, the Engineer shall proceed with the services with the following schedule:

- Notice to Proceed May 15, 2024
- Submit Preliminary Plat, Annexation Application, and Zoning Application to SAA..... May 22, 2024
- Submit Preliminary (30%) Design Drawings for review..... June 20, 2024
- Submit Final Plat to SAA..... July 12, 2024
- Submit Phase 1 Final Design Drawings for review August 2, 2024
- Anticipated Phase 1 Bid Documents Complete/ Advertisement September 3, 2024
- Anticipated Phase 1 Bid Opening October 1, 2024
- Phase 2 Schedule TBD

Schedule assumes the design documents begin at the time of the Notice to Proceed and parallels the Zoning and Platting schedule. The Schedule is contingent upon the City of Salina's design reviews and approval of the Zoning and Final Subdivision Plat and the developers design coordination. Commencement of construction is contingent on the completion of the Special Assessment Benefit District.

ENGINEER has no control over and cannot guarantee the amount of time required for OWNER, City of Salina, and KDHE to review and approve contract documents.

After acceptance by Owner of the Bidding Documents, the Engineer shall proceed with performance of the services called for under Task B.1C – Bidding Services.

Services identified under Task B.1D – Limited Construction Related Services will only commence with the execution of the construction contract for the construction work associated with the Project and will terminate upon written recommendation by Engineer of final payment to the Contractor.

If the Owner has requested significant modifications or changes in the general scope, extent or character of the Project, the time of performance of Engineer's services shall be adjusted equitably.

Services Not Included:

The scope of services described above do not include the following potential additional services:

- a. Monumentation of missing property corners.
- b. Floodplain permitting and USACE 404 permitting.
- c. Traffic Impact Study
- d. Services for improvements other than the improvements identified under Basic Services above as part of the described Project.
- e. Preparation of appraisals.
- f. Conducting surveys, investigations, and field measurements to verify the accuracy of Record Drawing content obtained from contractors, Owner, utility companies, and other sources;
- g. The services for potential additional studies or investigations (i.e. archeological surveys, wetlands determinations) required to address the Intergovernmental Review comments.

Services Completed by Owner:

- a. Right-of-Entry will be provided by the Client on properties requiring access to perform and complete the surveys. Wilson & Company survey crew will make attempts to talk with the owner(s) while on-site.
- b. Preparation of appraisals.
- c. Right of way and easement acquisition.
- d. The Owner is responsible for recording the easement document per Kansas Statutes.

If you have any questions, please don't hesitate to let us know.

Sincerely,

WILSON & COMPANY



L. Tyler Glassman
Associate Vice President



Justin C. Klaudt, P.E.
Senior Vice President

I agree to Supplemental Agreement No. 1 to the Professional Consulting Services Agreement dated 21 February 2024.

CLIENT SIGNATURE

Printed Name of Client: _____

Title: _____

Date: _____

DATE: May 10, 2024
TO: Tim Rogers
FROM: Maynard Cunningham
SUBJECT: **May 15, 2024, SAA Regular Board Meeting**


Facilities and Construction Notes

New Projects

- **Hangar 606/626 (1Vision Aviation & AIM) Parking Lot Design** - Earles Engineering was selected to design a parking area south of Hangar 626 to provide parking for 1 Vision Aviation and AIM Center personnel and allow access through secure pedestrian gate entrances. Earles Engineering surveyors were on site April 17, 2024.

