
DATE: May 16th, 2025

TO: SAA Board of Directors

FROM: Pieter Miller and Shelli Swanson

SUBJECT: **May 21st, 2025 SAA Monthly 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:

Trust -- Agenda Item #7 – Reconsideration of the 2025 Other Income Fee Schedule

The delayed vote and additional evaluation demonstrate transparency and responsiveness to board input, reinforcing stakeholder trust in Authority processes.

Adaptability -- Agenda Item #8 – Consideration of Strategic Planning Session Agenda

Initiating a strategic planning session reflects the Authority's adaptability in preparing for future growth, challenges, and opportunities.

Rooted in Community -- Agenda Item #6 – Consideration of Lease with Pomp's Tire Service, Inc.

Pomp's long-term tenancy and service to regional fleet customers confirms the Authority's commitment to supporting established businesses and community partners.

Please note the following agenda item comments.

Agenda Item #5 – Airport Activity, Scheduled Air Service and Financial Statement Reports for the Month Ending April 30th, 2025 (Miller and Swanson)

Airport Activity – Air Traffic (Miller)

The Salina air traffic control tower (ATCT) recorded 5,167 operations during April 2025, a slight decrease from the 5,430 operations recorded in April 2024. Year-to-date operations (January–April) totaled 22,240, nearly even with the 22,134 recorded during the same period in 2024. While still trailing 2023's first quarter pace, this year's steady numbers suggest a resilient and stabilized trend in operational activity across commercial, military, and general aviation segments at SLN.

Airport Activity – Fuel Flowage (Miller)

Fuel flowage totaled 313,679 gallons in April 2025, representing a 184% increase over April 2024's 110,346 gallons. Cumulative year-to-date sales reached 1,017,568 gallons, marking an 80% increase compared to the 564,240 gallons pumped during the same period last year. This continued growth in fuel flowage is being driven by elevated military operations, steady commercial activity, and robust general aviation demand.

Airport Activity – Passenger Enplanements (Miller)

Salina continues to build strong momentum in 2025, with year-to-date enplanements already totaling 11,683—representing 58% of 2023's annual total and 44% of 2024's, all within the first four months of the year. April alone set a new monthly record with 2,242 enplanements, marking a 52% increase over April 2024, and surpassing the previous April high of 1,635 set in 2022. This growth is even more notable given that last year included nonstop service to Denver while Chicago was still tagged with Hays. Load factors are also trending upward, with departing aircraft averaging about two-thirds full in April—up 22 percentage points year-over-year. Early response to the new SLN–Houston (IAH) route has been very strong, with 54% of May seats sold by mid-month, outperforming initial projections without detracting from demand on existing Denver or Chicago service.

Fares remain competitive in key markets, with 84% of round-trip ticket prices in SLN's top 15 destinations matching or beating those of other carriers, including ultra-low-cost options. While this benefits travelers and enhances regional appeal, continued monitoring is warranted to avoid long-term pricing pressures. Operationally, SkyWest's performance at SLN exceeds industry benchmarks, further reinforcing confidence in the service. Together, the record-breaking growth, strong passenger response, and high-quality operations reflect a positive trajectory for Salina's commercial air service strategy as the airport heads into the peak summer season.

Financial Reports – Comments and Notes (Swanson)

Highlights from the April Financials

Cash in Bank:

- **Unrestricted Cash:**
Now at \$1,622,314 after netting out security deposits returnable, this reflects a \$553,330 increase since February, largely due to reimbursements tied to the March closing of the 2025 GO Temporary Notes.
- **Current Restricted Funds:**
 - Bond Funds: Totaled \$6.22M at month-end, down from \$8.29M in March, with funds actively disbursing for Project 80, Hangar 125, and Hangar 959 MRO.
 - AIM Center Cash: Held steady at \$1.45M.
 - Mill Levy Funds: Declined to \$1.39M after disbursements related to the local share of grant funded capital projects; previously \$2.62M.
- **Total Cash in Bank:**
Now \$10.84M, down from March's peak of \$14.28M but still up 51% YoY, reflecting healthy liquidity and ongoing capital deployment.

Revenue Performance:

- **YTD Total Income:**
\$1.47M, exceeding budget by 20% and up 35% YoY.
- **Airfield Revenue:**
 - \$725K YTD, up 66% YoY.
 - Key growth: Landing fees (+124%) and hangar rent (+67%)—a result of Fort Riley charters and higher military/commercial operations.
- **Building & Land Rent:**
 - Rose 7% YoY to \$639K.
 - Tank rent up 405%, driven by new fuel farm.
 - Short-term leasing continues to underperform but is offset by long-term lease gains.
- **Other Revenue:**
 - Up 93% YoY, driven by equipment rental and FOL activity.

Expense Management:

- **Operating Expenses:**
\$1.19M YTD, up 5% YoY, but still below budget (96%).
 - **Maintenance:** +9% YoY. Snow removal was a major factor, up 2,299%, and utility costs are trending high.
 - **Admin Expenses:** Up 2% YoY, with notable increases in medical insurance (+35%), property insurance (+15%), and airport marketing (+54%)—the latter tied to the May 2 Houston route launch.

Net Operating Income (NOI):

- **YTD Net Ordinary Income:**
\$275,018, up from a -\$54,731 loss at this time last year—a 602% turnaround.

Other Income and Expenses:

- **Non-Operating Income:**
 - Capital Contributions: \$1.8M YTD, including the \$1.66M ALOFT Grant and \$133K from Air Service Grants.
 - Asset Sale Gain: \$448K from the 20-acre land transaction.
 - Interest Income: \$162K YTD
- **Debt Service:**
 - Interest Expense: \$872K YTD, up 82% YoY, driven by new note issuances.
 - Depreciation: \$1.33M YTD, up 23% YoY.
- **AIM Center:**
Expenses total \$64.6K YTD, down 71% YoY, with substantial reductions across consulting, tech, and supplies.

Capital Projects:

- **April Capital Spending Highlights:**
 - Project 80: \$752K (Progress Payment #5)
 - Fuel Farm (AIP-49): \$194K
 - Terminal Parking Design (AIP-54): \$37K
 - Hangar Improvements:

- Hangar 606: \$82K
- Hangar 626: \$42K (parking lot)
- Hangar 509: \$7K (interior carpet/fix)
- FBO Improvements (AvFlight North): \$3.4K
- North Ramp (MRO): \$42K

Summary:

April financials reflect continued strength in both revenues and net position, with year-over-year growth in nearly all income categories and effective budget control on expenses. Capital outlays are progressing across multiple strategic developments, including Project 80, MRO buildout, and the newly acquired Hangar 125. The current position supports both near-term liquidity and long-term investment in Salina's aerospace infrastructure.

Financial Reports – April Significant Capital Expenditures/Payables Report Enclosed

Financial Reports – Accounts Receivable Past Due 31 days or more as of May 16, 2025

(Swanson)

Account	Amount	Days	Comments
Eastern Airlines	\$6,168	31-60	Landing fees

Agenda Item #6 – Consideration of Lease with Pomp's Tire Service, Inc. for Units F & G in the Salina Development Center - Bldg. 520 (Swanson)

Pomp's Tire Service, Inc. has leased Units F and G in Building 520 at the Salina Development Center (SDC) since 2016. A new lease was executed in 2020 and is set to expire on November 30, 2025. Pomp's has remained in good standing and continues to operate a commercial tire service, dispatch, and fleet facility on site.

The company, founded in 1939 and headquartered in Green Bay, Wisconsin, is a long-standing, multi-state operation with more than 150 locations. It has provided tire-related services to commercial and fleet clients for decades and has played an important role in supporting logistics and industry needs in Salina.

Proposed Lease Term:

- **Effective Date:** December 1, 2025
- **Term:** One (1) year primary term
- **Options:** Three (3) one-year renewal options

Rent Structure:

- **Basic Rent:** \$3,389/month, payable in advance on the 1st of each month
- **CPI Adjustment:** Every two years based on the U.S. Consumer Price Index
- **Additional Rent:** Lessee responsible for real estate taxes, maintenance contributions, and late fees (if applicable)
- **Security Deposit:** \$3,389 total; \$2,485 already on deposit; remaining \$904 due at signing

Key Responsibilities:

- **Lessee:** Routine maintenance, HVAC service contract, repairs to plumbing, electrical, interior features, and exterior fencing; insurance coverage naming the Authority and City as additional insureds
- **Authority:** Roof and exterior building maintenance, parking lot and common area upkeep,

structural system replacements

Use of Premises:

- The premises will continue to be used for warehouse, fleet storage, administrative offices, and commercial tire service operations.

Recommendation: Approval of the lease agreement with **Pomp's Tire Service, Inc.** for Units F & G in Building 520 at the Salina Development Center, authorizing the Board Chair to finalize and sign the agreement on behalf of the Salina Airport Authority.

Agenda Item #7 – Reconsideration of the 2025 Other Income Fee Schedule (Swanson)

Background

At the April 16, 2025 board meeting, the Authority presented proposed revisions to the 2025 Other Income Fee Schedule. These revisions included:

1. Addition of a credit card processing fee to recover the rising cost of merchant services, and
2. Removal of the fax service fee, as the service is no longer offered and the related equipment has been decommissioned

The board postponed action at that time to allow for additional consideration and further evaluation of credit card fee options. Since then, staff has re-examined available solutions and obtained updated proposals from multiple merchant service providers.

Merchant Services Review

As discussed at the April 16 board meeting, the Authority currently absorbs 100% of credit card processing fees, at an average effective rate of 3.45% + \$0.15 per transaction. In 2025, these costs are projected to total approximately \$35,600.

Following outreach to multiple processors, staff identified competitive pricing structures that would allow the Authority to significantly reduce this expense. Depending on the selected structure, estimated savings include:

- Up to \$7,000 annually under an interchange-plus pricing model, and
- Up to \$30,000 annually using a surcharge-based model that passes allowable credit card fees to the user.

These savings can be achieved while maintaining compliance and preserving customer convenience.

One alternative sometimes suggested in the merchant processing arena is offering a “cash discount” instead of a credit card surcharge. However, nearly all Authority fees and rents are fixed by contract, lease agreement or board-approved schedules. Offering a discount for non-card payments would effectively reduce contracted revenue — shifting the goal from controlling expenses to lowering income — and is not recommended.

Recommendation: Staff recommends approval of the revised 2025 Other Income Fee Schedule, including the addition of a credit card convenience fee of 3% and the removal of the obsolete fax service fee. Based on board discussion and policy direction, the following options are provided for consideration:

Board Options

Option 1 – Implement a 3% Convenience Fee on Credit Card Payments

- Customers paying by credit card would be charged a 3% fee at the time of payment.
- Estimated annual SAA expense savings: up to \$30,000

Option 2 – Continue Absorbing All Credit Card Fees

- No fees would be passed on to the customer; the Authority continues absorbing all merchant charges.
- Estimated 2025 expense: approximately \$28,600 under the Interchange-plus pricing model.

Option 3 – Implement a Convenience Fee Below 3%

- A lower percentage (e.g., 2% or 2.5%) could be applied to partially offset processing costs.
- Estimated savings would scale accordingly.

Note: All options include the removal of the fax service.

Agenda Item #8 – Consideration of Strategic Planning Session Agenda (Miller)

This item will be discussed at the board meeting.

Please let us know if you have any questions you would like us to prepare for in advance of the meeting.

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

May 21st, 2025 – 8:00 AM

AGENDA

Call to Order

1. Call to order, determine that a quorum is present and confirm that the meeting notice has been published. (Boos)
2. Recognition of guests. (Boos)
3. Additions to the agenda and agenda overview. (Miller)

Action Items:

4. Approval of the minutes of April 16th, 2025 regular board meeting and April 21st Special Board Meeting. (Boos)
5. Review of airport activity and financial reports for the month ending April 30th 2025 (Miller/Swanson)
6. Consideration of Pomp Tire Service Lease Agreement for Units F&G, Bldg. 520. (Swanson)
7. Reconsider Update to the 2025 Other Income Fee Schedule. (Swanson)
8. Strategic Planning Session Agenda Consideration. (Miller)

Staff Reports:

- Terminal Building Update (Miller/Cunningham)
- Website Update (Miller/Windhorst)

Executive Session: (Boos)

9. An executive session of the board of directors to discuss confidential proprietary information relating to financial affairs of corporations.

I move the board recess into executive session for ____ minutes to discuss the subject of confidential proprietary information relating to a corporation based upon the need to discuss data relating to financial affairs of corporations, partnerships, trusts, and individual proprietorship pursuant to KSA 75-4319. Open meeting will resume in this room at _____ a.m.

Airport Authority board action following the executive session may or may not occur.



Directors' Forum: (Boos)

Visitor's Questions and Comments: (Boos)

Announcements: (Windhorst)

Adjournment: (Boos)



**MINUTES OF THE REGULAR MEETING
OF THE SALINA AIRPORT AUTHORITY BOARD OF DIRECTORS
APRIL 16, 2025
HANGAR 600, ROOM 100**

Call to Order

Chair Boos called the board meeting to order at 8:00 a.m. and confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst confirmed that the board meeting notice and packet were published and distributed on Friday, April 11, 2025.

Attendance

Directors Boos, Roberg, O'Brien, Commerford and Bunns attended in person. Attending in person were 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 in attendance: Lindsey Dreiling, Dreiling Aviation; Mitch Robinson, Salina Community Economic Development Organization; Jim Weese, Saline County Commissioner. Guests in attendance remotely (VTC): Eric Brown, Hutton; Trent Davis, City of Salina; Ken Weishaar, Director of Kansas National Guard Public Works, James Tubach, KSARNG Plans and Programming Branch Chief, and Jared Worley, 1-108th Battalion Command Sergeant Major Kansas National Guard.

Agenda

Executive Director Miller reviewed the agenda items, noting that item 11 would be an informational item rather than an action item before the board. Item 12 is removed from the agenda, to be presented to the board at a later date.

Minutes

Director Commerford moved to accept the March 19, 2025 regular board meeting minutes and the March 24, 2025 SCEDO annual partner meeting minutes as presented. Director Roberg seconded the motion. Motion passed 5-0.

