



**METROPOLITAN TOPEKA AIRPORT AUTHORITY**



FORBES FIELD



PHILIP BILLARD AIRPORT

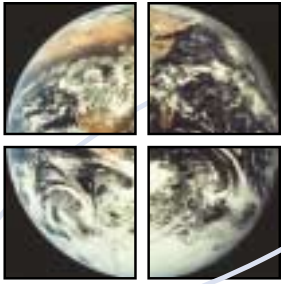
MTAA



**INFRASTRUCTURE  
& FINANCIAL INFORMATION**

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# METROPOLITAN TOPEKA AIRPORT AUTHORITY

## INFRASTRUCTURE & FINANCIAL INFORMATION

### Telecommunications

Citywide SONET-based fiber optic service (as well as Frame Relay, ISDN, ATM, ADSL and high-speed Internet access) are common throughout the greater Topeka area. Digital, wireless and long-distance services are provided by a number of carriers and the area has numerous Internet service providers. T-1 lines are available at the Topeka Air Industrial park.

### Utilities

**Electricity:** KPL offers reliable (reliability factor 99.98%), reasonably priced electricity to Topeka and Shawnee County at rates estimated to be 25% below the national average. The industrial rate is 4.41 cents/kWh and a variety of value-added services are also available. These include quality assistance and on-site investigations.

**Gas:** Rates for natural gas service are well below the national average and among the lowest in the nation. All MTAA property has accessible gas lines.

**Sewer:** Topeka's wastewater treatment capacity is 28,000,000 MGD and the average use is only 18,000,000 MGD. New large capacity sewer facilities were built at Forbes Field in 2002. Sewer lines are all 8 to 10 inches.

**Water:** The water pumping capacity in the city of Topeka is 60,000,000 GPD with peak demand at 45,000,000 GPD and average use of 23,000,000 GPD. Water lines are accessible to all property under control of the MTAA. There is a new 1,000,000-gallon water tower (750,000-gallon tank, 250,000-gallon reserve) at Forbes Field. Water lines are all 8 to 10 inches. Water pressure is 54 to 56 psi.

### Transportation

**Air Service:** There are two fixed base operators at Forbes Field and one at Philip Billard Airport who provide full service in the areas of commercial, general aviation and military aircraft. Forbes Field has two runways, both of which have been completely refurbished recently. The main runway is 12,819 feet long, 200 feet wide and

has full depth concrete. The crosswind runway is concrete with a new asphalt overlay with a length of 7,001 feet and a width of 150 feet.

**Highways:** Topeka and Shawnee County, due to their central location, are a crossroads location for Interstate Highways 70, 355 and 470 and US Highways 24, 40 and 75.

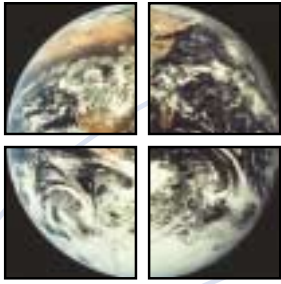
**Railroads:** The Burlington Santa Fe, Union Pacific and the St. Louis-Southwestern provide rail service to Topeka. The BNSF offers direct linkage to Forbes Field and the Topeka Air Industrial Park sites.

### Workforce

**Availability:** Topeka's population, according to the 2000 US Census, is 122,377. The population base within thirty minute's drive of Topeka was estimated to be 228,844 in 2001. The labor force participation rate in 201 was 70.5% as compared to a national rate of 67.8%. The education of this population is excellent, 88.1% having at least a high school diploma as compared to 80.4% nationally.

**Labor costs:** Average salaries in most industries in the Topeka metropolitan area are 17% lower than the national norm.

**Quality:** Employers in Topeka and Shawnee County rate the local work force as having a strong work ethic and high productivity.



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## AIRPORT FACILITIES

### Forbes Field

Forbes Field is a 139-certificated airport. It operates 24 hours a day, 7 days a week, under the auspices of the Metropolitan Topeka Airport Authority (MTAA). Forbes Field has two runways, both have been recently refurbished. The main runway is 12,819 feet long, 200 feet wide and has full depth concrete. The crosswind runway is concrete with a new asphalt overlay, has a length of 7,001 feet and a width of 150 feet. A state-of-the-art air traffic control tower was constructed in 2003. MTAA provides on-site management as well as 24-hour police and fire department protection (which has modern AARF equipment) as well as offering excellent snow removal capabilities.

#### *Technical*

##### **Frequencies**

Kansas City Center: 123.8/343.7 UHF

Forbes Tower: 120.8\*/340.2 UHF

Forbes Ground: 121.7

\* CTAF/Pilot-controlled lighting available on frequency 120.8 after tower hours.

