

**MTAA Board Meeting 3:00 PM**

**Tuesday, March 17, 2020**  
**MTAA Administrative Office – Board Room**  
**6510 SE Forbes Ave., Building #620**

**Addressing the MTAA Board:** No person shall address the Board during a Board Meeting, unless they have notified the MTAA Administration Office by 2:00 P.M. on the day of any Board Meeting of their desire to speak on a specific matter on the published meeting agenda or during the public comment portion of the Board Meeting. This limitation shall not apply to items added during the course of a meeting. The Board does not take action with respect to any subject not on the agenda unless added to the agenda by a vote of the Board. Persons addressing the Board will be limited to four (4) minutes of public address on a particular agenda item. Debate, question/answer dialogue or discussion between Board members will not be counted towards the four (4) minute time limitation. The Chair may extend time with the unanimous consent of the Board or the Board by affirmative vote may extend the four (4) minute limitation. Persons will be limited to addressing the Board one (1) time on a particular matter unless otherwise allowed by an affirmative vote of the Board. Citizens wishing to offer Public Comment may sign up by phoning the MTAA Administration office at 862-2362. The Board may waive prior notice by majority vote. To make arrangements for special accommodations please call (785) 862-2362. A 48-hour advance notice is preferred. Agendas are available on Thursday afternoon prior to the regularly scheduled Board meetings at the MTAA Administration Office, Topeka Regional Airport and Business Center, 6510 SE Forbes Ave., Ste. 1, Topeka, KS 66619.

1. Inquire if Notification was given to all Requesting Notification of MTAA Board Meetings.
2. Approve Minutes of the MTAA 's Regularly Scheduled Board Meeting of January 21, 2020 and February 18, 2020.
3. Public Comment.
4. Adopt Agenda.

**ACTION ITEMS:**

5. Consider Commercial Real Estate Consulting Services Agreement.

**INFORMATION ONLY ITEMS:**

6. MTAA Emergency Services COVID-19 Response Protocol Report.
7. Monthly Reports:
  - a. Intergovernmental Cooperation Council – No Meeting in March
  - b. Aviation-Related Issues & Air Service – Eric Johnson
  - c. Economic Development & Leasing Activity – Eric Johnson
  - d. Monthly Financial Reports – Cheryl Trobough
8. Executive Session.



METROPOLITAN TOPEKA AIRPORT AUTHORITY  
TOPEKA REGIONAL AIRPORT & BUSINESS CENTER | BILLARD AIRPORT

## Board of Directors

### Metropolitan Topeka Airport Authority January 21, 2020

#### **Work Session ..... 2:30 PM**

Staff reviewed the process for the selection of the MTAA On-Call Engineer and provided examples of work the firm selected could possibly be expected to complete. Staff explained the necessity of having Board representation on the selection committee. Mr. Munson was asked by Chairwoman Stubbs to act as the Board's representative. Mr. Munson was agreeable to the assignment.

#### **Regular Monthly Meeting ..... 3:00 PM**

Lisa Stubbs, Board Chair, brought the regular monthly meeting of the MTAA Board of Directors to order at 3:00 PM with the following Board members present: Mike Munson and Jim Rinner. Tom Wright was unable to attend. Also in attendance were:

- Jay Freund of WSP USA, Inc.
- Walt Frederick of Million Air – Topeka
- David Lewis of LMC, Inc.
- Col. J.T. O'Grady, MTAA Police & Fire Dept.
- Maj. Greg Dunn, MTAA Police & Fire Dept.
- Timothy Resner of Frieden & Forbes, LLP – Legal Counsel to the Board

Other staff members present were Eric Johnson and Cheryl Trobough.

#### **Item 1. Notice.**

Chairwoman Stubbs asked if everyone who requested notification had been notified of this meeting. **Ms. Trobough replied that notifications were sent.**

#### **Item 2. Approve Minutes of the MTAA's Regularly Scheduled Board Meeting of December 17, 2019.**

Chairwoman Stubbs asked the Board to review the Minutes of the Regularly Scheduled Board Meeting of December 17, 2019 and inquired if there were any additions, corrections or comments to the Minutes.

**Mr. Rinner moved to approve the Minutes of the Regularly Scheduled Board Meeting of December 17, 2019 as corrected. Mr. Munson seconded the motion. Motion carried.**

#### **Item 3. Public Comment**

Chairwoman Stubbs inquired if there was anyone registered to speak during Public Comment. Mr. Johnson replied that there was not.

#### **Item 4. Adopt the Agenda.**

Chairwoman Stubbs inquired if there were any changes to the Agenda as presented. **Mr. Rinner made a motion to adopt the Agenda as presented. Mr. Munson seconded the motion. Motion carried.**

#### **ACTION ITEMS:**

#### **Item 5. Consider Purchase of Replacement Patrol Vehicle for Police & Fire Department.**

Mr. Johnson reported that during the budget process each year, staff identifies vehicles which will require replacement. For 2020, the Police and Fire Department will need to replace two vehicles. A request for bids for new truck will be advertised soon, but the second vehicle to be

purchased is a used patrol car. Staff located a 2015 Chevrolet Tahoe through the Kansas Highway Patrol surplus vehicle program. Over the years, the MTAA has purchased several quality vehicles through this program. The odometer reading is at 90,246 miles and was used primarily as their recruiting vehicle. Upon inspection, staff found the vehicle to be in excellent condition. It is equipped with 2WD Police Package, Lights, Siren and Pushbar. This vehicle is priced at \$19,500.00.