Airport Activity

Miller provided the monthly airport activity statistics to the board. Air Traffic Control Tower (ATCT) recorded 6,737 operations in March 2025 (12% increase over March 2024). First quarter operations totaled 17, 073, which was slightly higher than the 2024 first quarter total of 16,704. Fuel flowage was up 55% year-over-year, due to military operations, commercial activity, and general aviation demand. Year-to-date fuel sales reached 703,889 gallons compared to 453,894 in 2024. SkyWest enplaned a total of 2,002 passengers during the month of March. During the first quarter of 2025, 9,441 passengers were recorded over the previous year's first quarter total of 3,854. Miller highlighted the bookings for the new Houston flights beginning May 2, 2025.

Financial Review

Swanson reviewed the March 2025 financials. Unrestricted cash in bank is \$1,751,365 (Operating funds less security deposits returnable), up \$682,381 from February, due to reimbursements following the closing of the 2025 GO Temporary Notes. Restricted funds include the bond funds, rising to \$8.29M, primarily from the March 25 closing of the 2025-1 and 2025-2 GO Temporary Notes, which are funding Project 80 (\$6M), Hangar 125 Acquisition (\$460K), and MRO development at Hangar 959 (\$2M); AIM Center Cash, which reflects disbursements through February to a balance of \$1.46M; Mill Levy Funds increased to \$2.62M, reflecting updated receipts; Total Cash in Bank stands at \$14.28M, a 123% increase compared to February and up 7% YoY, driven by bond proceeds.

Noting revenue activity, Swanson reported that Operating income increased 32% YoY, with total income YTD at \$1.07M, exceeding the budget by 17%. Airfield Revenue is up 58% YoY, totaling \$524,732 YTD. Building and Land Rent increased 8% YoY to \$476,335 and tank rent increased 405% due to the new fuel farm. Operating expenses were up 5% over the first quarter of 2024, with maintenance costs up by 19%, and a significant expenditure on marketing the IAH flights. YTD Net Ordinary Income improved significantly to \$172,433, compared to a -\$44,918 loss at this time last year.

Swanson reviewed the economic impact of the recently completed Jaded Thunder 25.1 exercise, noting that 875 people were on site, using 90 rental cars and occupying 700 hotel rooms,

accounting for \$3.7M in direct funds to the community. Director Boos instructed staff to file the financials for audit.

STARS Lines of Effort 1st Quarter 2025 Update

Miller presented the first quarter update on the STARS Lines of Effort for 2025. The current list of projects was reviewed, highlighting the status of runway 12/30 rehab project, Salina West airfield development of 300 acres, Project AAERO, Hangar 626 completion, website update, and terminal parking lot design.

Quarterly financial 10-year trend and capital improvement history

Swanson presented the Airport Authority's 10-year financial trend analysis for Q1 2025, noting that the trend is positive and toward growth. The report included 2016 – 2025 data.

Kansas Army National Guard AASF Salina West Update

In consideration of the guests in attendance, Miller requested that the board progress to agenda item 11.

Miller presented an overview of the project with the Kansas Army National Guard (KSARNG) for approximately 100 acres located in the SLN West development area. The lease outlines the long-term use of the property for the development and operation of Army Aviation Support Facility (AASF) #2 and an Armed Forces Reserve Center (AFRC).

Weishaar discussed KSARNG's future plans for the site, which may include additional military facilities such as a new Salina Readiness Center, an Unspecified Minor Military Construction (UMMC) project, and a Close-In Training Area (CITA). Staff also outlined SAA's responsibilities for updating the Airport Master Plan, supporting infrastructure development, and maintaining the site until construction begins. Construction is currently targeted for FY 2032 but historically, ready projects have the opportunity to move forward as funding becomes available.

RMA Engineering Lease Agreement for Hangar 125

Swanson reviewed the lease agreement for Hangar 125, noting that the tenant is moving from a current leased facility (H506-2) at SLN to a larger hangar. The proposed lease for Hangar 125 has a primary term of ten (10) years, effective May 1, 2025, through April 30, 2035, with two (2) additional ten-year renewal options. Monthly base rent is set at \$4,500, with biennial adjustments based on changes to the U.S. Consumer Price Index (CPI). The lease includes a \$4,500 security deposit and provides that RMA will be responsible for applicable taxes, insurance, utilities, and maintenance. Director O'Brien moved to approve the lease agreement with RMA Engineering LLC for Hangar 125 and authorize Chair Boos to execute the agreement. Director Bunn seconded the motion. The vote carried 5 – 0.

RMA Lease Termination Agreement for Hangar 506

Swanson presented the lease termination agreement for Hangar 506-2, located at 2010-A Kneubuhl Ct., for RMA, supporting their move to Hangar 125. Under the terms of the proposed termination agreement, RMA will vacate and return the premises to the Authority by April 30, 2025. The release of this facility reflects the Authority's ongoing commitment to aligning tenant needs with available facilities, maximizing operational efficiency and asset utilization across the airfield.

Director Roberg moved to approve the Lease Termination Agreement with RMA Engineering LLC for Hangar 506-2, effective April 30, 2025, and authorized Chair Boos to execute the agreement. Director O'Brien made the second. The motion carried unanimously.

AIP Terminal Building Construction Change Order

Cunningham presented the change order to the board for review. The anticipated change order is for installing the new fire service line and drain line for the fire riser room. Director O'Brien moved

to approve Change Order #1 from Icon Structures for installation of a 6" fire service line and 4" sanitary sewer line in the amount of \$39,770.58 and authorized the executive director to sign the change order, Director Commerford seconded the motion. The vote was 5 – 0.

Update to the 2025 Budget Other Income Fee Schedule

Swanson presented to the board a review of the current fees associated with credit card transactions between the airport and customers. In 2025, the airport is on pace to incur approximately \$35,600 in credit card processing fees. Local governments and airport operators are transitioning to passing credit card fees to the customer. Notably, the City of Salina currently passes through such fees. Swanson provided alternate options for the board as well.

Director O'Brien moved to postpone to a later date the topic of updating the 2025 Fee Schedule. Director Bunn seconded the motion. The motion passed unanimously.

Strategic Planning Session Date Selection

Miller polled the board and confirmed that a quorum is available on Thursday, May 29, 2025, 8:00 a.m. – 12:00 p.m. for the SAA Strategic Planning session. The meeting will be held at H600, Room 100.

Staff Reports:

Terminal Building Update

Cunningham reported that construction is proceeding as planned. He noted that the contractors are maintaining a clean worksite and executing the project efficiently.

Website Update

Miller noted that the team's project kick-off meeting was held at the end of February. The board will see the project's progress in July or August, with the goal of the website to be live in October.

Executive Session

Director Boos moved that the board recess into executive session at 9:41 a.m. for fifteen (15) minutes to discuss with legal counsel the subject of legal considerations and points of negotiation relating to MRO hangar development based upon the need for consultation with an attorney for the public body which would be deemed privileged in the attorney client relationship pursuant to K.S.A. 75-4319(b)(2). The open meeting will resume in this room at 9:56 a.m.

Director Roberg seconded the motion. The vote passed unanimously.

The open meeting resumed at 9:56 a.m.

Director Boos moved that the board extend the executive session at 9:56 a.m. for ten (10) minutes to discuss with legal counsel the subject of legal considerations and points of negotiation relating to MRO hangar development based upon the need for consultation with an attorney for the public body which would be deemed privileged in the attorney client relationship pursuant to K.S.A. 75-4319(b)(2). The open meeting will resume in this room at 10:06 a.m.

Director Roberg seconded the motion. The vote passed unanimously.

The open meeting resumed at 10:06 a.m.

Director Boos moved that the board recess into executive session at 10:07 a.m. for fifteen (15) minutes to discuss the subject of confidential proprietary information relating to a corporation based upon the need to discuss data relating to financial affairs of corporations, partnerships, trusts, and individual proprietorship pursuant to KSA 75 4319. The open meeting will resume in this room at 10:22 a.m.

Director Commerford seconded the motion. The vote passed 5 – 0.

The open meeting resumed at 10:22 a.m.

Announcements

Windhorst provided the dates for the upcoming board meeting and reminded members of the next AIM Center graduation as well as IAH inaugural flight activities.

Director Commerford moved to adjourn; Director Roberg seconded the motion. Motion carried 5 – 0.

The meeting adjourned at 10:27 a.m.

Minutes approved at the May 21, 2025, board meeting.

Kasey L. Windhorst, Board Clerk

(SEAL)

**MINUTES OF THE SPECIAL MEETING
OF THE SALINA AIRPORT AUTHORITY BOARD OF DIRECTORS
APRIL 21, 2025
HANGAR 600, ROOM 100**

Call to Order

Director O'Brien, Acting Chair, called the board meeting to order at 8:00 a.m. and confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst confirmed that staff published and distributed the board meeting notice and packet Thursday, April 17, 2025.

Attendance

Directors Roberg, O'Brien, and Bunns attended in person. Attending in person were Executive Director Pieter Miller; Director of Facilities and Construction Maynard Cunningham; Business and Communications Manager Kasey Windhorst; and Airport Administration Specialist Michelle Moon. Attorney Greg Bengtson joined the meeting remotely (VTC). There were no guests.

Agenda

Executive Director Miller stated that there were no changes to the published agenda.

Consideration of Army Corp of Engineers Right of Entry Agreement for PFAS testing

Miller presented an overview of a proposed Right-of-Entry (ROE) agreement between the Salina Airport Authority (SAA) and the U.S. Army Corps of Engineers. The ROE supports a federal remedial investigation of potential Per- and Polyfluoroalkyl Substances (PFAS) impacts related to the Kansas Army National Guard's Army Aviation Support Facility (AASF) at the Salina Regional Airport.

The agreement would permit Army Corps personnel and contractors to conduct soil, water, and sediment sampling and install monitoring wells on designated SAA property upgradient from AASF #2. The ROE term is up to 24 months from the effective date, or longer if required by the investigative phase. All sampling will be coordinated with SAA staff and follow a 24-hour notification protocol.

Director Roberg moved to approve the Right of Entry Agreement between the Salina Airport Authority and the U.S. Army Corps of Engineers for the purpose of conducting PFOS/PFAS remedial investigation activities and authorize the Executive Director to sign. Director Bunn seconded the motion. Motion carried 3 – 0.

Director Roberg moved to adjourn the meeting, seconded by Director Bunn. The motion passed 3-0. The meeting adjourned at 8:12 a.m.

Minutes approved at the May 21, 2025 board meeting.

Kasey L. Windhorst, Board Clerk

(SEAL)

SALINA AIRPORT AUTHORITY

AIRPORT ACTIVITY REPORT

2025

AIR TRAFFIC/ATCT

April, 2025	5,167 Operations 642 Instrument Operations 593 Peak Day
April, 2024	5,430 Operations 541 Instrument Operations 514 Peak Day
January 2025 - April 2025	22,240 Operations
January 2024 - April 2024	22,134 Operations
January 2023 - April 2023	27,946 Operations

FUEL FLOWAGE

April, 2025	313,679 Gallons
April, 2024	110,346 Gallons
January 2025 - April 2025	1,017,568 Gallons
January 2024 - April 2024	564,240 Gallons
January 2023 - April 2023	590,266 Gallons

		Avflight	
		Military/Gov't	Self-fuel
KSU-S	Avflight Salina	Portion	Station Portion
9,646	304,033	212,829	210
7,799	102,548	19,552	416
33,069	984,499	399,104	1,210
33,557	530,684	141,231	676
42,700	547,566	112,901	966

SkyWest Airlines

ENPLANEMENTS	DEPLANEMENTS	TOTAL
April, 2025	2,058 Passengers	2,043 Passengers
April, 2024	1,352 Passengers	1,257 Passengers
January 2025 - April 2025	7,357 Passengers	
January 2024 - April 2024	3,986 Passengers	
January 2023 - April 2023	4,365 Passengers	

ENPLANEMENTS - Charter Flights

April, 2025	184 Passengers
April, 2024	0 Passengers
January 2025 - April 2025	4,326 Passengers
January 2024 - April 2024	1,220 Passengers
January 2023 - April 2023	263 Passengers

TOTAL ENPLANEMENTS - Scheduled Flights & Charter Flights

April, 2025	2,242 Passengers
April, 2024	1,352 Passengers
January 2025 - April 2025	11,683 Passengers
January 2024 - April 2024	5,206 Passengers
January 2023 - April 2023	4,628 Passengers

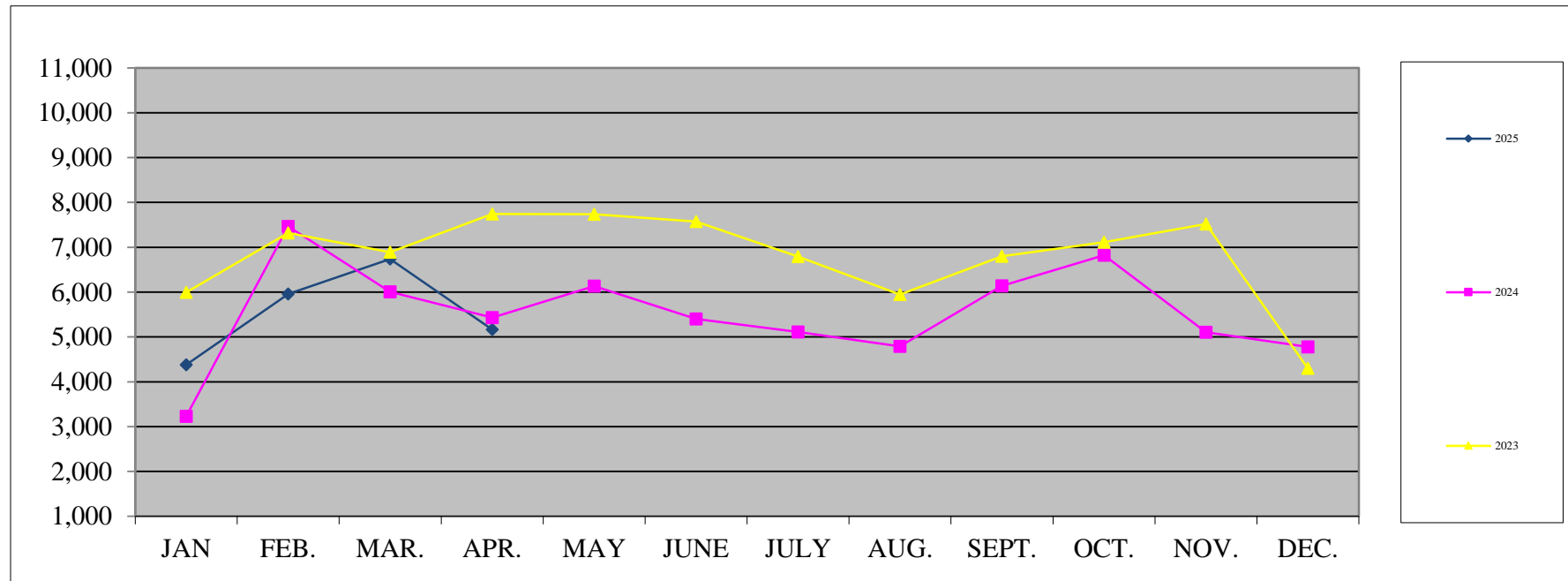
AIRPORT TRAFFIC RECORD

2024 - 2025

	ITINERANT					LOCAL			
	AC	AT	GA	MI	Total Itinerant	Civil	Military	Total Local	Total Operations
2025									
January, 25	162	752	1,095	215	2,224	1,846	310	2,156	4,380
February, 25	131	1,246	1,230	175	2,782	3,022	152	3,174	5,956
March, 25	148	1,153	1,347	488	3,136	3,414	187	3,601	6,737
April, 25	99	550	1,829	698	3,176	1,961	30	1,991	5,167
May, 25									
June, 25									
July, 25									
August, 25									
September, 25									
October, 25									
November, 25									
December, 25									
Totals January - April	540	3,701	5,501	1,576	11,318	10,243	679	10,922	22,240
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
Difference	44	-1,941	2,674	681	1,458	-1,460	108	-1,352	106
YTD % Change	9%	-34%	95%	76%	15%	-12%	19%	-11%	0%
Legend:	AC: Air Carrier		AT: Air Taxi						
	GA: General Aviation		MI: Military						

