

**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)