**Mr. Rinner made a motion to authorize the purchase of the 2015 Chevrolet Tahoe at a cost of Nineteen Thousand Five Hundred Dollars (\$19,500.00). Mr. Munson seconded the motion. Motion carried.**

**Item 6. Consider Purchase of Extrication Tools for Police & Fire Department.**

Mr. Johnson reported that funds were included in the 2020 budget for the purchase of new extrication equipment to replace what is currently being used by the Police and Fire Department. The existing equipment is old and relies on a small gasoline powered hydraulic pump to operate the tools. More often than not, the greatest challenge is making the engine run and it takes additional time to connect the various hydraulic hoses for each tool.

Staff obtained quotes from three (3) vendors for the tools. The equipment package offered by Danko Emergency Equipment Co. includes cutters, spreaders and ram. They are battery operated and require little or no setup time. Each tool is ready to use as soon as it is taken off the truck, reducing the time it takes for extrication. For cost savings, Danko is offering tools previously used for dealer demonstrations. Staff had an opportunity to compare these with our own tools and the difference was significant. The Danko tools out-performed the tools currently in use every time.

**Mr. Rinner made a motion to authorize staff to purchase the extrication equipment from Danko Emergency Equipment for Twenty Thousand Three Hundred Fifty Dollars (\$20,350.00). Mr. Munson seconded the motion. Motion carried.**

**Information Only Items:**

**Item 7. Monthly Reports**

**7.a. Intergovernmental Cooperation Council – Mr. Johnson**

Staff did not attend the meeting.

**7.b. Aviation-Related Issues & Air Service – Mr. Johnson**

Mr. Johnson provided the following report:

- The Airport Capital Improvement Plan (ACIP) for both TOP and FOE were recently submitted to the FAA.

**TOP**

2020 – Complete the Taxiway C and B project.  
2021 – No project  
2022 – No project  
2023 – Runway 18 extension with taxiway and new lighting  
2024 – Construct taxilane to Taxiway B  
2025 – Rehab Taxilane adjacent to T-Hangars

**FOE**

2020 – No Project  
2021 – No Project  
2022 – Replacement of the primary ARFF Truck – entitlement funding  
2023 – Reconstruct taxiway A/D including new lighting  
2024 – Reconstruct North end of Taxiway A  
2025 – Acquire new SRE (snowblower)

From the time the ACIP was submitted to the FAA on January 6th, they revised it 8 days later to include the purchase of an Index C truck in 2021 rather than in 2022.

- The Terminal Building restroom construction is on schedule. The planned completion date February 15<sup>th</sup>. It is too early to tell if the space will be available on February 14<sup>th</sup> when there will be several hundred passengers departing.

#### **8.c. Economic Development & Leasing Activity – Mr. Johnson**

Mr. Johnson provided the following report:

- The SE Axton Street project is planned for completion this year. This street has not received any more than patching and repairs for as long as can be determined. This project will require the street being closed which poses a problem for our tenant in Building 170. All loading dock doors are located on the North side of the street. It will require the construction of a loading dock on the South side of the building to accommodate their activity. R&R Pallet Service is a solid tenant but more importantly, this will be a great improvement for the building.
- There are several potential projects that to be presented to the Board in the near future. These are projects that do not qualify for FAA funding but will need to be addressed at some point.
  - Construct Maintenance Snow Removal Equipment (SRE) facility
  - Hangar 603 Renovation
  - Billard Access Drive mill and overlay with edge grading
  - Drainage ditch cleaning (TRBC)

December Leasing Activity –

- **LEASE ACTIVITY** (CPI is 1.7%)
  - RENEWED LEASES – Technical Application & Consulting LLC renewed the lease on Billard Hangar #17 at a 2% increase.
  - Two leases received a 2% increase and two leases received a 1.7% CPI increase.
- Monthly rental income increased to \$167,722 or approximately \$2,012,664 per year.
- **DELINQUENT ACCOUNTS**
  - Brackett, Inc. – Account is delinquent on some finance charges for October & November as well as November & December invoices;
  - R&R Pallet – Account is delinquent on some finance charges for September, October & November as well as the December invoice;
  - Billard Airport Restaurant – Account is delinquent for November & December invoices.

#### **8.d. Monthly Financial Reports – Ms. Trobough**

The Monthly Financial Report for December 31, 2019 was deferred for presentation at the next meeting.

#### **Item 9. Executive Session**

Chairwoman Stubbs inquired if there was a need for an Executive Session. Mr. Resner and Mr. Johnson requested twenty-five minutes to discuss legal matters pertaining to contracts and potential litigation. **Mr. Munson moved that the meeting be recessed for the purpose of an Executive Session, pursuant to the Kansas Open Meeting Laws. The justification for this Executive Session is the need to preserve attorney-client confidentiality in the discussion of legal matters on contracts and potential litigation. Mr. Munson stated that the Executive Session will be for a period not to exceed twenty-five minutes beginning at 3:35 p.m. and this meeting shall reconvene at 4:00 p.m. Mr. Rinner seconded the motion. Motion carried.**

**Mr. Munson made a motion to extend the Executive Session for an additional fifteen minutes which will reconvene the meeting at 4:15 p.m. Mr. Rinner seconded the motion. Motion carried.**

Chairwoman Stubbs reconvened the regular meeting at 4:15 p.m. and stated that there was no action to be taken as a result of the Executive Session.

#### **Adjournment**

Chairwoman Stubbs asked if there was any further business to discuss, hearing none, she asked for a motion to adjourn. **Mr. Rinner made the motion to adjourn. Mr. Munson seconded the motion and the meeting was adjourned at 4:15 p.m.**

These official minutes were approved by the Board of Directors on March 17, 2020.

---

Michael R. Munson, Secretary



METROPOLITAN TOPEKA AIRPORT AUTHORITY  
TOPEKA REGIONAL AIRPORT & BUSINESS CENTER | BILLARD AIRPORT

## Board of Directors

### Metropolitan Topeka Airport Authority February 18, 2020

#### Regular Monthly Meeting .....

There were no agenda items requiring Board action so it was the consensus of the Board that the Regularly Scheduled meeting be canceled.