Current Projects

- **M.J. Kennedy Air Terminal Building Renovation & Expansion** – Design of the Terminal Building Renovation & Expansion is in process with design progress meetings occurring weekly. 60% plans were submitted to SAA for review last week. A Development Review Team (DRT) meeting was held with the City of Salina on April 24, 2024. The grant application is due July 31, 2024.
- **M.J. Kennedy Air Terminal Parking Lot Rehabilitation & Expansion AIP 54 (Design)** – Salina Airport Authority received a Project Initiation Letter from the FAA for the M.J. Kennedy Air Terminal Parking Lot Rehabilitation & Expansion Thursday, January 11, 2024. An updated engineering contract and independent fee estimates have been submitted to the FAA for review. The grant application for design will be submitted by June 1, 2024. The grant application for construction will be submitted in June 2025.
- **Lavatory Cart Station (Avflight & Skywest) Design** – Earles Engineering has provided a preliminary plan for the new lavatory cart station site located adjacent to the general aviation restrooms. Preliminary plans were received and Earles is in the process of updating the plan based on comments from the review. The existing station located near Hangar 509 will be removed.
- **Hangar 606/626 (1Vision Aviation & AIM) Parking Lot Design** - Earles Engineering was selected to design a parking area south of Hangar 626 to provide parking for 1 Vision Aviation and AIM Center personnel and allow access through secure pedestrian gate entrances. Earles Engineering surveyors were on site April 17, 2024.
- **H409 and B412 (FAA)** – Lease clauses with the FAA include requirements for SAA to provide the FAA with a Radon Evaluation Report and ensure that FAA personnel are protected from asbestos hazards. An asbestos containing materials removal contractor was on site last week to assess the space and gather samples for testing. A radon inspector is scheduled to be onsite May 15, 2024 to set up testing equipment.
- **Building 620 (Universal Forrest Products)** – Cheney Construction was selected for concrete storage area expansion and fencing at Building 620. Concrete is scheduled to be poured for both concrete storage areas Tuesday, May 14, 2024. Concrete millings were placed last week in UFP's new lease area to expand outdoor product storage and employee parking areas. Fencing is scheduled to be installed next week.

- **Hangar 509 (Short Term Lease Space)** – Superior Plumbing/Borettec were selected for plumbing and sewer line improvements that include replacing the existing sewer line from the west restrooms to the city sewer main. Superior completed the underfloor plumbing in the restrooms and SAA personnel poured the concrete floors. Borettec is scheduled to arrive next week to begin boring the new sewer line from the restrooms to the city sewer connection.
 - **Aviation Innovation & Maintenance (AIM) Center of Excellence at SLN (Hangar 626, Room 111)** – Bids for Room 111 rehabilitation and AIM Center associated areas were received May 14, 2024. Approval of the selected bidder is on the agenda today.
 - **H626 (Hangar Rehabilitation) – Rehabilitation Construction** – Installation of pipe for the clean agent fire suppression system is nearing completion. Tanks for the clean agent have arrived and nitrogen tanks are scheduled to arrive this week. The fire alarm system for the clean agent was programmed and tested last week. The new clean agent system is scheduled to be completed in June.
 - **General Aviation Hangars (C-Hangars)** – Bret Givens Construction is scheduled to complete installation of all hangar doors and panels this week. PLi is scheduled to arrive back on site this week to start forms for the concrete aprons in front of the hangars and continue site grading to prepare for the asphalt taxi lane. Precision Electrical is continuing with electrical work in the interior of the hangars.
- 
- **Runway 12/30 AIP-48** – Rehabilitation of Runway 12/30 includes asphalt mill and overlay, edge lighting, lighted guidance signs, and removal of portions of excess pavement. The bid opening was held May 7, 2024, with one contractor, APAC, submitting a bid package.
 - **PH305 (SLN Fuel Facility Construction) AIP 49** – American Environmental’s subcontractor, RFB Construction, started setting forms for footings last week and the first concrete pour was scheduled Monday, May 13, 2024. Fuel tanks and transfer skids are being fabricated and are scheduled to be ready to ship when the site is ready to install them.

Special Projects

- **Schilling Project Environmental Remediation**
 - **Plume B Excavation** – The City of Salina has received bids for excavation of a site near Building 614 as part of the Schilling environmental remediation project.
- **H959 (1 Vision Aviation)** – Air Discharge Analysis – Dragun and partner Environmental Partners reviewed the latest painting project information provided by 1 Vision. Material calculations indicate that 1 Vision’s annual usage is below the state regulation thresholds. Dragun has recommended approaching the state air permitting authority to discuss options for registering the minor source activities.

Completed Projects

- **B394 (Driver’s License Office)** – SAA personnel completed repainting the parking lot and ADA striping.
- **H626 (Hangar Rehabilitation)** – The north and south taxi lanes leading to Hangar 626 have been milled and a 2” asphalt pavement overlay was completed.

DATE: May, 2024
TO: Tim Rogers, Executive Director
FROM: David Sorell
SUBJECT: May Board Meeting Update

Operations

Deputy Manager of Operation for the KCI invited SAA operations to observe their full-scale emergency exercise on Thursday 9th. Henry Allendorph and Kyle Moyer will be attending, learning, and bringing back ideas we can use to enhance our exercises.