##### **Tower Hours**

Unicom: 122.95 Tower (ATCT) Hours: 5:45 AM-10:00 PM (local times)

##### **Runway Lengths and Widths**

13/31: 12,819' x 200'

03/21: 7,000' x 150'

##### **Instrument Approaches**

ILS, LOC, NDB, VOR GPS, TACAN, MALSR, REILS, VASI

ATIS frequency: 128.25

##### **Field (Elevation) MSL**

1079'

### Philip Billard Airport

Philip Billard Airport offers 76 T-hangars available for rental through the Fixed Base Operator (FBO). Aviation facilities including aircraft avionics shop, maintenance and painting are located at Phillip Billard for the pilots' convenience. Building sites and office space are currently available for businesses interested in locating at Philip Billard. The Philip Billard Airport Restaurant is conveniently located in the terminal. It is open seven days a week.

#### *Technical*

##### **Frequencies**

Kansas City Center: 123.8/343.7 UHF

Billard Tower: 118.7\*/257.8 UHF

Billard Ground: 121.90

\* CTAF/Pilot-controlled lighting available on frequency 118.7 after tower hours.

##### **Tower (ATCT) Hours**

7:00 AM – 7:00 PM local times

##### **Runway Lengths and Widths**

13/31: 5,099' x 150'

18/36: 4,330' x 75'

04/22: 3,000' x 100'

##### **Navigational Aids**

ILS, LOC, NDB, VOR, GPS, REILS, VASI,

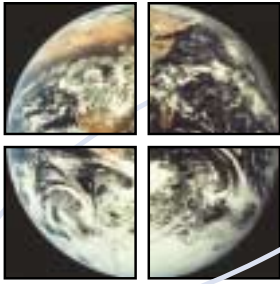
MALSR

ASOS frequency: 121.275

##### **Field (Elevation) MSL**

880'

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# METROPOLITAN TOPEKA AIRPORT AUTHORITY

## TAXATION

### Corporate Taxation

The corporate tax rate is 4% with a 3.35% surtax imposed on taxable income in excess of \$50,000. For those corporations having facilities both inside and outside of the state, the new income attributed to the Kansas operations is based upon the percentage of the corporation's business that is located in Kansas. A business' tax obligation is determined by a "three-factor formula". It uses a proportion of sales, property and dollar payroll attributable to the Kansas facility. Corporations may opt to use a "two factor" (sales and property) apportionment formula to calculate tax liability if the payroll factor for a taxable year exceeds 200% of the average of the property and sales factors. Also, state law allows net operating losses to be carried forward to each of the ten years following the taxable year of the new operating loss.

### Sales Taxation

The sales tax rate for the City of Topeka includes 5.3% state, 1% city, .25% county and .65% Washburn University for a total of 7.2%.

### Property Taxation

Commercial and industrial real property is assessed at 25% of fair market value. Commercial and industrial machinery is assessed at 25% of fair market value, subject to depreciation.

Personal property tax on business machinery and equipment is assessed annually at a rate of 25% with a straight-line depreciation. Machinery and equipment has a 20% residual value at the end of its economic life. Since 1998, businesses can take 15% of the amount of their personal property tax liability on machinery and equipment as a refundable credit against their state income tax. Beginning in tax year 2005, this refundable credit will increase to 20%, then 25% in tax year 2007.

There is allowed a property tax exemption for certain items of machinery, equipment, materials and supplies with original retail costs when new of \$250 or less. Beginning in tax year 2003, the amount is \$400 or less.

All property subject to MTAA is exempt from property taxation.

## INCENTIVES

**Foreign trade zone:** MTAA property is located in a Foreign Trade Zone which provides a duty free and quota free entry point for foreign goods. The Zone encompasses 2,000 acres at Forbes Field, Philip Billard Airport and the Topeka Air Industrial Park.

**Industrial revenue bonds:** These bonds are available to finance 100% of the cost of buildings and equipment. IRBs are securities issued by MTAA to provide the funds for creditworthy companies to pay construction costs and to purchase equipment for new facilities. They may also be used to purchase, remodel or expand facilities on MTAA property. Property financed through IRBs is exempt under Kansas law from ad valorem (real and personal) property taxation for up to ten years, commencing the year after the bonds are issued. Issuers can require that all, or a portion, of the abated taxes is made available to local taxing jurisdictions in the form of payments in lieu of taxes. Both the city and the county can provide a reduction in the payment in lieu of taxes up to a ten-year period upon a clear and factual showing of direct economic benefit which includes the creation of new jobs and additional private investment.

**Job Training:** Flexible programs are available to help fund the training and retraining of employees.

**Right to work:** Kansas is a right to work state.

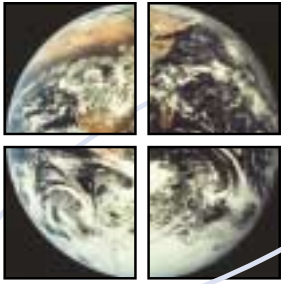
**Tax credits/incentives:** Under Kansas statute, real and permanently attached personal property on new facilities and new construction located on MTAA property are exempt from ad valorem taxes. Also, merchants' and manufacturers' inventories are exempt from property taxes.