AIR TRAFFIC

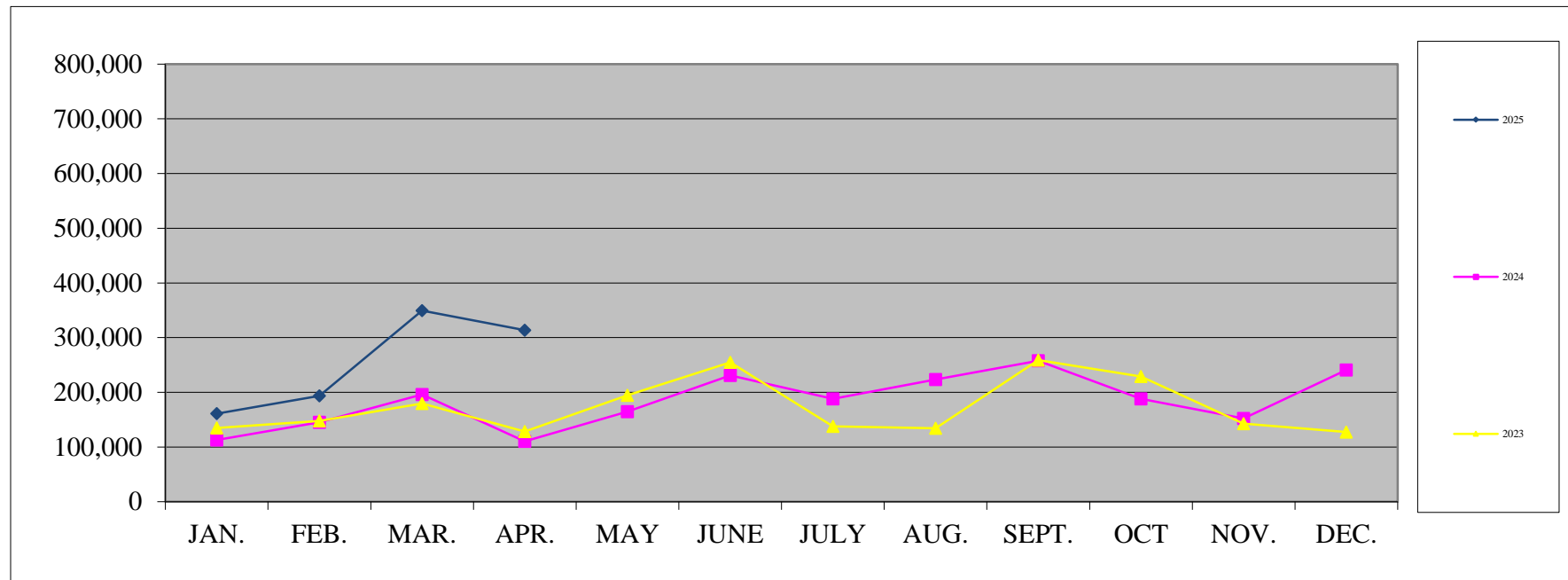
	<u>JAN</u>	<u>FEB.</u>	<u>MAR.</u>	<u>APR.</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUG.</u>	<u>SEPT.</u>	<u>OCT.</u>	<u>NOV.</u>	<u>DEC.</u>	<u>TOTAL</u>
2025	4,380	5,956	6,737	5,167									22,240
2024	3,231	7,466	6,007	5,430	6,133	5,403	5,110	4,787	6,142	6,822	5,103	4,778	66,412
2023	5,993	7,320	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



FUEL FLOWAGE

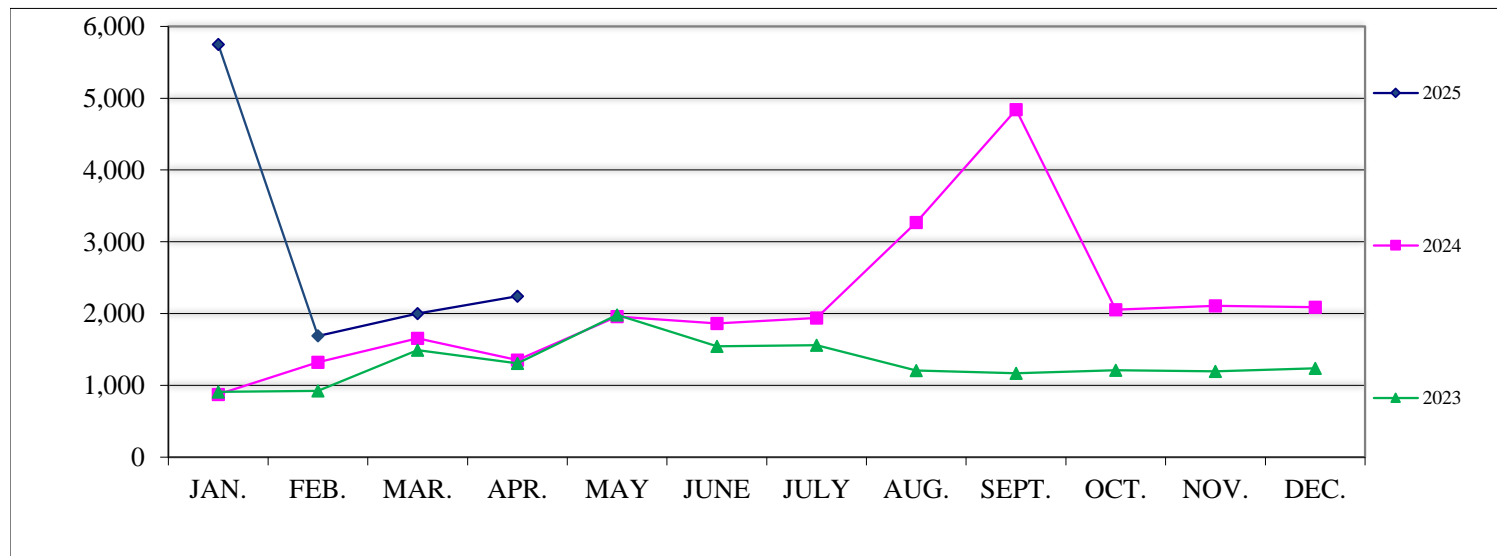
Gallons of Fuel Sold at SLN

	<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>
2025	160,970	193,543	349,376	313,679									1,017,568
2024	112,666	145,336	195,892	110,346	164,602	230,822	187,920	223,648	257,721	188,094	152,323	240,849	2,210,220
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



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>
2025	5,751	1,688	2,002	<u>2,242</u>									<u>11,683</u>
2024	875	1,324	1,655	1,352	1,958	1,861	1,939	3,269	4,840	2,056	2,108	2,089	25,326
2023	910	922	1,489	1,307	1,982	1,544	1,558	1,209	1,167	1,212	1,195	1,239	15,080
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

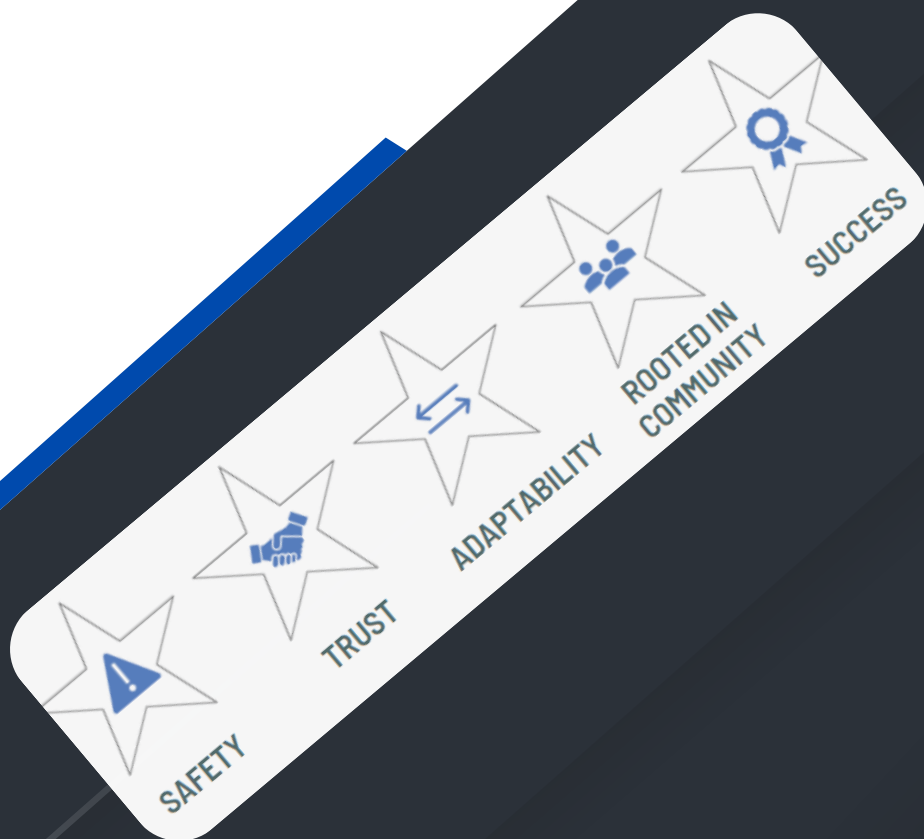


****Adjustment based on Nonscheduled/On-Demand Air Carrier Filings FAA Form 1800-31**



FINANCIAL STATEMENTS

APRIL 2025



MOODY'S CREDIT OPINION - SALINA AIRPORT AUTHORITY, KS / 21 FEBRUARY 2025

Salina Airport Authority
Statement of Net Position Prev Year Comparison

05/16/2025

As of April 30, 2025

	Apr 30, 25	Mar 31, 25	\$ Change	Apr 30, 24	\$ Change	% Change
ASSETS						
Current Assets						
Checking/Savings						
Cash in Bank-Bond Funds	6,220,613	8,286,818	-2,066,205	7,055,448	-834,835	-12%
Cash in bank-Operating Funds	1,788,681	1,917,732	-129,051	2,676,037	-887,356	-33%
Cash in Bank - AIM Center	1,447,698	1,455,478	-7,780	1,080,966	366,732	34%
Cash in Bank - Mill Levy	1,386,207	2,621,576	-1,235,369	2,014,693	-628,486	-31%
Total Checking/Savings	10,843,199	14,281,604	-3,438,405	12,827,144	-1,983,945	-15%
Accounts Receivable						
Accounts Receivable	275,489	198,131	77,358	106,835	168,654	158%
Total Accounts Receivable	275,489	198,131	77,358	106,835	168,654	158%
Other Current Assets						
Agri Land Receivable	58,500	58,500	0	71,000	-12,500	-18%
Mill Levy receivable	1,415,770	1,415,770	0	1,505,481	-89,711	-6%
Other current assets	1,372,772	1,385,213	-12,441	1,126,390	246,382	22%
Undeposited Funds	0	45,449	-45,449	30,804	-30,804	-100%
Total Other Current Assets	2,847,042	2,904,932	-57,890	2,733,675	113,367	4%
Total Current Assets	13,965,730	17,384,667	-3,418,937	15,667,654	-1,701,924	-11%
Fixed Assets						
Fixed assets at cost	130,104,842	128,937,728	1,167,114	114,829,842	15,275,000	13%
Less accumulated depreciation	-61,706,970	-61,373,637	-333,333	-58,373,637	-3,333,333	-6%
Total Fixed Assets	68,397,872	67,564,091	833,781	56,456,205	11,941,667	21%
Other Assets						
Deferred Outflow of Resources	982,048	982,048	0	982,048	0	0%
Other assets	4,527,169	4,527,169	0	4,527,169	0	0%
Total Other Assets	5,509,217	5,509,217	0	5,509,217	0	0%
TOTAL ASSETS	87,872,819	90,457,975	-2,585,156	77,633,076	10,239,743	13%
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts payable	952,383	3,303,647	-2,351,264	2,652,847	-1,700,464	-64%
Total Accounts Payable	952,383	3,303,647	-2,351,264	2,652,847	-1,700,464	-64%
Total Credit Cards	1,349	7,227	-5,878	-977	2,326	238%
Other Current Liabilities						
Accrued debt interest payable	934,765	716,849	217,916	234,677	700,088	298%
Debt, current portion	6,855,009	6,855,009	0	6,803,560	51,449	1%
Deferred Agri Land Revenue	39,000	43,875	-4,875	47,333	-8,333	-18%
Deferred Mill Levy revenue	2,233,649	2,512,855	-279,206	2,325,891	-92,242	-4%
Other current liabilities	298,394	328,041	-29,647	290,833	7,561	3%
Total Other Current Liabilities	10,360,817	10,456,629	-95,812	9,702,294	658,523	7%
Total Current Liabilities	11,314,549	13,767,503	-2,452,954	12,354,164	-1,039,615	-8%
Long Term Liabilities						
Debt - Long Term	45,287,113	45,354,963	-67,850	38,269,676	7,017,437	18%
Deferred Inflows of Resources	5,083,568	5,106,068	-22,500	5,173,568	-90,000	-2%
Less current portion	-6,855,009	-6,855,009	0	-6,803,560	-51,449	-1%
Net OPEB Liability (KPERs)	9,618	9,618	0	9,618	0	0%
Net Pension Liability	961,197	961,197	0	961,197	0	0%
Security Deposits Returnable	166,367	166,367	0	124,099	42,268	34%
Total Long Term Liabilities	44,652,854	44,743,204	-90,350	37,734,598	6,918,256	18%
Total Liabilities	55,967,403	58,510,707	-2,543,304	50,088,762	5,878,641	12%
Equity						
Invested in Capital Assets net	28,203,687	28,025,189	178,498	22,733,639	5,470,048	24%
Net assets, Designated	90,000	90,000	0	90,000	0	0%
Net assets, Unrestricted	2,200,091	2,378,589	-178,498	3,637,411	-1,437,320	-40%
Net Income	1,411,637	1,453,490	-41,853	1,083,262	328,375	30%
Total Equity	31,905,415	31,947,268	-41,853	27,544,312	4,361,103	16%
TOTAL LIABILITIES & EQUITY	87,872,819	90,457,975	-2,585,156	77,633,074	10,239,745	13%