Watching a full-scale emergency exercise at an airport can be quite a spectacle. These drills are meticulously planned and executed to ensure that airport staff, emergency responders, and other stakeholders are well-prepared to handle any crisis that may arise. From simulated plane crashes to terrorist attacks, these exercises simulate various scenarios to test the effectiveness of response plans and coordination among different agencies.

During the exercise, you might witness a flurry of activity: firefighters rushing to extinguish flames, paramedics attending to simulated casualties, airport personnel coordinating evacuations, and law enforcement securing the area. It's a collaborative effort involving multiple agencies, including airport authorities, airlines, fire departments, police, medical teams, and sometimes even military units.

These drills are essential for identifying strengths and weaknesses in emergency response procedures, training personnel to act swiftly and decisively under pressure, and ensuring that communication and coordination channels are effective. Plus, they provide an opportunity for all involved parties to familiarize themselves with their roles and responsibilities in a crisis. Overall, observing a full-scale emergency exercise at an airport can be both enlightening and sobering, reminding us of the importance of preparedness and teamwork in ensuring the safety and security of air travelers and airport personnel.

Maintenance

With the completion of 17-35 safety area items, maintenance has moved onto equipment maintenance and hangar repairs. Thanks to the spring rains mowing season is upon us as much of our time will now be vegetation control.

Also scheduled for May are repairs to taxiway alpha asphalt. Mastic, will be used to seal large cracks that have developed around taxiway lights, from taxiway edge line to the grass.

The remodel of Hangar 509 bathrooms and hallways in preparation for IAC arrival in September is coming along with the completion of plumbing, installation of sheetrock and FRP in bathrooms.

DATE: May 10, 2024
TO: Tim Rogers, Executive Director
FROM: Kasey L. Windhorst
SUBJECT: May Board Meeting Update

Employee Training

Salina Airport Authority (SAA) staff successfully completed the mandatory Title VI training on workplace harassment during the month. This training equipped employees with essential knowledge and skills to recognize, prevent, and address instances of harassment within the workplace. Through comprehensive modules, participants gained insights into Title VI regulations and learned about appropriate protocols for handling harassment complaints. This achievement signifies the SAA's commitment to fostering a safe and respectful work environment for all employees.

Staffing

SAA ARFF/Operations Specialist, Jett Moyer recently accepted a full-time position as a flight instructor in Wichita. Due to Jett's resignation, we are currently accepting applications for one (1) full-time Aircraft Rescue Fire Fighting (ARFF) and Operations Specialist. The full job description and employment application may be found on the SAA website <https://www.salinaairport.com/>, visit the public information link under employment opportunities.

AIM Center Tours

During the month, representatives from USD 305 toured the AIM Center facilities. The tour consisted of visits to Hangar H600 classroom and lab space, 1 Vision Aviation Hangar H959 and a tour of the future AIM Center home, Hangar H626. Approximately 20 high school principals, counselors and career planning support staff participated and are excited to share the AIM Center micro credential opportunity with their students to begin their path down a high wage, high demand career field.

If you or someone you know is interested in this 6-week pre-apprenticeship program in the Aviation Innovation and Maintenance industry, be sure to register for our summer cohort at aimcenter.aero

Summer Cohort dates are:

May 20th - June 28th

July 8th - August 16th

Upcoming Events

Tim's Retirement Reception

Save the date for Tim's retirement reception on Thursday, June 27th from 3 p.m. to 6 p.m. The celebration will take place at Hangar 600, located at 2720 Arnold Ct. We look forward to honoring Tim's 38 years of dedication and wishing him well in his retirement.

Board Photos

As a reminder, Jim Turner, Turner Photography will be at the May 15th board meeting to take photos following the meeting. Turner will take a group photo of the 2024-2025 SAA board of directors and individual board member photos.

Announcements

Below are the upcoming scheduled board meetings. All board meetings will be held at Hangar H600, Room 100. Please note the June board meeting is rescheduled to the following Wednesday, June 26th due to the federal holiday on June 19th.

Wednesday, May 15, 2024, 8:00 a.m.

Regular Board Meeting

Wednesday, June 26, 2024, 8:00 a.m.

Regular Board Meeting

(Rescheduled due to federal holiday)

Wednesday, July 17, 2024, 8:00 a.m.

Regular Board Meeting

Wednesday, August 21, 2024, 8:00 a.m.

Regular Board Meeting