TOPEKA

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## TOPEKA

### Our State's Capital

Located in the geographic center of the continental U.S., Topeka provides excellent access to highways I-70, I-470 and I-335, and convenient connection to I-35 offers excellent over-the-road access to both north/south and east/west routes. Add on-site access to Burlington Northern Santa Fe Railway system and you have a multiple options for all your shipping and transportation needs. Topeka's costs of living remains low with median housing costs being considerably lower than other cities of the same size.

Distances to Major Cities		Median Housing Costs*	
Boston	1496	Atlanta	\$151,400
Chicago	590	Baltimore	\$204,200
Dallas	496	Boston	\$409,100
Denver	540	Charleston	\$169,000
Kansas City	62	Charlotte	\$153,300
Los Angeles	1556	Chicago	\$241,900
Miami	1557	Cincinnati	\$140,000
Minneapolis	499	Columbus	\$152,200
New York	1029	Dallas	\$139,900
Oklahoma City	293	Denver	\$237,900
Omaha	179	Des Moines	\$131,200
Phoenix	1298	Fargo	\$116,800
San Francisco	1797	Hartford	\$198,500
Seattle	1858	Houston	\$136,900
St. Louis	313	Indianapolis	\$122,300
Washington	1131	Kansas City	\$144,700
		Los Angeles	\$337,200
		Louisville	\$131,200
		Memphis	\$135,000
		New Orleans	\$133,200
		New York	\$350,900
		Omaha	\$137,700
		Phoenix	\$152,500
		St. Louis	\$123,300
		San Francisco	\$560,200
		Seattle	\$273,800
		Tampa	\$138,600
		<b>Topeka</b>	\$100,700
		Washington, DC	\$285,700

\*According to the National Association of Realtors.

### Quality of Life

**Health care:** Topeka serves as a regional medical center with two general medical hospitals and five specialized hospitals.

**Low terror profile:** There is little potential to a terror event in Topeka.

**Overall cost of living:** On an index where the average cost of living in the United States is 100, Topeka's cost of living is calculated at 77.

**Recreational opportunities:** The Topeka Parks and Recreation Department oversees six regional parks and provides over 900 recreational programs annually. Topeka and the surrounding areas have six 18-hole public golf courses and two courses at local country clubs.

**Schools:** Shawnee County has 5 public school districts with 40 elementary schools, 11 middle schools and 7 high schools. Many private schools are also available.

**Traffic:** Approximately 86% of Shawnee County's workforce commutes less than thirty minutes to and from their workplace. The average commute time is 15.6 minutes one way.

**Universities:** Washburn University in Topeka is a top-rated institution of higher learning. It offers a wide range of cultural opportunities. It has a theater, music hall and art gallery as well as a number of facilities, which can be used for meetings and special events. Additionally, the University of Kansas is 20 miles from Topeka in Lawrence and Kansas State University is 50 miles away in Manhattan.

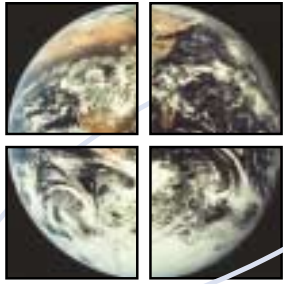
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## SUCCESS STORIES

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## SUCCESS STORIES

### Sports Car Club of America

In 2001, Sports Car Club of America (SCCA) management decided to relocate their national headquarters from Denver to the Topeka Air Industrial Park. That year, construction began on a 20,000 square-foot office complex on a site of approximately 97,000 square feet in the Park.

Steve Johnson, SCCA President and CEO, stated, “We couldn’t have asked for a better partner than Dave Stremming and the Metropolitan Topeka Airport Authority in our efforts to establish a new location for our national headquarters. Their assistance in all phases of the process far exceeded our expectations. I would highly recommend that any company considering corporate expansion or relocation strongly consider contacting the MTAA.”



### Million Air

“I can’t say enough positive things about Dave Stremming and the MTAA... they have helped us develop our business. We provide a premier level of service to our customers and the MTAA is a big part of that.” Chris Freeman, owner/operator of Million Air Topeka. Million Air Topeka is primarily responsible for fueling and ground handling. It is a Fixed Base Operation (FBO) which caters to a myriad of demands from private and business jet aircraft customers.

### Kansas Department of Transportation And Kansas Highway Patrol

The Kansas Department of Transportation and the Kansas Highway Patrol now call Phillip Billard Airfield home with the completion of a 70,000 sq. ft., \$4.5 million dollar deployment center. The new facility is located on 26 acres and serves the entire fleet of vehicles for the KHP.



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David Stremming, President

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