Salina Airport Authority
Profit & Loss Budget Performance
April 2025

7:48 AM
05/16/2025
Accrual Basis

	Apr 25	Jan - Apr 25	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense						
Income						
Airfield revenue						
Fuel Flowage Fees	30,631	99,159	71,667	27,492	138%	215,000
Hangar rent	189,027	570,498	433,333	137,165	132%	1,300,000
Landing fees	2,192	29,286	13,333	15,953	220%	40,000
Ramp rent	6,640	26,560	25,500	1,060	104%	76,500
Total Airfield revenue	228,490	725,503	543,833	181,670	133%	1,631,500
Building and land rent						
Agri land rent	4,875	19,500	19,500	0	100%	58,500
Building rents - Long Term						
Short-term leasing	27,232	109,479	194,667	-85,188	56%	584,000
Building rents - Long Term - Other	97,844	389,501	292,000	97,501	133%	876,000
Total Building rents - Long Term	125,076	498,980	486,667	12,313	103%	1,460,000
Land rent						
Basic Land Rent	15,277	50,376	46,100	4,276	109%	138,300
Property tax - tenant share	10,975	43,900	43,900	0	100%	131,700
Total Land rent	26,252	94,276	90,000	4,276	105%	270,000
Tank rent	6,594	26,376	26,000	376	101%	78,000
Total Building and land rent	162,797	639,132	622,167	16,965	103%	1,866,500
Other revenue						
Airport Marketing	20,000	20,000	6,667	13,333	300%	20,000
Commissions	4,880	12,228	10,667	1,561	115%	32,000
Other income	10,815	69,164	33,333	35,831	207%	100,000
Total Other revenue	35,695	101,392	50,667	50,725	200%	152,000
Total Income	426,982	1,466,027	1,216,667	249,360	120%	3,650,000
Gross Profit	426,982	1,466,027	1,216,667	249,360	120%	3,650,000
Expense						
Administrative expenses						
A/E, consultants, brokers	11,525	22,425	28,833	-6,408	78%	86,500
Airport promotion	18,885	105,589	85,600	19,989	123%	256,800
Bad Debt Expense	0	0	1,667	-1,667	0%	5,000
Computer/Network Admin.	3,418	21,058	23,333	-2,275	90%	70,000
Dues and subscriptions	683	6,381	11,667	-5,286	55%	35,000
Employee retirement	8,845	37,795	40,000	-2,205	94%	120,000
FICA and medicare tax expense	6,133	26,411	29,000	-2,589	91%	87,000
Industrial development	4,792	19,167	21,667	-2,500	88%	65,000
Insurance , property	18,750	87,500	125,000	-37,500	70%	375,000
Insurance, medical	41,863	85,243	91,667	-6,424	93%	275,000
Kansas unemployment tax	0	265	333	-68	80%	1,000
Legal and accounting	8,297	31,745	23,333	8,412	136%	70,000
Office salaries	47,928	188,835	228,333	-39,498	83%	685,000
Office Supplies	455	2,264	3,333	-1,069	68%	10,000
Other administrative expense	4,227	13,144	5,000	8,144	263%	15,000
Postage	81	527	500	27	105%	1,500
Property tax expense	12,083	51,250	60,000	-8,750	85%	180,000
Special Events	250	386	3,333	-2,947	12%	10,000
Telephone	1,762	6,520	6,667	-147	98%	20,000
Training	0	0	3,333	-3,333	0%	10,000
Travel and meetings	1,680	3,803	5,000	-1,197	76%	15,000
Total Administrative expenses	191,657	710,309	797,599	-87,290	89%	2,392,800

	Apr 25	Jan - Apr 25	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Maintenance expenses						
Airfield maintenance	14,767	20,545	21,667	-1,122	95%	65,000
Airport Security	1,690	6,873	1,000	5,873	687%	3,000
Building maintenance	-8,486	57,207	80,000	-22,793	72%	240,000
Equipment fuel and repairs	22,491	47,691	36,667	11,024	130%	110,000
Fire Services	0	0	6,858	-6,858	0%	20,575
Grounds maintenance	3,711	4,051	2,500	1,551	162%	7,500
Maintenance salaries	33,279	160,625	153,333	7,292	105%	460,000
Other maintenance expenses	1,683	5,733	7,667	-1,934	75%	23,000
Snow removal expense	0	75,596	45,000	30,596	168%	75,000
Utilities	11,278	102,379	83,333	19,046	123%	250,000
Total Maintenance expenses	80,413	480,700	438,025	42,675	110%	1,254,075
Total Expense	272,070	1,191,009	1,235,624	-44,615	96%	3,646,875
Net Ordinary Income	154,912	275,018	-18,957	293,975	-1,451%	3,125
Other Income/Expense						
Other Income						
AIM Center Tuition	0	2,100	1,400	700	150%	10,000
Capital contributed						
AIM Center - ALOFT Grant	0	1,662,500	1,662,500	0	100%	1,662,500
Air Service Grants	33,333	133,332	133,332	0	100%	133,332
Capital contributed - Other	0	0	4,495,000	-4,495,000	0%	16,481,667
Total Capital contributed	33,333	1,795,832	6,290,832	-4,495,000	29%	18,277,499
Gain on sale of assets	0	448,182	450,000	-1,818	100%	450,000
Interest income						
Interest income on deposits	31,519	72,485	66,667	5,818	109%	200,000
Leases	22,500	90,000	90,000	0	100%	270,000
Total Interest income	54,019	162,485	156,667	5,818	104%	470,000
Mill levy income	279,206	1,116,824	1,116,824	0	100%	3,350,473
Total Other Income	366,558	3,525,423	8,015,723	-4,490,300	44%	22,557,972
Other Expense						
AIM Center Expenses						
Building Maintenance	2,397	3,999	2,000	1,999	200%	6,000
Consultants	0	1,232	4,000	-2,768	31%	12,000
Equipment, Fuel & Repairs	1,503	2,601	2,000	601	130%	6,000
Events	0	1,172	2,000	-828	59%	6,000
Instructors / Vendor 3rd Party	7,125	28,544	47,332	-18,788	60%	141,996
Marketing/Communication	0	23,622	33,334	-9,712	71%	100,000
Other	0	0	2,000	-2,000	0%	6,000
Supplies	0	55	20,000	-19,945	0%	60,000
Technology	1,046	3,407	2,000	1,407	170%	6,000
Travel & Meetings	0	0	2,000	-2,000	0%	6,000
Total AIM Center Expenses	12,071	64,632	116,666	-52,034	55%	349,996
Debt interest expense net						
Bond issue cost	0	35,173	210,000	-174,827	17%	210,000
Interest Expense on Debt	217,917	871,667	871,667	0	100%	2,615,000
Total Debt interest expense net	217,917	906,840	1,081,667	-174,827	84%	2,825,000
Depreciation expense	333,333	1,333,333	1,333,336	-3	100%	4,000,000
SkyWest Overnight Flight	0	84,000	90,000	-6,000	93%	90,000
Total Other Expense	563,321	2,388,805	2,621,669	-232,864	91%	7,264,996
Net Other Income	-196,763	1,136,619	5,394,054	-4,257,435	21%	15,292,976
Net Income	-41,851	1,411,637	5,375,097	-3,963,460	26%	15,296,101

Salina Airport Authority
Profit & Loss Prev Year Comparison
January through April 2025

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05/16/2025
Accrual Basis

	Jan - Apr 25	Jan - Apr 24	\$ Change	% Change
Ordinary Income/Expense				
Income				
Airfield revenue				
Fuel Flowage Fees	99,159	55,941	43,218	77%
Hangar rent	570,498	340,659	229,839	67%
Landing fees	29,286	13,074	16,212	124%
Ramp rent	26,560	26,100	460	2%
Total Airfield revenue	725,503	435,774	289,729	66%
Building and land rent				
Agri land rent	19,500	23,667	-4,167	-18%
Building rents - Long Term				
Short-term leasing	109,479	102,560	6,919	7%
Building rents - Long Term - Other	389,501	374,167	15,334	4%
Total Building rents - Long Term	498,980	476,727	22,253	5%
Land rent				
Basic Land Rent	50,376	46,599	3,777	8%
Property tax - tenant share	43,900	43,900	0	0%
Total Land rent	94,276	90,499	3,777	4%
Tank rent	26,376	5,224	21,152	405%
Total Building and land rent	639,132	596,117	43,015	7%
Other revenue				
Airport Marketing	20,000	20,000	0	0%
Commissions	12,228	7,800	4,428	57%
Other income	69,164	24,704	44,460	180%
Total Other revenue	101,392	52,504	48,888	93%
Returned Check Charges	0	0	0	0%
Total Income	1,466,027	1,084,395	381,632	35%
Gross Profit	1,466,027	1,084,395	381,632	35%
Expense				
Administrative expenses				
A/E, consultants, brokers	22,425	41,632	-19,207	-46%
Airport promotion				
Air Serv. Mktg - SAA	97,780	66,578	31,202	47%
Airport promotion - Other	7,810	2,195	5,615	256%
Total Airport promotion	105,590	68,773	36,817	54%
Computer/Network Admin.	21,058	14,901	6,157	41%
Dues and subscriptions	6,381	9,031	-2,650	-29%
Employee retirement	37,795	41,146	-3,351	-8%
FICA and medicare tax expense	26,411	30,099	-3,688	-12%
Industrial development	19,167	19,167	0	0%
Insurance , property	87,500	75,767	11,733	15%
Insurance, medical	85,243	63,211	22,032	35%
Kansas unemployment tax	265	299	-34	-11%
Legal and accounting	31,745	27,968	3,777	14%
Office salaries	188,835	238,707	-49,872	-21%
Office Supplies	2,264	5,666	-3,402	-60%
Other administrative expense				
Merchant Processing Fees	9,055	4,170	4,885	117%
Other administrative expense - Other	4,089	510	3,579	702%
Total Other administrative expense	13,144	4,680	8,464	181%
Postage	527	449	78	17%
Property tax expense	51,250	48,333	2,917	6%
Special Events	386	0	386	100%
Telephone	6,520	6,178	342	6%
Training	0	890	-890	-100%
Travel and meetings	3,803	2,567	1,236	48%
Total Administrative expenses	710,309	699,464	10,845	2%

	Jan - Apr 25	Jan - Apr 24	\$ Change	% Change
Maintenance expenses				
Airfield maintenance	20,545	40,722	-20,177	-50%
Airport Security	6,873	234	6,639	2,837%
Building maintenance	57,207	86,542	-29,335	-34%
Equipment fuel and repairs	47,691	50,201	-2,510	-5%
Fire Services	0	1,978	-1,978	-100%
Grounds maintenance	4,051	1,440	2,611	181%
Maintenance salaries	160,625	156,583	4,042	3%
Other maintenance expenses	5,733	7,891	-2,158	-27%
Snow removal expense	75,596	3,151	72,445	2,299%
Utilities	102,379	90,920	11,459	13%
Total Maintenance expenses	480,700	439,662	41,038	9%
Uncategorized Expenses	0	0	0	0%
Total Expense	1,191,009	1,139,126	51,883	5%
Net Ordinary Income	275,018	-54,731	329,749	602%
Other Income/Expense				
Other Income				
AIM Center Tuition	2,100	400	1,700	425%
Capital contributed				
AIM Center - ALOFT Grant	1,662,500	0	1,662,500	100%
Air Service Grants	133,332	200,000	-66,668	-33%
Capital contributed - Other	0	1,456,096	-1,456,096	-100%
Total Capital contributed	1,795,832	1,656,096	139,736	8%
Gain on sale of assets	448,182	0	448,182	100%
Interest income				
Int. Income -2023 Bond Proceeds	0	130,268	-130,268	-100%
Interest income on deposits	72,485	60,200	12,285	20%
Leases	90,000	0	90,000	100%
Total Interest income	162,485	190,468	-27,983	-15%
Mill levy income	1,116,824	1,162,946	-46,122	-4%
Total Other Income	3,525,423	3,009,910	515,513	17%
Other Expense				
AIM Center Expenses				
Building Maintenance	3,999	11,120	-7,121	-64%
Consultants	1,232	20,432	-19,200	-94%
Equipment, Fuel & Repairs	2,601	15,100	-12,499	-83%
Events	1,172	2,382	-1,210	-51%
Instructors / Vendor 3rd Party	28,544	55,741	-27,197	-49%
Marketing/Communication	23,622	46,141	-22,519	-49%
Other	0	2,908	-2,908	-100%
Supplies	55	36,792	-36,737	-100%
Technology	3,407	34,868	-31,461	-90%
Total AIM Center Expenses	64,632	225,484	-160,852	-71%
Debt interest expense net				
Bond issue cost	35,173	0	35,173	100%
Interest Expense on Debt	871,667	479,432	392,235	82%
Total Debt interest expense net	906,840	479,432	427,408	89%
Depreciation expense	1,333,333	1,080,000	253,333	23%
SkyWest Overnight Flight	84,000	87,000	-3,000	-3%
Total Other Expense	2,388,805	1,871,916	516,889	28%
Net Other Income	1,136,618	1,137,994	-1,376	-0%
Net Income	1,411,637	1,083,262	328,375	30%