Office of: President

To: Board of Directors

From: Eric M. Johnson 

Subject: **Board of Directors to Consider  
Commercial Real Estate Consulting Services  
Agreement. (Board Action Required)**



Date: March 13, 2020

In the absence of a leasing and property manager, I have been in contact with Tom Moses, a Topeka area commercial real estate broker and former MTAA board member. Mr. Moses has offered his services and expertise on a consulting basis as it pertains to leasing and property management of MTAA buildings and assets. While normal day-to-day activities will remain the responsibility of MTAA staff, there are instances in this industry that require a more complex lease negotiation strategy.

In addition to this type of work, it would be beneficial to the MTAA to have Mr. Moses assist with expert interpretation of existing and proposed leases. His credentials in the field of commercial real estate along with his understanding of the MTAA's obligation to maintain compliance with FAA regulations and grant assurances makes him uniquely qualified to assist us.

This contract is offered to the MTAA at One Thousand Five Hundred Dollars and No Cents (\$1,500.00) per month for a period of 12 months. Should we determine at some point in the future it is no longer necessary to maintain this relationship, the contract provides for early termination. Funds for this contract are available in line item 31400 – Broker/Commission Fees.



Thomas R. Moses, CCIM  
Broker - Owner

785.221.8610  
mosest@sbcglobal.net  
Office 785.478.3461

1039 SW Red Oaks Place  
Topeka, KS 66615

[www.tmosesrealty.com](http://www.tmosesrealty.com)

March 11, 2020

Eric M. Johnson  
President/Director of Airports  
Metropolitan Topeka Airport Authority  
6510 SE Forbes Ave., Suite 1  
Topeka, Kansas 66619

RE: Commercial real estate (CRE) advisory services

Dear Eric:

I respectfully offer my CRE advisory and consulting services to the MTAA. With the MTAA owning over 4,000 acres of land, overseeing over 1 million square feet of buildings and facilities, including over 60 businesses/tenants, I believe it could be most beneficial for MTAA, your staff and yourself.

I truly believe and advocate that the MTAA is a vital and most valuable aviation and real estate asset to the Topeka area.

Having proudly served on the MTAA board for over 6 years I am very familiar with the various real estate needs, MTAA's CRE operations and leasing procedures, to say the least. Add to that my familiarity with many of the properties and business's located on MTAA property. I also understand and appreciate how important the real estate operation is to the overall functionality of MTAA.

I bring over 30 years of extensive CRE brokerage, management and leasing experience to the table. Please refer to my services profile included. I am also a former private pilot for my aviation connection.

Included is a proposed Consulting Services Agreement for your review. If agreed to, I will be "on call" for you to contact me. My availability will be, as needed, to provide my expertise. I will attend any board meetings deemed necessary, travel to MTAA property as needed, meet personally with involved parties, review policies/procedures and make all necessary communications to affect satisfactory results for MTAA.

Please don't hesitate to contact me for any questions. I look forward to hearing from you soon.

Sincerely,

Thomas R. Moses, CCIM

Copy to: Tim Resner

Agenda Item 5  
Page 2 of 5





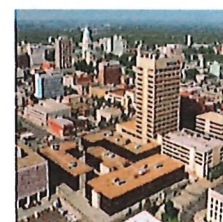
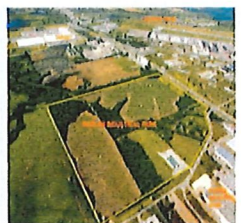
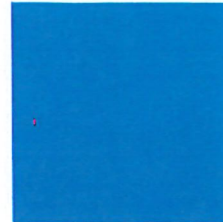
## Consulting & Advisory Services - Commercial Real Estate Tom Moses, CCIM

**BACKGROUND:** Tom Moses has over 30 years of comprehensive CRE brokerage and management experience in the disciplines of office, land/development, industrial, retail, investment and multi-family properties. Has represented and worked with many major corporations, companies, financial institutions; state, federal and local governments as well as working effectively with many individuals, professions and small businesses throughout the United States, Kansas and Topeka. **Has the added experience of property and asset management having supervised over a million square feet of office & retail facilities at one time, coinciding with small to large tenant improvement construction projects, budgeting and project analysis.** Moses is a fifth generation Kansan and a veteran of the U.S. Navy.

**AWARDS & COMMUNITY INVOLVEMENT:** Tom Moses has been active in the Topeka community for over 30 years. Received the Topeka "Realtor of the Year" award, "Sales Person of the Year" award, over ten major sales achievement awards and is a past President of the Topeka Area (Sunflower) Association of Realtors. Past Topeka Chamber of Commerce board member, (2 terms) and past recipient of the "Chamber Member Volunteer" award. Past board member and past Chair of the Metropolitan Topeka Airport Authority. Moses has served on additional volunteer boards as well.

**CERTIFIED:** Moses is Topeka's only **CCIM** (Certified Commercial Investment Member - [www.ccim.com](http://www.ccim.com)), a recognized expert in the commercial and investment real estate industry. CCIMs have completed an extensive designation curriculum, exams and portfolio that covers essential CRE skill sets including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial investment real estate.

**WHAT TOM CAN DO FOR YOU:** With deep local roots and extensive market knowledge, Tom will provide customized client-centered service analysis to: **Improve:** the information for decision making ability. **Improve:** the usefulness and relevance of CRE documentation. **Improve:** the evaluation of cash flows & the market position of the subject property. **Identify:** key problems areas. **Reduce:** exposure to loss. **Maintain:** proprietary information. **Identify:** the potential benefits, strengths & weaknesses. **Enhance:** your credibility with your customers, clients & projects. **Enhance:** the bottom line. Plus much more.



**Thomas R. Moses, CCIM**  
Broker - Owner

785.221.8610  
[mosest@sbcglobal.net](mailto:mosest@sbcglobal.net)

[www.tmosesrealty.com](http://www.tmosesrealty.com)  
1039 SW Red Oaks Place  
Topeka, KS 66615



**CONSULTING SERVICES AGREEMENT**  
Independent Contractor

The **Metropolitan Topeka Airport Authority** (hereinafter "CLIENT") and **Thomas R. Moses, CCIM, Moses Realty**, as commercial real estate advisor, ("AGENT") enter into this Consulting Services Agreement ("Agreement") upon the following terms and conditions:

**SCOPE OF SERVICES.** With CLIENT'S consent and request, AGENT shall provide advice and input regarding mutually agreed upon commercial real estate matters involving Topeka Regional Business Center, Phillip Billard Airport and Topeka Regional Airport, including but not limited to those matters identified in Exhibit A hereto

**DUTIES.** CLIENT acknowledges that AGENT's scope of services and any advice/services provided shall be performed in a professional manner and will be in the nature of general business and/or real estate-specific consultation and will not be legal advice. AGENT will use best efforts in the performance of services under this Agreement; however, nothing contained in this Agreement shall be construed as a guarantee of performance or any result by the AGENT. CLIENT is urged to consult with his/her own attorney on any matters that CLIENT in its sole judgment deems necessary. In its duties the AGENT if requested by CLIENT, will be the representative of the CLIENT in any discussions, meetings, etc., with any party or parties engaged either directly by the CLIENT or by the AGENT on behalf of the CLIENT pertaining to the work described in this paragraph.

**TERM.** The term for this agreement shall be for Twelve (12) months, commencing March 16, 2020 and ending midnight March 15, 2021.

**FEE FOR SERVICES / TERMS OF PAYMENT.** The CLIENT herein agrees to pay the AGENT a monthly fee of \$1,500.00 for the services rendered by the AGENT for the work described above (Scope of Services). Said Fee shall be due and payable on the 15<sup>th</sup> day of each month. The CLIENT further agrees to reimburse the AGENT over and above the AGENT'S fee charge for any reasonable direct out of pocket expenses incurred by the AGENT on behalf of the CLIENT. Said expenses shall not exceed the amount of \$250.00 without the prior express written consent of the CLIENT.

**CONFIDENTIALITY BY AGENT.** The AGENT agrees that any information provided to it by CLIENT that is generally designated as information of a confidential nature (including without limitation personal and/or company financial statements and income tax returns) shall be kept strictly confidential and shall not be distributed to any third party(ies), or the contents verbally revealed to anyone outside of the AGENT's administrative personnel without the CLIENT's express written authorization.

**ADDITIONAL SERVICES.** CLIENT and AGENT may contemplate, from time to time, that it is desirable to consider that AGENT provide additional and more extensive real estate services beyond the intended Scope of Services and Duties stated above. Such additional services may involve, but not limited to, in depth negotiations on behalf of CLIENT. In that event, said mutually agreed upon Additional Services and compensation shall be set forth in a separate written agreement.

**INDEPENDENT CONTRACTOR STATUS.** In providing services under this Agreement, AGENT shall be an independent contractor and shall not have the authority to bind CLIENT with respect to any matter. Nothing in this Agreement shall be deemed to create an employment relationship between CLIENT and AGENT.

**NON-ASSIGNABILITY.** The parties acknowledge that the scope of services contemplated under this Agreement are special and unique to the experience and qualifications of AGENT. Accordingly, this Agreement is not assignable by either party, unless both parties expressly consent to assignment in writing.

**TERMINATION.** This Agreement may be terminated at will by either party without cause by giving not less than Thirty (30) days written notice to the other at the address recited herein. Upon such Notice of Termination by the CLIENT, the CLIENT shall pay immediately upon receipt of invoice any outstanding portion of any fees earned or expenses incurred by the AGENT under this Agreement.

ACCEPTED AND AGREED on this \_\_\_ day of \_\_\_\_\_, 2020.

**AGENT:**

**Thomas R. Moses, CCIM/Broker/Owner**  
Moses Realty  
1039 SW Red Oaks Place  
Topeka, KS 66615  
[moses@sbcglobel.net](mailto:moses@sbcglobel.net)  
mobile 785-221-8610  
office 785-478-3461

By: \_\_\_\_\_  
**Thomas R. Moses**

**CLIENT:**

**Metropolitan Topeka Airport Authority**  
Eric M. Johnson  
President/Director of Airports  
6510 SE Forbes Ave. , Suite 1  
Topeka, Kansas 66619  
(785) 862-2362  
[ejohnson@mtaa-topeka.org](mailto:ejohnson@mtaa-topeka.org)

By: \_\_\_\_\_  
**Eric M. Johnson**

# Activity Report



## Topeka Regional Airport

FOE FAA TOWER OPERATIONS	Jan-20	Jan-19	Jan-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Jan	Calendar Yr Totals	Y-T-D Through Jan	Calendar Yr Totals
Air Carrier	8	53	25	8	53	265	25	126
Air Taxi	25	25	34	25	25	373	34	390
Itinerant General	349	293	321	349	293	5,007	321	4,283
Itinerant Military	361	350	422	361	350	5,765	422	2,503
Local Civil	66	10	44	66	10	710	44	425
Local Military	632	438	332	632	438	6,475	332	1,915
GRAND TOTAL	1,441	1,169	1,178	1,441	1,169	18,595	1,178	9,642