Salina Airport Authority
Capital Additions Budget vs. Actual
As of April 30, 2025

7:10 AM
05/16/2025
Accrual Basis

	Apr 25	Jan-Apr 25	Annual Budget	+/- Annual Budget	% of Annual Budget
ASSETS					
Fixed Assets					
Fixed assets at cost					
Airfield					
AIP-48 Rwy 12/30 Rehab Design		0	7,500	-7,500	0%
AIP-49 Fuel Farm Construction	193,755	433,687	790,000	-356,313	55%
AIP-50-51 SRE Equip A/E & Acq.		1,627	1,311,612	-1,309,985	0%
AIP-54 Term. Parking Lot Design	37,485	173,117	256,095	-82,978	68%
AIP-55 Term. Bldg. A/E and Cnst					
Waterline Relocation		157,315	180,000	-22,685	87%
AIP-55 Term. Bldg. A/E and Cnst - Other	168	257,979	8,120,000	-7,862,021	3%
Total AIP-55 Term. Bldg. A/E and Cnst	168	415,294	8,300,000	-7,884,706	5%
AIP-XX AFFF to F3 Transition		0	50,000	-50,000	0%
AIP 52-53 Rwy 12-30 Const.		0	5,846,917	-5,846,917	0%
AIP 56 Term. Bldg. Pk Lot Const		0	2,715,000	-2,715,000	0%
Airfield Improvements	6,785	33,924	100,000	-66,076	34%
Airfield Security		0	35,000	-35,000	0%
Fuel Farm Construction-Non Fed		15,711	1,100,000	-1,084,289	1%
North Ramp Development	42,097	1,911,282	4,000,000	-2,088,718	48%
Total Airfield	280,290	2,984,642	24,512,124	-21,527,482	12%
Buildings & Improvements					
Bldg. 120 Terminal building					
Concourse Imps.		0	30,000	-30,000	0%
Total Bldg. 120 Terminal building	0	0	30,000	-30,000	0%
Building improvements					
Bldg. #1021 Facility Imps.		0	65,000	-65,000	0%
Bldg. 394 Imps.		0	47,000	-47,000	0%
Bldg. Imps. Other		62,764	45,000	17,764	139%
Hangar #509 Imps.	6,728	43,258	50,000	-6,742	87%
Hangar 125 (Acquisition)		442,361	460,000	-17,639	96%
Hangar 600 Improvements		0	15,000	-15,000	0%
Hangar 606 Rehabilitation	82,299	88,600	95,905	-7,305	92%
Hangar 626 Rehabilitation	42,245	187,577	20,000	167,577	938%
Total Building improvements	131,272	824,560	797,905	26,655	103%
FBO Improvements					
Bldg. 700 Imps. Avflight North	3,441	46,446	50,000	-3,554	93%
Total FBO Improvements	3,441	46,446	50,000	-3,554	93%
Total Buildings & Improvements	134,713	871,006	877,905	-6,899	99%
Equipment					
Airfield Equipment		0	15,000	-15,000	0%
ARFF equipment		0	5,000	-5,000	0%
Communications equipment		0	15,000	-15,000	0%
Computer equipment		32,436	50,000	-17,564	65%
Industrial center equipment		0	10,000	-10,000	0%
Office equipment		0	5,000	-5,000	0%
Other Equipment		303,536	1,250,000	-946,464	24%
Shop equipment		4,646	25,000	-20,354	19%
Terminal bldg equipment		0	10,000	-10,000	0%
Vehicles		0	30,000	-30,000	0%
Total Equipment	0	340,618	1,415,000	-1,074,382	24%
Land					
Airport Indust. Cent. Imps.					
AIC-Project 80	752,112	1,694,364	5,600,000	-3,905,636	30%
Airport Indust. Cent. Imps. - Other		0	15,000	-15,000	0%
Total Airport Indust. Cent. Imps.	752,112	1,694,364	5,615,000	-3,920,636	30%
Rail Spur Imps.		0	15,000	-15,000	0%
Total Land	752,112	1,694,364	5,630,000	-3,935,636	30%
Total Fixed assets at cost	1,167,115	5,890,630	32,435,029	-26,544,399	18%

Salina Airport Authority

Significant Capital Expenditures Detail

April 2025

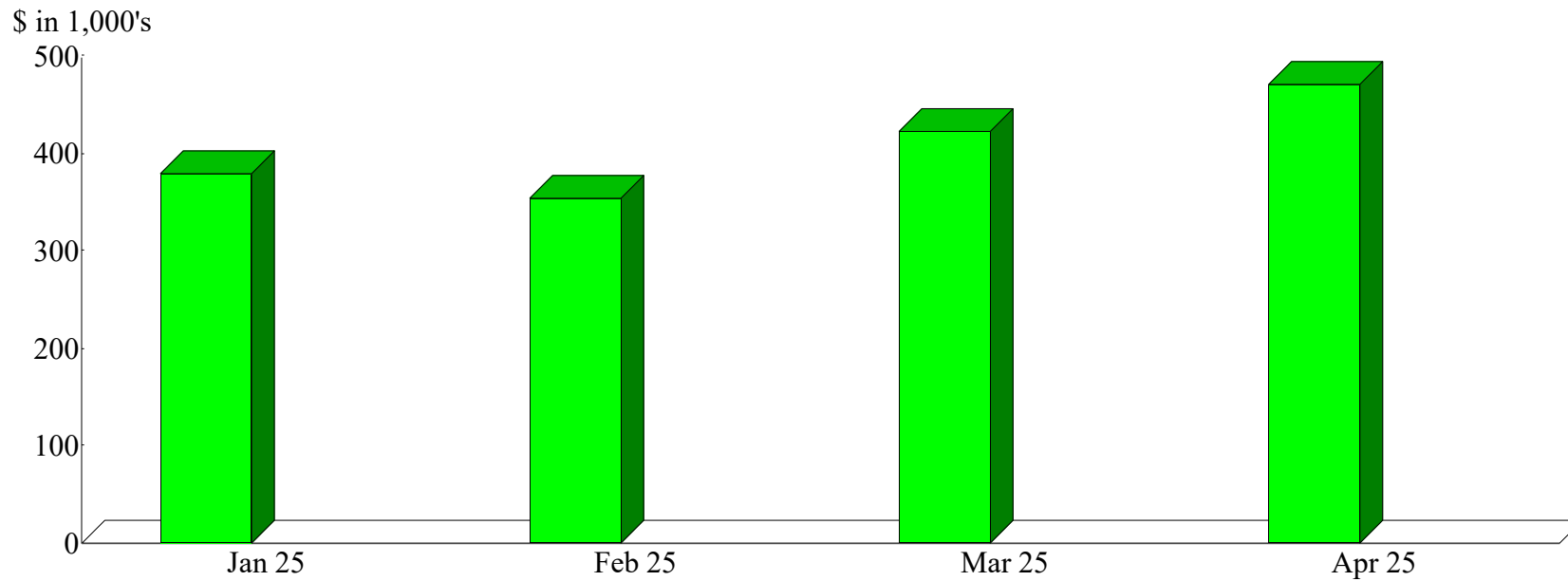
Type	Date	Name	Memo	Amount	Balance
Fixed assets at cost					
10-000 · Airfield					
10-040 · Airfield Improvements					
Bill	04/29/2025	Bar-S Construction LLC	SLN Lavatory cart station relocation - final progress payment	6,784.77	6,784.77
Total 10-040 · Airfield Improvements				6,784.77	6,784.77
10-049 · AIP-49 Fuel Farm Construction					
Bill	04/07/2025	American Environmental Aviation,...	Progress payment #9	193,754.54	193,754.54
Total 10-049 · AIP-49 Fuel Farm Construction				193,754.54	193,754.54
10-054 · AIP-54 Term. Parking Lot Design					
Bill	04/25/2025	Lochner Inc	Progress Estimate - AIP 3-20-0072-054-2024 Terminal Building Parkin...	37,485.00	37,485.00
Total 10-054 · AIP-54 Term. Parking Lot Design				37,485.00	37,485.00
10-055 · AIP-55 Term. Bldg. A/E and Cnst					
Bill	04/11/2025	Salina Blue LLC	SLN Terminal renderings display boards	168.00	168.00
Total 10-055 · AIP-55 Term. Bldg. A/E and Cnst				168.00	168.00
10-115 · North Ramp Development					
Bill	04/15/2025	Woolpert Inc.	10019684.00 MRO Hangar Design - Progress Payment 2	42,096.80	42,096.80
Total 10-115 · North Ramp Development				42,096.80	42,096.80
Total 10-000 · Airfield				280,289.11	280,289.11
20-000 · Buildings & Improvements					
20-100 · Building improvements					
20-145 · Hangar #509 Imps.					
Bill	04/01/2025	Sunflower Carpet Plus	H509 (2nd flr east side) carpet squares	6,354.27	6,354.27
Bill	04/11/2025	Lowe's Business Account Inc	H509 - shop vac bags	65.49	6,419.76
Bill	04/15/2025	Lowe's Business Account Inc	H509 - trim boards	308.64	6,728.40
Total 20-145 · Hangar #509 Imps.				6,728.40	6,728.40
20-155 · Hangar 606 Rehabilitation					
Bill	04/19/2025	James K. Coy Construction, Inc.	Progress Estimate #2F	82,299.19	82,299.19
Total 20-155 · Hangar 606 Rehabilitation				82,299.19	82,299.19
20-160 · Hangar 626 Rehabilitation					
Bill	04/09/2025	Construction Rental, Inc.	H626 - Seeder	225.00	225.00
Bill	04/30/2025	T & R Dirt Construction Inc	H626 Parking Lot	42,020.20	42,245.20
Total 20-160 · Hangar 626 Rehabilitation				42,245.20	42,245.20
Total 20-100 · Building improvements				131,272.79	131,272.79
20-300 · FBO Improvements					
20-310 · Bldg. 700 Imps. Avflight North					
Bill	04/01/2025	Sunflower Carpet Plus	B700 (Avflight) carpet squares	1,268.98	1,268.98
Bill	04/04/2025	Callabresi Heating & Cooling, LLC	B700 (Avflight) 2035 Beechcraft Rd. - Install Direct Drive Exhaust Fan	2,172.00	3,440.98
Total 20-310 · Bldg. 700 Imps. Avflight North				3,440.98	3,440.98
Total 20-300 · FBO Improvements				3,440.98	3,440.98
Total 20-000 · Buildings & Improvements				134,713.77	134,713.77
40-000 · Land					
40-010 · Airport Indust. Cent. Imps.					
40-011 · AIC-Project 80					
Bill	04/29/2025	Ebert Construction Co., Inc.	Project 80 - Progress Payment 5	752,111.86	752,111.86
Total 40-011 · AIC-Project 80				752,111.86	752,111.86
Total 40-010 · Airport Indust. Cent. Imps.				752,111.86	752,111.86
Total 40-000 · Land				752,111.86	752,111.86
Total Fixed assets at cost				1,167,114.74	1,167,114.74
TOTAL				1,167,114.74	1,167,114.74

Salina Airport Authority
Distributions from the Bond Project Funds
As of April 30, 2025

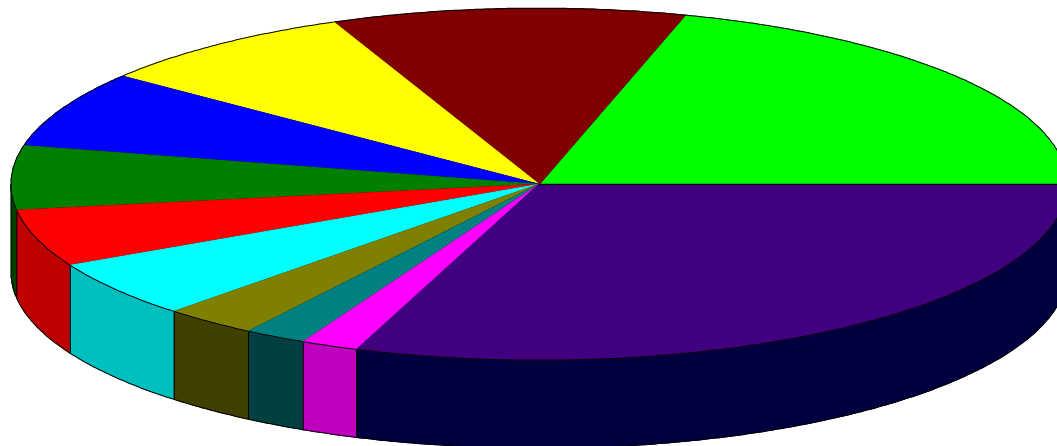
Type	Date	Name	Memo	Debit	Credit	Balance
Cash in Bank-Bond Funds						8,285,797.05
BSB - Series 2025-2 (2812)						1,756,342.11
Capitalized Interest						80,311.60
Total Capitalized Interest						80,311.60
Cost of Issuance						21,404.60
Bill Pmt - Check	04/11/2025	State of Kansas Attorney General's Office	Bond Review Fee 2025-2		255.00	21,149.60
Bill Pmt - Check	04/11/2025	Office of the State Treasurer	Bond 2025-2 fees: New Issue start up fee, book entry, and registration		580.00	20,569.60
Bill Pmt - Check	04/11/2025	Stifel, Nicolaus & Company, Incorporated	Bond Series 2025-2 bond expenses		7,546.40	13,023.20
Total Cost of Issuance				0.00	8,381.40	13,023.20
Project Fund - MRO						1,654,308.84
Transfer	04/09/2025		Funds Transfer of good faith deposit	21,400.00		1,675,708.84
Bill Pmt - Check	04/22/2025	Rubb Building Systems	40% Deposit - tail dock structure		927,587.60	748,121.24
Total Project Fund - MRO				21,400.00	927,587.60	748,121.24
BSB - Series 2025-2 (2812) - Other						317.07
Deposit	04/30/2025		Interest	1,347.85		1,664.92
Check	04/30/2025		Service Charge		20.00	1,644.92
Total BSB - Series 2025-2 (2812) - Other				1,347.85	20.00	1,644.92
Total BSB - Series 2025-2 (2812)				22,747.85	935,989.00	843,100.96
Equity- 2023 GO Bond (8824)						953,185.83
Bill Pmt - Check	04/01/2025	CES Systems	Fuel Farm Project - security lighting trailer		1,690.00	951,495.83
Bill Pmt - Check	04/11/2025	Dragun Corp	UST Closure Progress Payment - March 2025		572.50	950,923.33
Bill Pmt - Check	04/11/2025	Geotech Environmental Equipment, Inc.	UST manway access vault filtering 30 Gal Liquid Phase Carbon Vessel		1,345.00	949,578.33
Bill Pmt - Check	04/14/2025	Fastenal Company Inc.	Fuel Farm - gauges		24.40	949,553.93
Bill Pmt - Check	04/14/2025	Grainger Inc.	Fuel Farm - grease cartridges		60.60	949,493.33
Bill Pmt - Check	04/14/2025	Salina Supply Company, Inc.	Fuel Farm - bushings		29.91	949,463.42
Bill Pmt - Check	04/25/2025	American Environmental Aviation, Inc.	AIP-49 Fuel Facility Progress Payment 9		193,754.54	755,708.88
Bill Pmt - Check	04/30/2025	APAC-Kansas, Inc., Shears Div.	Hangar 626 - parking lot paving progress payment		128,819.40	626,889.48
Bill Pmt - Check	04/30/2025	Construction Rental, Inc.	Hangar 626 - seeder attachment rental		225.00	626,664.48
Bill Pmt - Check	04/30/2025	Lowe's Business Account Inc	Fuel farm - plumbing supplies, utility pump, pit filter, hose		593.54	626,070.94
Deposit	04/30/2025		Interest	3,161.98		629,232.92
Total Equity- 2023 GO Bond (8824)				3,161.98	327,114.89	629,232.92
SFB - Series 2025-1 (7766)						5,576,269.11
Capitalized Interest						196,980.00
Total Capitalized Interest						196,980.00
Cost of Issuance						63,020.00
Bill Pmt - Check	04/11/2025	Office of the State Treasurer	Debt Service Schedule GO Temp Notes Series 2025-1		630.00	62,390.00
Bill Pmt - Check	04/11/2025	Stifel, Nicolaus & Company, Incorporated	Financial advisor and Solve Report fee for Series 2025-1 GO Temp Note		24,091.10	38,298.90
Total Cost of Issuance				0.00	24,721.10	38,298.90
Project Fund - Hangar 125						6,727.04
Total Project Fund - Hangar 125						6,727.04
Project Fund - Project 80						5,309,480.55
General Journal	04/02/2025		VOID: SFB Series 2025-1 Good Faith Deposit transfer	0.00		5,309,480.55
General Journal	04/07/2025		Correct Bank Error - SFB did not deduct the good faith deposit from the temp note closing transa...		67,850.00	5,241,630.55
General Journal	04/09/2025		Good faith deposit transfer (Series 2025-1)	67,850.00		5,309,480.55
Bill Pmt - Check	04/11/2025	Clark, Mize & Linville	Legal professional services - 2025-1, 2025-2 bond issue		200.00	5,309,280.55
Bill Pmt - Check	04/11/2025	State of Kansas Attorney General's Office	General Obligation Bond 2025-1 Review		270.00	5,309,010.55
Bill Pmt - Check	04/11/2025	Wilson & Company, Inc.	Project 80 - Professional services 2.22.25 - 3.21.25		6,974.20	5,302,036.35
Bill Pmt - Check	04/11/2025	Ebert Construction Co., Inc.	Project 80 Development Phase 1: Progress payment 3 and progress payment 4		814,638.78	4,487,397.57
Bill Pmt - Check	04/30/2025	Fed-Ex Inc.	Priority mail to Ebert Construction		33.74	4,487,363.83
Total Project Fund - Project 80				67,850.00	889,966.72	4,487,363.83
SFB - Series 2025-1 (7766) - Other						61.52
Deposit	04/10/2025		Deposit	3,471.02		3,532.54
Bill Pmt - Check	04/23/2025	Kansas Board of Tax Appeals	BOTA - filing fee for Real Property Exemption application H125		400.00	3,132.54
Check	04/30/2025		Service Charge		5.00	3,127.54
Deposit	04/30/2025		Interest	14,765.61		17,893.15
Check	04/30/2025		Service Charge		5.00	17,888.15
Total SFB - Series 2025-1 (7766) - Other				18,236.63	410.00	17,888.15
Total SFB - Series 2025-1 (7766)				86,086.63	915,097.82	4,747,257.92
Total Cash in Bank-Bond Funds				111,996.46	2,178,201.71	6,219,591.80
TOTAL				111,996.46	2,178,201.71	6,219,591.80

Sales by Month
January through April 2025

Dollar Sales



Sales Summary
January through April 2025

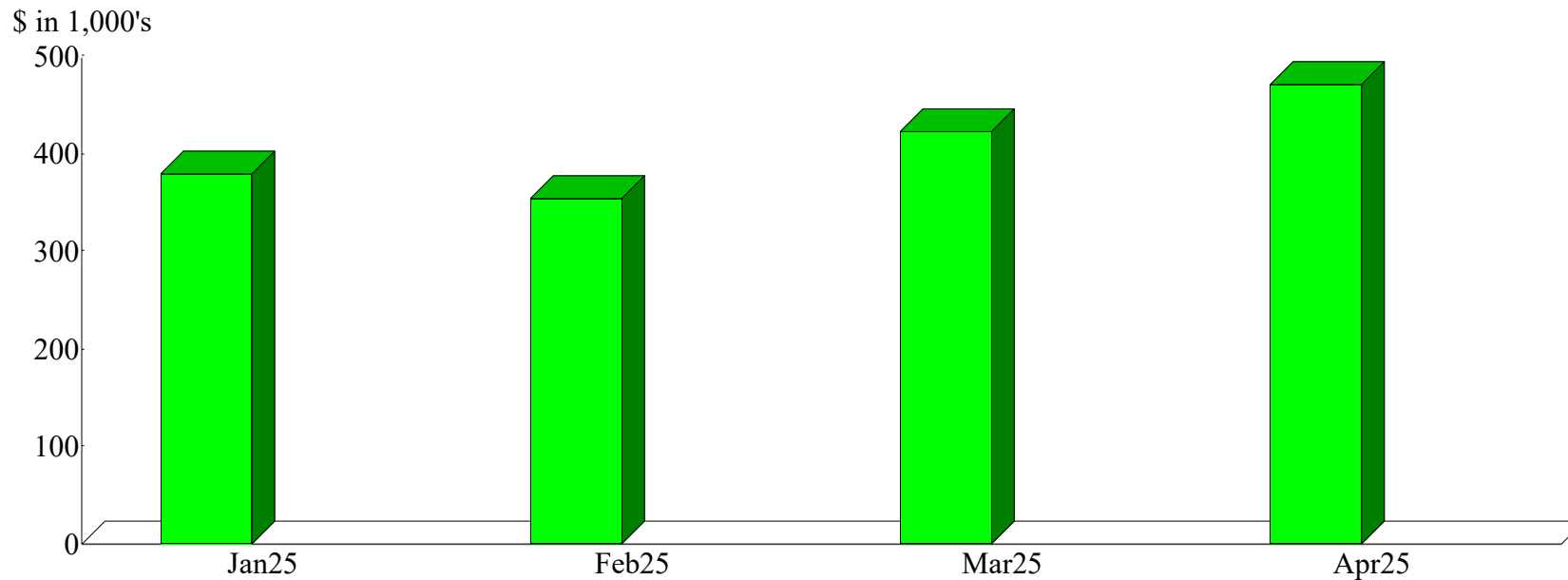


1 Vision Aviation, PLLC	20.58%
Avflight Salina	10.86
City of Salina, KS	8.19
Kansas Erosion Products, LLC.	7.13
Stryten Salina, LLC	5.93
USSOCOM (Jaded Thunder)	5.40
K-State Salina	5.38
Universal Forest Products (UFP)	2.88
SkyWest Airlines, Inc.	1.99
Nellis AFB	1.85
Other	29.81
Total	\$1,627,520.79

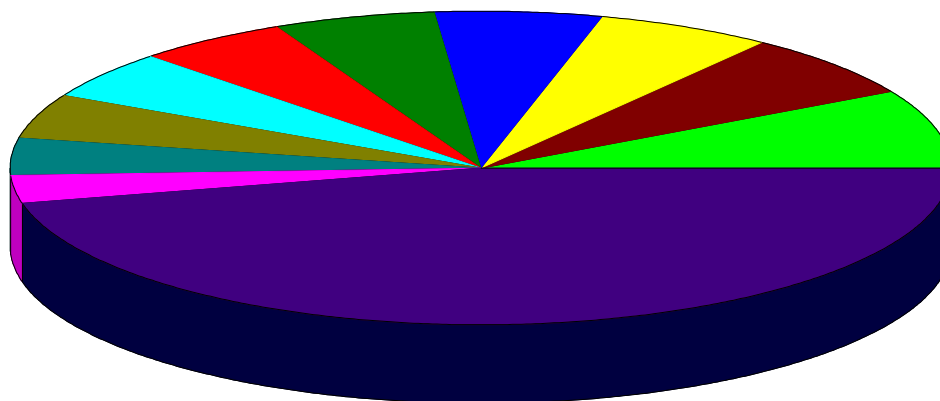
By Customer

Sales by Month
January through April 2025

Dollar Sales



Sales Summary
January through April 2025



Air Service Grant (Air Service Grant)	8.19%
H-00959-1 (Hangar Facility H959 - 2044 S	6.73
H-0626-1 (Hangar 626 Rental, 2625 Arnold	6.11
FFF-Avflight Salina (Fuel Flowage Fee @	5.76
H-0606-3 (Hangar 606, 2630 Arnold Court	5.69
B-01021 (Building #1021 located at 3600	5.38
B-00655-3 (Bldg. #655 (96,611 SF) - 2656	4.99
H-0600-1 (Hangar 600 - 20,217 sq. ft.)	4.73
H-0600-4 (Hangar 600 - 2720 Arnold Court	3.84
ARFF Standby (ARFF Standby per flight)	3.00
Other	45.58
Total	\$1,627,520.79

By Item

LEASE AGREEMENT

This Lease Agreement (the "Lease") is made and entered into this _____ day of _____ 2025, by and between the **SALINA AIRPORT AUTHORITY**, a Kansas public corporation, of Salina, Saline County, Kansas, (the "Authority"), and **POMP'S TIRE SERVICE, INC.**, a Wisconsin corporation, authorized to do business in Kansas, with principal offices located at 1123 Cedar St, Green Bay, WI 54301, ("Lessee")

RECITALS

WHEREAS, the Salina Airport Authority ("Authority") is the owner and operator of certain real property and facilities located at 2775 Arnold Avenue, Salina, Kansas, within the Salina Development Center;

WHEREAS, Pomp's Tire Service, Inc. ("Lessee") first entered into a lease agreement with the Authority for Units F and G in Building 520 dated November 16, 2016 (the "2016 Lease"), and subsequently renewed its tenancy under a new lease agreement dated December 7, 2020 (the "2020 Lease");

WHEREAS, the 2020 Lease is scheduled to expire on November 30, 2025, and the Lessee has continued to operate its tire service and fleet operations from the Premises in good standing;

WHEREAS, the Lessee desires to enter into a new lease for continued occupancy of the Premises, and the Authority is willing to lease the Premises under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and conditions contained herein, the parties agree as follows:

1. Property Description.

1.1. **Legal Description of Leased Tract.** The Authority, in consideration of the rents, covenants, agreements, and conditions hereinafter agreed to be paid and performed by the Lessee, leases unto the Lessee the following described real estate:

Units F & G, in the Salina Development Center (herein "SDC") located at 2775 Arnold Ave., located on Block 6, Lot 4 of the Schilling Subdivision No. 5 to the City of Salina, Saline County, Kansas.

together with any improvements constructed or to be constructed thereon and the appurtenances thereunto belonging, as depicted on the attached Exhibit A (the "Premises").

2. Term, Effective Date and Holdover.

2.1. Term and Effective Date of Lease. This Lease shall be for a term of one (1) year commencing effective December 1, 2025 (“Effective Date”) and terminating on November 30, 2026 (“Primary Term”), subject to the option for renewal and extension hereinafter set forth.

2.2. Holdover. If the Lessee remains in possession of all or any part of the Premises after the expiration of this Lease, without the express or implied consent of the Authority, such occupancy shall be considered to be a “Holdover Tenancy” from month-to-month only, and not a renewal or extension of this Lease for any further term. In such case, the Basic Rent for such Holdover Tenancy shall be payable in the amount of 150% of the amount specified in Section 3.1 herein. Such Holdover Tenancy shall be subject to every other provision, covenant and agreement contained herein, including any applicable rental adjustments as per Section 3.1. herein. The foregoing provisions of this Subsection are in addition to and do not affect the right of re-entry or any right of the Authority hereunder or as otherwise provided by law and in no way shall such provisions affect any right which the Authority may have otherwise to recover damages, to the extent permissible by applicable law, from Lessee for loss or liability incurred by the Authority resulting from the failure by Lessee to surrender the Premises, or for any other reason. Nothing contained in this Subsection shall be construed as consent by Authority to any holding over by Lessee and the Authority expressly reserves the right to require Lessee to surrender possession of the Premises to Authority as provided in this Lease, and to the extent permissible by applicable law, upon the expiration of this Lease.

3. Option to Renew. The Lessee is hereby given the option to renew this Lease for three (3) additional terms of one (1) year each at the expiration of the Primary Term. In the event the Lessee elects to exercise its option hereunder, it must notify the Authority in writing, ninety (90) days prior to the expiration of the then current term. If Lessee fails to provide such notice in a timely manner, the Authority shall deliver a written inquiry as to whether Lessee intends to renew. The Lessee shall have thirty (30) days from receipt of the Authority’s written inquiry to respond and may still exercise the renewal option during that period. If the Lessee fails to respond within such thirty-day period, the renewal option shall expire at the Authority’s option.

4. Early Termination Option. – Not used.

5. Rent.

5.1. Basic Rent. Lessee agrees to pay the Authority a Basic Rent for the leasing of the Premises the sum of three thousand three hundred and eighty-nine dollars and

no/100 (\$3,389) per month, the first of which shall be due on December 1, 2025. The rental shall be payable monthly in advance and shall be due on the first day of each month for that month.