PASSENGER ACTIVITY	Jan-20	Jan-19	Jan-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Jan	Calendar Yr Totals	Y-T-D Through Jan	Calendar Yr Totals
<b>COMMERCIAL SERVICE</b>								
Passengers Enplaned	-	-	-	-	-	-	-	-
Passengers Deplaned	-	-	-	-	-	-	-	-
Aircraft Landed	-	-	-	-	-	-	-	-
<b>CHARTERS</b>								
Passengers Enplaned	393	411	612	393	411	4,663	612	3,288
Passengers Deplaned	441	400	634	441	400	3,853	634	3,077
Aircraft Landed	13	18	22	13	18	90	22	76
<b>MILITARY CHARTERS</b>								
Passengers Enplaned	-	4,247	-	-	4,247	8,539	-	721
Passengers Deplaned	-	50	-	-	50	9,242	-	407
Aircraft Landed	1	23	-	1	-	117	-	27
Combined Total Passengers Enplaned	393	4,658	612	393	4,658	13,202	612	4,009
Combined Total Passengers Deplaned	441	450	634	441	450	13,095	634	3,484



## Billard Airport

TOP FAA TOWER OPERATIONS	Jan-20	Jan-19	Jan-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Jan	Calendar Yr Totals	Y-T-D Through Jan	Calendar Yr Totals
Air Carrier	0	0	2	0	0	19	2	6
Air Taxi	53	88	112	53	88	1,163	112	1,704
Itinerant General	614	590	915	614	590	11,637	915	10,258
Itinerant Military	50	36	58	50	36	733	58	1,129
Local Civil	474	332	616	474	332	5,992	616	6,104
Local Military	4	0	24	4	0	22	24	56
GRAND TOTAL	1,195	1,046	1,727	1,195	1,046	19,566	1,727	19,257

# Activity Report



## Topeka Regional Airport

FOE FAA TOWER OPERATIONS	Feb-20	Feb-19	Feb-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Feb	Calendar Yr Totals	Y-T-D Through Feb	Calendar Yr Totals
Air Carrier	35	38	22	43	91	265	47	126
Air Taxi	39	31	29	64	56	373	63	390
Itinerant General	564	207	246	913	500	5,007	567	4,283
Itinerant Military	487	269	217	848	619	5,765	639	2,503
Local Civil	80	10	26	146	20	710	70	425
Local Military	831	515	246	1,463	953	6,475	578	1,915
GRAND TOTAL	2,036	1,070	786	3,477	2,239	18,595	1,964	9,642

PASSENGER ACTIVITY	Feb-20	Feb-19	Feb-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Feb	Calendar Yr Totals	Y-T-D Through Feb	Calendar Yr Totals
<b>COMMERCIAL SERVICE</b>								
Passengers Enplaned	-	-	-	-	-	-	-	-
Passengers Deplaned	-	-	-	-	-	-	-	-
Aircraft Landed	-	-	-	-	-	-	-	-
<b>CHARTERS</b>								
Passengers Enplaned	1,457	1,135	346	1,850	1,546	4,663	958	3,288
Passengers Deplaned	1,359	802	397	1,800	1,202	3,853	1,031	3,077
Aircraft Landed	34	22	16	47	40	90	38	76
<b>MILITARY CHARTERS</b>								
Passengers Enplaned	-	805	-	-	5,052	8,539	-	721
Passengers Deplaned	-	-	194	-	50	9,242	194	407
Aircraft Landed	1	6	3	2	6	117	3	27
Combined Total Passengers Enplaned	1,457	1,940	346	1,850	6,598	13,202	958	4,009
Combined Total Passengers Deplaned	1,359	802	591	1,800	1,252	13,095	1,225	3,484



## Billard Airport

TOP FAA TOWER OPERATIONS	Feb-20	Feb-19	Feb-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Feb	Calendar Yr Totals	Y-T-D Through Feb	Calendar Yr Totals
Air Carrier	0	0	0	0	0	19	2	6
Air Taxi	134	59	152	187	147	1,163	264	1,704
Itinerant General	940	522	724	1,554	1,112	11,637	1,639	10,258
Itinerant Military	60	27	104	110	63	733	162	1,129
Local Civil	664	366	580	1,138	698	5,992	1,196	6,104
Local Military	14	4	6	18	4	22	30	56
GRAND TOTAL	1,812	978	1,566	3,007	2,024	19,566	3,293	19,257



# MTAA

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL AIRPORT & BUSINESS CENTER | BILLARD AIRPORT

## DELINQUENT ACCOUNTS AS OF JANUARY 31, 2020

NAME OF BUSINESS		TOTAL PAST DUE	JANUARY CHARGES	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120 DAYS PAST DUE	ACTION			
								T E L	L R	A R	L L
TOPEKA REGIONAL BUSINESS CENTER:											
- CURRENT TENANTS -											
ADVANCE STREET ROD DESIGN	RENT/W&S/FC	\$3,274.15	\$3,274.15	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
BRACKETT INC	RENT/W&S/FC	\$12,541.71	\$4,201.28	\$4,139.19	\$4,078.02	\$123.22	\$0.00	X	X		
LYNCH, TONY	RENT/W&S/FC	\$1,684.90	\$1,684.90	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
R & R PALLET, INC	RENT/W&S/FC	\$23,708.38	\$22,673.09	\$334.68	\$331.49	\$354.39	\$14.73	X	X		
<b>SUBTOTAL</b>		<b>\$37,934.99</b>	<b>\$28,559.27</b>	<b>\$4,473.87</b>	<b>\$4,409.51</b>	<b>\$477.61</b>	<b>\$14.73</b>				
- VACATED TENANTS -											
<b>SUBTOTAL</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>				
TOPEKA REGIONAL AIRPORT:											
- TENANTS -											
VAERUS AVIATION, INC	LOST ID/STA FEES/FC	\$350.60	\$5.18	\$5.10	\$13.01	\$5.84	\$321.47	X	X		
<b>SUBTOTAL</b>		<b>\$350.60</b>	<b>\$5.18</b>	<b>\$5.10</b>	<b>\$13.01</b>	<b>\$5.84</b>	<b>\$321.47</b>				
- AIRPORT USER LANDING FEES -											
ELITE AIRWAYS LLC	LANDING FEES	\$1,718.00	\$0.00	\$0.00	\$0.00	\$149.50	\$1,568.50	X	X		
SWIFT AIR LLC	LANDING FEES	\$2,308.00	\$1,480.00	\$828.00	\$0.00	\$0.00	\$0.00	X	X		
<b>SUBTOTAL</b>		<b>\$4,026.00</b>	<b>\$1,480.00</b>	<b>\$828.00</b>	<b>\$0.00</b>	<b>\$149.50</b>	<b>\$1,568.50</b>				
PHILIP BILLARD:											
BILLARD AIRPORT RESTAURANT	RENT/FC	\$1,155.78	\$1,155.78	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
<b>SUBTOTAL</b>		<b>\$1,155.78</b>	<b>\$1,155.78</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>				
WATER & SEWER:											
<b>SUBTOTAL</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>				
<b>GRAND TOTALS</b>		<b>\$43,467.37</b>	<b>\$31,200.23</b>	<b>\$5,306.97</b>	<b>\$4,422.52</b>	<b>\$632.95</b>	<b>\$1,904.70</b>				

**ACTION LEGEND:**

- TEL - CONTACTED BY TELEPHONE/IN PERSON
- LTR - SENT STATEMENT, LETTER, EMAIL
- AGR - PAYMENT AGREEMENT

Metropolitan Topeka Airport Authority  
 Monthly Leasing Activity Report  
 January 2020

October 2019 CPI is 1.8%

TENANT	ADDRESS (FACILITY #)	ANNUAL RENT	
		FROM	TO
<b>NEW:</b>			
NONE		\$0.00	\$0.00
<b>RENEWALS DUE:</b>			
Hetrick Aviation Inc. (CPI Inc - New Lease instead of Option)	3600 NE Sardou Ave. (#26)	\$40,997.20	\$41,735.15
Murray, Christopher dba Mid America Painting (2% Inc)	200 SE Engle St. (#123/129)	\$6,273.00	\$6,398.46
Sunflower Auto Auction (2% Inc)	545 SE Engle St. (#131)	\$40,144.02	\$40,946.90
<b>OPTIONS:</b>			
Groendyke Transport Inc. (CPI Inc)	Parking Lot	\$7,288.66	\$7,419.86
LMC, Inc. (CPI Inc)	555 SE 70th St. (#383 - Land)	\$2,664.70	\$2,712.66
Riverside Farms (CPI Inc)	PB Farm Ground (88.29 Acres)	\$8,989.10	\$9,150.90
Riverside Farms (CPI Inc)	PB Farm Ground (97.14 Acres)	\$6,340.25	\$6,454.37
Riverside Farms (CPI Inc)	PB Farm Ground (98.8 Acres)	\$10,647.91	\$10,839.57
RJ Meier Farms (CPI Inc)	PB Farm Ground	\$24,302.73	\$24,740.18
<b>INCREASES:</b>			
Freeman Holdings, LLC (2% Inc)	740 SE Airport Drive (#610-Ste. 10 & 11)	\$61,947.87	\$63,186.83
Freeman Holdings, LLC (CPI Inc)	6610 SE Forbes Ave. (#619)	\$26,753.35	\$27,234.91
H2I, LLC (CPI Inc)	6431 SE Bleckley St. (#255-Land)	\$7,768.76	\$7,908.60
Haselwood Farm Inc. (CPI Inc)	TRA Farm Ground	\$1,881.16	\$1,915.02
Kaw Valley Aviation (CPI Inc)	3600 NE Sardou Ave. (#4-Ste. 5 & 6)	\$14,730.56	\$14,995.71
R&R Pallet Service of Garden City (CPI Inc)	501 SE Axton St.. (#170A)	\$74,355.96	\$75,694.37
R&R Pallet Service of Garden City (CPI Inc)	501 SE Axton St.. (#170B&C)	\$129,204.10	\$131,529.77
R&R Pallet Service of Garden City (CPI Inc)	501 SE Axton St.. (#170D)	\$45,614.44	\$46,435.50
R&R Pallet Service of Garden City (2% Inc)	Engle Lot	\$8,957.84	\$9,137.00
Topeka Construction Co. (CPI Inc)	7121 & 7127 SE Forbes Ave. (#449 & #450 - Land)	\$8,617.15	\$8,772.57
Topeka Construction Co. (CPI Inc)	7131 SE Forbes Ave. (#448 - Land)	\$3,894.85	\$3,964.96
<b>DECREASES:</b>			
NONE		\$0.00	\$0.00
<b>MISCELLANEOUS:</b>			
NONE		\$0.00	\$0.00

**\*\*MONTHLY INCOME CHANGES\*\***

New Annl. Rate	\$541,173.29
Old Annl. Rate	\$531,373.61
Annual Diff.	\$9,799.68
/12	\$816.64
Mo. Adj.	\$0.00
Mo. Incr. (Decr.)	\$816.64

Metropolitan Topeka Airport Authority  
 Monthly Gross Rental Income Report  
 January 2020