5.1.1. On the December 1, 2026, and every two (2) years thereafter during the term of this Lease or any extensions thereof, the Basic Rent shall be adjusted by increasing the Basic Rent for the prior 24-month period by the same percentage as the percentage of increase in the U.S. Government Consumer Price Index (C.P.I.) over the same prior 24-month period. If the C.P.I. over the same 24-month period has not shown a net increase, the Basic Rent for the option period shall remain the same as the Basic Rent for the prior 24-month period. The C.P.I. shall be the statistical report prepared and published by the Bureau of Labor Statistics for the United States for all items for urban consumers, or such other index or report substituted therefore by the U.S. Government. The reference basis for the C.P.I. shall be 1967 equals 100 or the most current index base as established by the Bureau of Statistics. The difference between such index nearest to the first day of the prior 24-month period and the last available index to the last day of the prior 24-month period divided by such index nearest to the first day of the prior 24-month period will determine either the percentage of increase, or that the Basic Rent will remain the same as the prior 24-month period, as provided above.

5.2. Additional Rental. In addition to the Basic Rent, Lessee covenants and agrees that it will be responsible for Additional Rent, which shall include the following components:

5.2.1. Taxes. Lessee agrees to pay all real estate taxes, which may be levied against the currently exempt Premises, prorated to the Effective Date. Upon the Authority's receipt of a statement for taxes or assessments, the Authority will invoice the Lessee. When applicable, the Lessee may determine whether to exercise the option to pay only the first half or the entire obligation. Lessee agrees to make payment to the Authority of the full amount due under the chosen option no later than December 15 for taxes or assessments due December 20 and no later than May 5 for taxes or assessments due May 10.

5.2.2. Late Charge. If the rental amount 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 Lease, solely at the discretion of the Authority, and not as a termination right for Lessee, in addition to recovery of the unpaid rent and the late charge.

5.2.3. Security Deposit. Prior to the effective date, Lessee agrees to pay a security deposit in the amount equal to the Basic Rent (\$3,389). The Authority acknowledges Lessee's current Security Deposit balance of \$2,485 and the Lessee shall be required to provide an additional deposit of \$904 to meet the total Security Deposit obligation under this Lease. The Security Deposit shall be held by the Authority without liability for interest, 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 rent or a measure of the 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.

5.2.4. Keys. All keys issued to Lessee by the Authority must be returned to the Authority by 12:00 P.M., Noon, on the date this Lease expires or is terminated. If all keys are not returned or if Lessee loses a key during the term of the Lease or any extension thereof, a fee will be charged for each key lost and for each building interior and exterior lock change. The charge per key and lock change will be according to the current rates and charges schedule as adopted annually in the Authority's fiscal year budget.

5.3. Rental Renegotiations. Lessee acknowledges that as required by AAIA Section 511. (a)(9), the Authority must maintain a fee and rental structure for its facilities and services, which will make the Airport as self-sustaining as possible under the circumstances. In the event that an FAA and/or DOT audit should determine that the rentals provided for herein are inadequate, the parties agree to renegotiate the rentals.

6. Insurance.

6.1. 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.

- 6.1.1. Claims under workers' compensation, disability benefit and other similar employee benefit acts, which are applicable to Lessee's operations;
 - 6.1.2. Claims for damages because of bodily injury, occupational sickness or disease, or death of Lessee's employees;
 - 6.1.3. Claims for damages because of bodily injury, sickness or disease, or death of any person other than Lessee's employees;
 - 6.1.4. Claims for damages insured by usual personal injury liability coverage;
 - 6.1.5. Claims for damages, other than the leased property, because of injury to or destruction of tangible property, including loss of use resulting there from;
 - 6.1.6. 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;
 - 6.1.7. Claims for bodily injury or property damage arising out of products liability and/or completed operations; and
 - 6.1.8. Claims involving contractual liability insurance applicable to Lessee's obligations under Section 18.1 of this Lease.
- 6.2. The insurance required by Section 6.1 and Section 6.2 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.
- 6.2.1. 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.

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

6.2.3. Workers' Compensation with statutory limits.

6.2.4. Employer's Liability coverage with limits of at least:

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

6.2.5. Commercial Umbrella / Excess Liability providing excess coverage with limits no less than \$5,000,000 each occurrence / \$5,000,000 annual aggregate.

6.2.6. such other coverage as is appropriate to the operations of Lessee's business, e.g., hangarkeeper's legal liability, pollution liability, etc.

6.3. 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 4 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.

6.4. 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.

6.5. 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.

6.6. 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.

6.7. 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.

6.8. Claims Made Insurance

6.8.1. 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.

6.9. Authority's Liability Insurance

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

6.10. Property Insurance

6.10.1. The Authority shall purchase and maintain commercial property insurance covering the Premises with a company or companies lawfully authorized to do business in the State of Kansas.

6.10.1.1. All loss payments made under the property insurance for loss to the building shall be payable to the Authority.

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

6.10.2.1. 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.

6.10.2.2. 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.

7. Use of Premises. Lessee agrees to use the Premises for the sole purpose of warehouse, fleet storage, administrative offices and dispatch activity associated with operating a tire service repair station for commercial vehicles and other activities normally associated therewith.

7.1. 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.

7.2. Lessee also agrees to comply with all storm water and waste collection requirements of any federal, state or local governmental laws, rules and regulations.

8. Use of Common Areas. As part of the consideration paid by Lessee for the Premises, the Lessee shall be entitled to use the common areas shown on Exhibit A, subject, however, to the following conditions:

8.1. 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.

8.2. 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 visitors and customers. Lessee's designated parking for visitors and guests is depicted on the attached Exhibit A.

8.3. 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.

- 8.4. 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 "A" for parking for its employees.
- 8.5. Loading Dock. Lessee shall have the right in common with other occupants of the SDC to use the loading docks as shown on Exhibit "A" to load and unload in connection with its business needs.
- 8.6. 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.
9. Improvements to Premises. Lessee may, with the written consent of the Authority, which consent shall not be unreasonably withheld, build and construct improvements on the Premises; provided, however, that prior to commencement of any such work the Lessee shall submit construction and site plans thereof to the Authority for its approval and secure the necessary building permits from the City of Salina. Any repairs, improvements or new construction shall conform to the following:
- 9.1. Any improvements on the Premises shall be restricted to commercial, industrial or warehouse use.
- 9.2. All construction shall conform to the applicable Building Code.
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 Lessee shall be considered 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. 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.
11. Removal of Fixtures. On or before the date of expiration or termination of this Lease, or any extension thereof, the Lessee shall vacate the Premises, remove its personal property and movable fixtures therefrom and restore the Premises to as good an 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 Lessee fails to remove the personal property and movable 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 personal property and

movable fixtures and restore the Premises and may retain the fixtures until such time as Lessee reimburses the Authority for all its expenses connected therewith.

12. Default.

12.1. Lessee shall be in default of this Lease if it:

- 12.1.1. Fails to pay the Basic Rent or Additional Rental when due or to comply with any substantial term, condition or covenant of this Lease within ten (10) days after written notice;
- 12.1.2. Abandons or surrenders the Premises or the leasehold estate;
- 12.1.3. Attempts to assign or sublease the Premises other than in accordance with the terms of the Lease;
- 12.1.4. Is adjudicated bankrupt or insolvent, makes a general assignment for the benefit of creditors takes the benefit of any insolvency act, or is unable to meet its obligations as they become due; or
- 12.1.5. Violates any of the other terms and conditions of this Lease.

12.2. In the event of default by Lessee, the Authority shall have the following cumulative remedies:

- 12.2.1. Terminate the Lease;
- 12.2.2. Reenter and repossess the Premises;
- 12.2.3. Relet the Premises or any part thereof;
- 12.2.4. Accelerate and collect rentals remaining to be paid under the Lease;
- 12.2.5. Seize and hold Lessee's onsite property for the satisfaction of the deficiency;
- 12.2.6. Bring a suit for damages against Lessee; or
- 12.2.7. Pursue any other remedy available to the Authority under Kansas law.

13. 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.

- 13.1. 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 thereof, including reasonably attorney fees.

14. Repairs to Improvements on Premises. During the term of the Lease, Authority will keep roof, exterior, parking areas, and rear access road of the Premises in a good state of repair. The Authority will provide for the common area maintenance, landscaping, mowing and snow removal at SDC. Lessee covenants that during the term of this Lease it will properly care for the demised Premises and appurtenances and suffer no waste or injury, make all interior repairs in and about the demised Premises and fixtures and appurtenances, necessary to preserve the same in good order and condition, which repairs shall be in a class equal to the original work.

- 14.1. Lessee shall be responsible for all routine maintenance and repairs necessary to keep the heating and/or cooling system, in a good state of repair and in good working condition. In addition, the Lessee shall be responsible for the first \$1,000.00 per year in the costs and expenses of repairing any portion of the HVAC system. The Authority shall be responsible for the replacement of any fixtures, appliances or other portions of the heating, air conditioning which are not repairable and which must be replaced to keep the systems in good working condition. In addition, Lessee will pay for a semi-annual maintenance contract on the HVAC system with a reputable HVAC contractor approved by the Authority during the entire term of this Lease. Should the Lessee fail to maintain the semi-annual maintenance contract at all times during the term of this Lease then the Lessee shall automatically be fully liable for ALL maintenance, major repair including up to replacement of the HVAC system at the sole discretion of the Authority.
- 14.2. Lessee shall be responsible for all routine maintenance and repairs necessary to keep the plumbing, electrical systems and doors in a good state of repair and in good working condition. Maintenance to be performed by the Lessee includes but is not limited to janitorial services, supply and replacement of lighting fixtures including light bulb and ballast replacement, cleaning of stoppages in plumbing fixtures, drain line and septic systems, replacement of floor covering, building interior painting, repairing and replacing building and overhead door motors, chains and belts as originally approved and installed. The Authority shall be responsible for the replacement of any fixtures, appliances or other portions of the plumbing and/or electrical systems which are not repairable and which must be replaced to keep the systems in good working condition. The Authority shall provide and install the initial supply of hand fire extinguishers as required by applicable building code for the interior of the Premises and the Lessee shall maintain and replace the extinguishers as necessary to comply with applicable building code including annual inspections. Lessee is responsible for maintaining electric loads within the design capacity of the system. The Lessee shall be responsible for maintaining the outside storage yard, including fencing.
15. Utilities and HVAC System. The Lessee shall, at its own expense, obtain and pay for all electricity, water, gas, sewer use fees, or other utilities used by Lessee during the term of this Lease, including the cost of maintenance and operation of the HVAC system for the Premises.
16. Liens. The 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 resulting damages and expenses.
17. Assignment of Lease. The 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 the 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.

18. Indemnification and Hold Harmless.

18.1. To the fullest extent permitted by law, the Lessee shall indemnify and hold harmless the Authority, its affiliates and its officers, directors, employees, agents, representatives, guests and invitees ("Authority Indemnitees") from and against all claims, damages, losses, liabilities, fines, penalties, costs, and expenses (including attorney's fees, consultant costs, environmental investigation, remedial or removal costs and natural resource damages) arising out of, relating to or resulting from (i) Lessee's occupancy and or use of the Premises; (ii) any breach of this Lease by the Lessee; (iii) any leak, spill or other release or disposal of or exposure to (A) any goods while being transported or delivered by Lessee or (B) any other materials, substances or chemicals that Lessee or any of its independent contractors bring onto the Premises; and/or (iv) the acts, omissions, negligence or willful misconduct of any persons used or employed directly or indirectly by the Lessee or any independent contractor. The indemnification obligations under this Subparagraph shall not be limited in any way by the limits of any insurance coverage or limitations on the amount or type of damages, compensation or benefits payable by, for or to the Lessee, any independent contractor, or any other person under any insurance policy, worker's compensation acts, disability acts or other employee benefit acts.

18.2. In claims against any person or entity indemnified under this Section 18 by an employee of Lessee, an independent contractor of the Lessee's, or anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section 18.1 shall not be limited by limitation or amount or type of damages, compensation or benefits payable by or for Lessee, or an independent contractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

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

20. 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

Lessee Pomp's Tire Service, Inc.
1123 Cedar St
Green Bay, WI 54301

21. Damage by Casualty.

- 21.1. If the Premises are destroyed or damaged by fire or other casualty, the Lessee may, at its sole option, terminate this Lease. If this Lease is so cancelled, rent shall be paid only to the date of cancellation and the Lessee shall surrender the Premises to the Authority after being allowed a reasonable time to locate a substitute site, remove its personal property and otherwise conclude its affairs at the Premises
- 21.2. If the Lessee does not elect to terminate this Lease in case of destruction or damage by casualty, this Lease shall continue in full force and effect and the Authority shall restore the Premises to at least its previous condition, and to Lessee's satisfaction, within a reasonable time. For that purpose, the Authority and its agents and contractors may enter the Premises. Rent shall totally abate during the period of such restoration. The Authority's obligation to restore the Premises shall be absolute, and shall not be limited by the amount of available insurance proceeds.

22. General Clauses.

- 22.1. The Lessee shall comply with all applicable laws, ordinances and regulations of the state, county and municipality in which the Premises are located with regard to construction, sanitation, licenses or permits to do business and all other matters.
- 22.2. The Lessee shall pay to the proper governmental agencies and as they become due and payable, all taxes, assessments, and similar charges, which at any time during the term of this Lease may be taxed, except those which the Authority has in this Lease agreed to pay.
- 22.3. Any property of the Authority damaged or destroyed by the Lessee, incident to the Lessee's use and occupation of the Premises, shall be promptly repaired or replaced by the Lessee to the satisfaction of the Authority or in lieu of repair or replacement, the Lessee shall, if so required by the Authority, pay to the Authority money in the amount sufficient to compensate for the loss sustained by the Authority by reason of damage or destruction of the property.
- 22.4. The Lessee acknowledges that it has inspected and knows the condition of the Premises and it is understood that the Premises is 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 to the Premises unless specifically stated in this Lease

- 22.5. The Lessee shall not use, or permit to be used, any portion of the Premises under its control for signs, billboards, or displays, other than those connected with its own operations on the Premises. 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 are prohibited.
- 22.6. The Lessee shall not be the agent of the Authority in making repairs or other improvements to the Premises and no materialman's liens or claims thereunder shall be valid against the Authority or against the interest of the Authority in the Premises.
- 22.7. No materials, supplies or equipment shall be stored or be permitted to remain on any part of the property outside of the buildings or designated equipment storage yard.
- 22.8. The Lessee must at all times keep the Premises and buildings in a safe, clean, wholesome condition and comply in all respects with all government, health, and police requirements. The Lessee will remove at its own expense any rubbish which may accumulate on the property.
- 22.9. The Authority reserves the right (but shall not be obligated to Lessee) to maintain and keep in repair the landing area of the Airport and all publicly-owned air navigational facilities of the Airport, together with the right to direct and control all activities of the Lessee in this regard.
- 22.10. The Authority reserves the right to further develop or improve the landing area and all publicly-owned air navigation facilities of the Airport as it sees fit, regardless of the desires or view of Lessee, and without interference or hindrance.
- 22.11. The Authority reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the Airport which in the opinion of the Authority would limit the usefulness of the Airport or constitute a hazard to aircraft.
- 22.12. During time of war or national emergency the 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 Airport. If any such agreement is executed, the provisions of this Lease, insofar as they are inconsistent with the provisions of the agreement with the Government, shall be suspended.