TOPEKA REGIONAL AIRPORT

	TENANT		FACILITY	MONTHLY RENT
1	Air National Guard		Jt. Use. Agreement	\$5,465.83 *
2	American Flight Museum	1	612	\$1,245.99
3	Combat Air Museum	2,3	602/604	\$281.23
4	Freeman Holdings LLC	4	600	\$1,604.11
	" "	5	601	\$4,062.28
	" "	6	609	\$2,354.31
	" "	7	610 - Suite 10,11	\$5,265.57
	" "	9	Land Lease (#613)	\$769.99
	" "	10	619	\$2,269.58
	" "	11	627	\$480.91
	" "	12	697	\$367.02
	" "	13	178	\$60.61
5	Gary Properties LLC	14	626	\$1,716.03
6	Haselwood Farm Inc.	15	Farm	\$159.59 ***
	Haselwood Farm Inc.	16	Farm A	\$100.28 ***
	Haselwood Farm Inc.	17	Farm B	\$707.88 ***
	Haselwood Farm Inc.	18	Farm C	\$92.38 ***
7	Pettit, Brooks	19	603 - 240sf	\$50.00
8	Shawnee County	20	667 (Firing Range)	\$509.00 ****
9	Topeka Police Dept.	21	669 (Firing Range)	\$99.09 ***
				\$27,661.68



TENANT		FACILITY	MONTHLY RENT
1	A-1 Restaurant and Bar Supply	1 252	\$2,750.00
	A-1 Restaurant and Bar Supply	2 139 (storage)	\$500.00
	A-1 Restaurant and Bar Supply	3 260	\$2,200.00
2	AT&T Services, Inc.	4 280	\$472.19
3	Advanced Coatings Inc.	5 137	\$842.02 ***
4	Baston Global	6 657	\$1,510.06
5	Blue Jazz Java LLP	7 243	\$2,173.62
6	Brackett, Inc.	8 451	\$3,915.33
7	Chigbo Nzewke	9 181	\$51.10
8	Coca-Cola Enterprises, Inc.	10 Land Lease (#400)	\$1,921.00
9	Concrete Supply of Topeka, Inc.	11,12,13 147-148-149	\$1,603.78
10	DXC Technology	14 Parking Lot #1	\$257.91
	" " "	15 Parking Lot #2	\$257.91
	" " "	16 Parking Lot #3	\$106.08
	" " "	17 Parking Lot #4	\$246.70
11	F&L Enterprises Inc. dba WOW Truck and RV Wash	18 100	\$1,116.00
12	Federal Aviation Administration	19 620	\$862.27
13	FedEx Freight	20 Lot	\$600.00
14	Gallery Classic, Inc.	21 384	\$4,250.00
15	Groendyke Transport Inc	22 6N Lot A	\$618.32
16	Ground 1, LLC	23 Land Lease (#453)	\$5,798.61
17	H2I, LLC	24 Land Lease (#255)	\$659.05
18	Henderson, Brad d/b/a Heartland Tree Service	25 260W Parking Lot	\$300.00
19	Houser Enterprises, Inc	26 167	\$6,000.00
20	JSLewis, Inc.	27 415	\$368.12
21	Joe Conroy Contractor Inc	28 225	\$1,263.87
22	KADA Enterprises LLC	29 260E Parking Lot	\$300.00
23	Kansas Sand & Concrete, Inc	30 Axton St - Lot A	\$1,170.21
24	Kirk, Paul L.	31 140	\$2,720.00
25	Klaton Real Estate, LLC	32 Land & Bldg. Lease (#622)	\$1,451.13
26	Koelling, Michelle & Duke d/b/a MDK	33 801	\$1,190.09
27	LMC, Inc.	34 321	\$367.55
	" " "	35 Land Lease (#383)	\$226.06
	" " "	36 820	\$1,138.55
	" " "	37 Land Lease (#621)	\$247.33
28	Lewis, Mark A. d/b/a M. Lewis Properties	38 248	\$195.20
	" " "	39 629	\$441.18
29	Lynch, Tony C. d/b/a T&J Repair	40 114	\$1,574.37
30	MAXIMUS, Inc.	41 Parking Lot #6	\$718.94
31	McPherson Contractors Inc.	42 452	\$1,104.10
32	Mr. O Auto Sales, LLC	43 183	\$323.45
33	Murray, Christopher d/b/a Mid-America Painting	44,45 123/129	\$533.21
34	NFI Interactive Logistics LLC	46 University & Bleckley Lot	\$358.86
35	Poppin' Squeeze	47 180-E	\$1,358.58
36	ProMetal Fabrication, LLS	48 379	\$969.00
37	R & R Pallet of Garden City, Inc	49 170 A	\$6,307.86
	R & R Pallet of Garden City, Inc	50,51,52 170 B/C & Axton Lot B	\$10,960.81
	R & R Pallet of Garden City, Inc.	53 Engle Lot	\$761.42
	R & R Pallet of Garden City, Inc.	54 170-D	\$3,869.62
38	Rippe Enterprises	53 Lot A 61st Street	\$542.79
39	Rural Development Corp.	55 281	\$1,778.89
	" " "	56 624	\$1,136.52
	" " "	57,58 638/818	\$1,853.36
	" " "	59 Parking Lot #19	\$894.98
	" " "	60 Parking Lot #20	\$467.50
	Rural Development Corp. 1	61 Lot J	\$155.52
	" " "	62 Lot K	\$892.95
40	SEKESC - Greenbush	63 605	\$10,417.50
41	Sports Car Club of America	64 300	\$6,976.58
42	Sunflower Auto Auction, LLC	65 131	\$3,412.24
43	Topeka Construction, LLC	66,67 Land & Bldg. Lease (#449 & #450)	\$1,061.46
	" " "	68 Land & Bldg. Lease (#448)	\$330.41
44	T.R. Management Inc.	69 154	\$982.20
	" " "	70 180 (storage)	\$150.00
	" " "	71 344	\$2,312.99
45	UAR Direct, LLC	72 197	\$914.34
46	Vaerus Aviation, Inc.	73 151	\$1,280.00
47	Washburn Institute of Technology	74 Lot Z University & Dwight	\$500.00
48	Westar Energy	75 Lot S University & Fager	\$1,750.00
			\$116,741.69