- 22.13. It is understood and agreed that the rights granted by this Lease will not be exercised in such a way to interfere with or adversely affect the use, operation, maintenance, or development of the Airport.
- 22.14. There is hereby reserved to the 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 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 Airport.
- 22.15. This Lease shall be 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.
- 22.16. If Lessee defaults in its payment of rent or fails to substantially comply with any of the other items of this Lease then, if requested by the Authority, the Lessee agrees to provide the Authority with a financial statement covering Lessee's 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.

23. Nondiscrimination Assurances.

- 23.1. The Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, covenant's and agrees as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the Premises, for a purpose for which a 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 or benefits 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.
- 23.2. The Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, covenants and agrees 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 the 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 excluded 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, Non-discrimination in Federally Assisted Programs of the Department of Transportation, and as the regulations may be amended.

23.3. The Lessee assures that it will undertake an affirmative action program as required by 14 CFR, Part 152, Subpart E, to insure that no person shall on the grounds of race, creed, color, national origin or sex be excluded from participation in any employment activities covered in 14 CFR, Part 152, Subpart 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 subpart. 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, Subpart E, to the same effect.

23.4. 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.

23.5. The 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 the Lessee may make reasonable and nondiscriminatory discounts, rebates or other similar types of price reductions to volume purchasers.

24. Additional Temporary Storage. Not Used.

25. Binding Effect. This Lease shall be binding upon the heirs, beneficiaries, personal representatives, successors, and assigns of the Authority and the Lessee.

The Authority and the Lessee have each caused this Lease to be executed by its duly authorized officers on the date shown.

SALINA AIRPORT AUTHORITY

Date: _____

By: _____
Don Boos
Chairman of the Board of Directors

ATTEST:

Date: _____

By: _____
Kasey Windhorst
Board Clerk

POMP'S TIRE SERVICE, INC.

Date: _____

By: _____

Name: _____

Title: _____

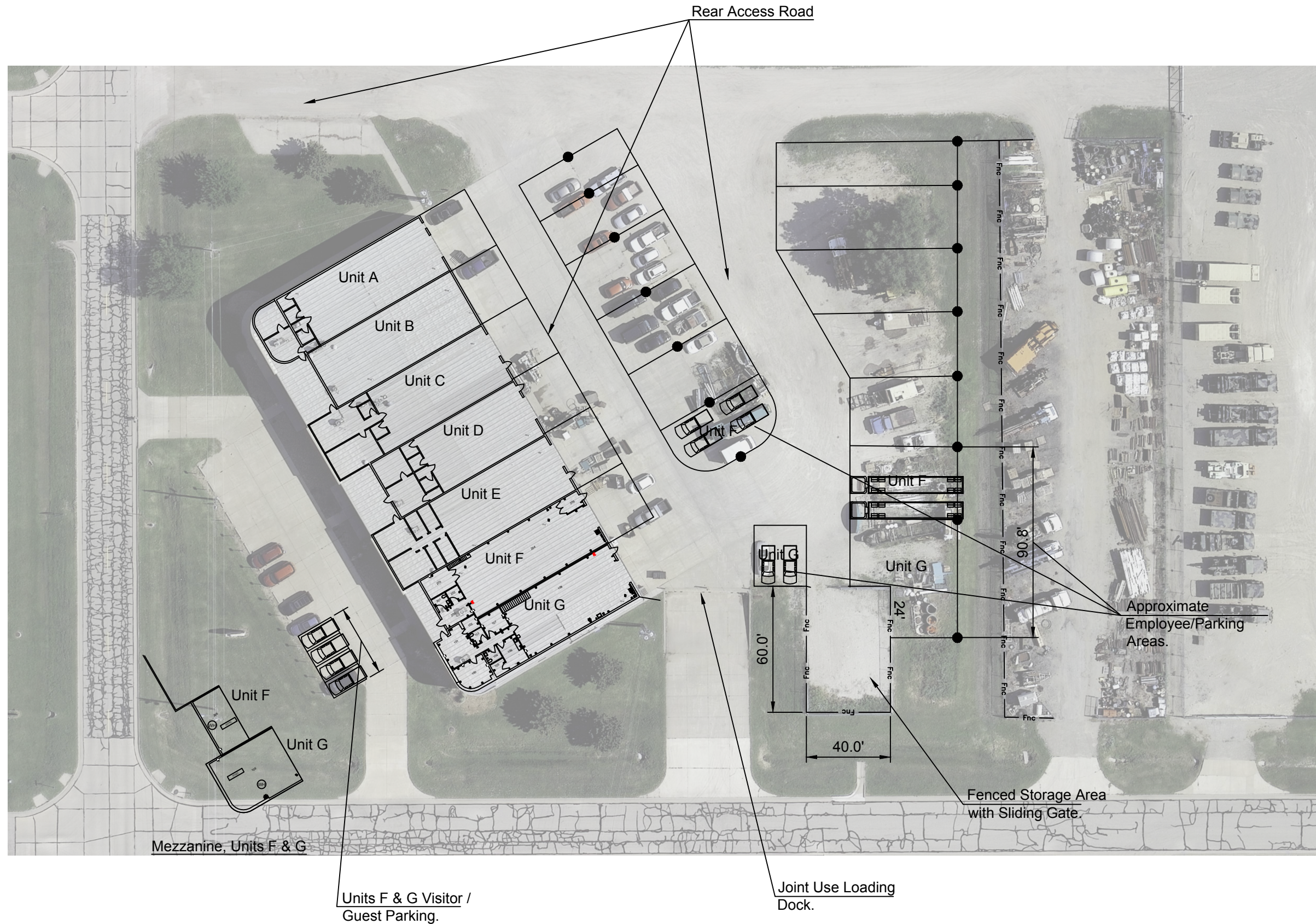
ATTEST:

Date: _____

By: _____

Name: _____

Title: _____



Total Areas, Unit G
Warehouse = 1,773 S.F.
Offices = 1,096 S.F.

Total Warehouse/Office = 2,869 S.F.

Mezzanine = 1,054 S.F.
Max. Live Load - 75 PSI

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

Total Areas, Unit F
Warehouse = 2,124 S.F.
Offices = 416 S.F.

Total Warehouse/Office = 2,540 S.F.

Mezzanine = 457 S.F.
Max Live Load - 75 PSI

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

Combined F & G Areas
Warehouse = 3,897 S.F.
Office = 1,512 S.F.
Total = 5,409 S.F.

Total Mezzanine = 1,511 S.F.

Drawing Number 2242-11-16



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

None : REVISIONS

KRB : DESIGNED BY

KRB : DRAWN BY

1" = 50' : SCALE

11/16, 14:53 : DATE

SALINA AIRPORT AUTHORITY
Exhibit A - Pomp's Tire Service, Inc., Lease - Units F & G and Equipment Storage Yard, Salina Dev. Center, Bldg. 520

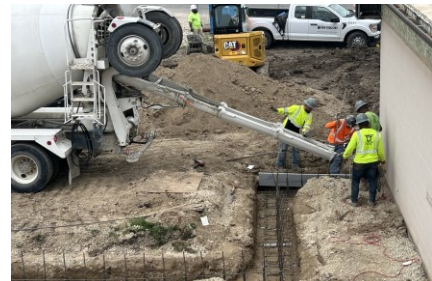
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DATE: May 16, 2025
TO: Pieter Miller
FROM: Maynard Cunningham
SUBJECT: **May 21, 2025, SAA Regular Board Meeting**

Facilities and Construction Notes

Current Projects

- **PH305 (SLN Fuel Facility Decommissioning and UST Removal)** – Stone Sand Company started work on site May 12 toward the decommissioning and removal of the underground storage tanks at the former Pump House 305 fuel facility. Stone Sand's subcontractor Haz-Mat Response completed checking and cleaning the twelve 25,000-gallon underground storage tanks in place last week.
- **Airport Industrial Center No. 3 Subdivision (Project 80)** – A walkthrough of Scanlan Ave. from Waterwell Rd south to Swanson Dr. was completed last week resulting in a short punch list of items to be completed. Three storm sewer manholes and pipe remain to be installed so Swanson Dr. grading can be completed. Sanitary sewer system testing is scheduled to be completed this week.
- **Hangar 959(1Vision Aviation) MRO Tail Enclosure** – Ghafari and Rubb Building Systems continue to work on final design of the tail enclosure prior to manufacturing. The enclosure will allow widebody aircraft to be in an enclosed area for MRO work at Hangar 959.
- **M.J. Kennedy Air Terminal Building Renovation & Expansion AIP 55 (Construction)** – Icon Structures and its subcontractors have completed footings for the TSA area and the concrete slab will be completed this week. Footings for the passenger hold room will be started next. Plumbers and electricians are working on updates to existing infrastructure to supply the expansion areas.
- **M.J. Kennedy Air Terminal Parking Lot Rehabilitation & Expansion AIP 54 (Design)** – Personnel from Lochner, were in Salina for the pre-bid meeting held May 14. A good turnout of contractors attended both in-person and virtually. Bids are due for the parking lot rehabilitation and expansion project on May 28. The grant application for construction will be submitted in June.



- **Runway 12/30 (AIP 52 & 53)** – Rehabilitation of Runway 12/30 includes asphalt mill and overlay, edge lighting, lighted guidance signs, and removal of portions of excess pavement. All subcontractors have been on site and have begun project activities. APAC will be on site to begin paving May 27.



Special Projects

- **Directed Groundwater Recirculation System (DGRS)** – Ollson has submitted 30% plans for the DGRS to KDHE awaiting review and comments. KSU-Salina, City of Salina, SAA, Dragan, and Ollson personnel participated in a site walk through October 2, 2024, to review property development since the project design began and discuss future development that may affect the DGRS design.

Completed Projects

- **Hangar 606 (1Vision Aviation) Storm Damage** – James Coy Construction and subcontractors completed repairs to the truss chord section at Hangar 606.
- **Schilling Project Environmental Remediation**
 - **Plume B Excavation** – Plume B near Building 614 as part of the Schilling environmental remediation project has been backfilled, topsoil placed around the site and seeding is complete.



BUSINESS AND COMMUNICATIONS MANAGER

3237 Arnold Ave.

Salina, Kansas 67401

Direct (785) 833-9324 • Cell (785) 342-6217 • E-Mail kaseyw@salinaairport.com

DATE: May 15, 2025
TO: Pieter Miller, Executive Director
FROM: Kasey L. Windhorst
SUBJECT: May Board Meeting Update

Website Redevelopment Update

On Wednesday, April 29, staff participated in the design discovery meeting with CivicPlus. This meeting marked the formal introduction of the CivicPlus Art Director and focused on setting the creative direction for the website design. Key objectives included:

- Reaffirming the project's intended audience and goals
- Identifying the brand identity to be reflected in the website's design
- Reviewing design specifications, maintenance capabilities, and layout preferences
- Establishing the visual tone and design preferences through examples
- Previewing the Layout & Color Proposal format
- Outlining the next steps and assigning responsibilities

The content process meeting is scheduled for Thursday, May 22 and will formally introduce the CivicPlus Web Content Specialist and initiate the content development phase of the project.

Staffing

Salina Airport Authority (SAA) is actively seeking qualified candidates to fill a full-time Aircraft Rescue Fire Fighting (ARFF) and Operations Specialist. The ARFF team plays a critical role in ensuring the safety of airport operations, responding to emergencies involving aircraft, performing firefighting duties, and assisting with medical emergencies. This position is essential to maintaining the airport's compliance with FAA safety regulations, including those specific to firefighting and rescue preparedness. The full job description and employment application may be found on the SAA website under employment opportunities or using the links below.

[ARFF/Operations Specialist Invitation](#)

[SAA Employment Application](#)

Airport Tours

Summer is a busy time of year for airport tours. During the month, SkyWest Airlines, the Transportation Security Administration (TSA), Air Traffic Control Tower (ATCT), and Salina Airport Authority (SAA) staff have collaboratively hosted several informative tours for children in the

community. The tours provided students with a unique behind-the-scenes look at various facets of airport operations.

Attendees were given a comprehensive tour that included:

- **Terminal Building:** An overview of the facilities and services available to passengers.
- **Air Traffic Control Tower (ATCT):** Insight into the critical role of air traffic controllers in managing aircraft movements and ensuring safety.
- **Flight Line:** A closer look at the aircraft and operations conducted on the tarmac.
- **Aircraft Rescue and Firefighting (ARFF) Station:** A demonstration of the specialized equipment and techniques used by firefighters to respond to aircraft emergencies.

The tours aim to enhance public understanding of the complexities and collaborative efforts involved in ensuring safe and efficient airport operations. Participants had the opportunity to interact with professionals from SkyWest Airlines, TSA, ATCT, and SAA, gaining valuable insights into their roles and responsibilities.



Events

IAH Inaugural Flight

On May 2, 2025, the Salina Airport Authority celebrated a significant milestone with the inaugural United Express flight from Salina Regional Airport (SLN) to Houston's George Bush Intercontinental Airport (IAH). This new daily nonstop service, operated by SkyWest Airlines using a 50-seat CRJ-200 regional jet, connects Salina directly to United Airlines' Houston hub, enhancing travel and business opportunities for the region.

The event was well attended by community members, local officials, and aviation enthusiasts, reflecting strong local support for expanded air service options.

For more information on flight schedules and booking, visit [Fly Salina](#).



Announcements

Below are the upcoming scheduled board meetings. All board meetings will be held at Hangar H600, Room 100.

Wednesday, May 21, 2025, 8:00 a.m.

Thursday, May 29, 2025, 8:00 a.m.

Wednesday, June 18, 2025, 8:00 a.m.

Wednesday, July 16, 2025, 8:00 a.m.

Wednesday, August 20, 2025, 8:00 a.m.

Regular Board Meeting

Strategic Planning Session

Regular Board Meeting

Regular Board Meeting

Regular Board Meeting