	TENANT		FACILITY	MONTHLY RENT
1	Billard Airport Restaurant	1	4 - Suite 2	\$1,038.70
2	Heartland Airplanes, LLC	2	9	\$241.17
3	Hetrick Aviation, LLC	3	26	\$3,477.93
4	Kaw Valley Aviation, LLC	4	T-Hangars, Fuel Farm	\$3,665.93 *****
	" "	5	4 - Suite 5 & 6	\$1,249.64
	" "	6	7	\$1,252.35
5	Riverside Farms LLC	7	Farm	\$2,203.74 ***
6	RJ Meier Farms LLC	8	Farm	\$2,061.68 ***
7	NOAA	9	Weather Station	\$3,536.73
8	New-Jetz, LLC	10	Land (#27)	\$573.99
9	R&B Aircraft	11	10	\$864.49
	" "	12	12	\$54.88
10	Teamsters Local Union #696	13,14,15	1,2,3	\$1,900.28
11	Technical Applications & Consulting	16	17	\$1,669.54
12	Walga, MTE	17	4 - Suite 7&8	\$350.08
				\$24,141.13

---



---

GRAND TOTALS

69	TENANTS	113	FACILITIES	\$168,544.50
----	---------	-----	------------	--------------

---



---

\*Paid Quarterly

\*\* Paid Semi-Annually

\*\*\*Paid Annually

\*\*\*\*Paid 10 Yrs in Advance

\*\*\*\*\*Minimum Guarantee

Metropolitan Topeka Airport Authority  
 Monthly Lease Income Net Change Report  
 January 2020

	JANUARY 2020	DECEMBER 2019	NOVEMBER 2019	OCTOBER 2019	JAN 2019	JAN 2018	JAN 2017	JAN 2016	JAN 2015	JAN 2014	JAN 2013
<b>TOPEKA REGIONAL AIRPORT</b>											
TENANTS	9	9	9	9	10	10	10	10	12	11	11
FACILITIES LEASED	21	21	21	21	22	22	20	20	22	26	27
<b>TOPEKA REGIONAL BUSINESS CENTER</b>											
TENANTS	48	48	48	47	43	44	39	39	38	39	39
FACILITIES LEASED	75	75	75	75	69	69	57	57	55	56	58
<b>PHILIP BILLARD AIRPORT</b>											
TENANTS	12	12	12	12	12	14	13	13	12	11	11
FACILITIES LEASED	17	17	17	17	17	19	18	18	21	19	18
<b>TOTAL</b>											
TENANTS	69	69	69	68	64	68	62	62	62	61	61
FACILITIES LEASED	113	113	113	113	107	110	95	95	98	101	103
<b>MONTHLY LEASE INCOME</b>	\$ 168,545	\$ 167,722	\$ 167,612	\$ 166,841	\$ 155,936	\$ 158,021	\$ 149,460	\$ 131,303	\$ 113,043	\$ 121,201	\$ 119,965
<b>NET CHANGE</b>	\$ 822	\$ 110	\$ 771	\$ 10,905	\$ (2,085)	\$ 8,561	\$ 18,157	\$ 18,260	\$ (8,158)	\$ 1,236	\$ (13,347)

**DELINQUENT ACCOUNTS  
 AS OF FEBRUARY 29, 2020**

NAME OF BUSINESS		TOTAL PAST DUE	FEBRUARY CHARGES	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120 DAYS PAST DUE	ACTION									
								T	L	A	L	E	T	G	G	L	R
<b>TOPEKA REGIONAL BUSINESS CENTER:</b>																	
<b>- CURRENT TENANTS -</b>																	
ADVANCE STREET ROD DESIGN	RENT/W&S/FC	\$4,572.51	\$3,298.36	\$1,274.15	\$0.00	\$0.00	\$0.00	X	X								
BRACKETT INC	RENT/W&S/FC	\$12,671.96	\$4,269.40	\$4,201.28	\$4,139.19	\$62.09	\$0.00	X	X								
HEARTLAND TREE SERVICE	PKG LOT RENT/FC	\$304.50	\$304.50	\$0.00	\$0.00	\$0.00	\$0.00	X	X								
LYNCH, TONY	RENT/W&S/FC	\$1,715.37	\$1,715.37	\$0.00	\$0.00	\$0.00	\$0.00	X	X								
R & R PALLET, INC	RENT/W&S/FC	\$25,049.57	\$23,344.53	\$669.75	\$334.68	\$331.49	\$369.12	X	X								
<b>SUBTOTAL</b>		<b>\$39,741.40</b>	<b>\$29,633.80</b>	<b>\$4,871.03</b>	<b>\$4,473.87</b>	<b>\$393.58</b>	<b>\$369.12</b>										
<b>- VACATED TENANTS -</b>																	
<b>SUBTOTAL</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>										
<b>TOPEKA REGIONAL AIRPORT:</b>																	
<b>- TENANTS -</b>																	
VAERUS AVIATION, INC	LOST ID/STA FEES/FC	\$267.02	\$16.42	\$5.18	\$5.10	\$13.01	\$227.31	X	X								
<b>SUBTOTAL</b>		<b>\$267.02</b>	<b>\$16.42</b>	<b>\$5.18</b>	<b>\$5.10</b>	<b>\$13.01</b>	<b>\$227.31</b>										
<b>- AIRPORT USER LANDING FEES -</b>																	
ELITE AIRWAYS LLC	LANDING FEES	\$1,718.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,718.00	X	X								
SWIFT AIR LLC	LANDING FEES	\$1,842.40	\$1,014.40	\$0.00	\$828.00	\$0.00	\$0.00	X	X								
<b>SUBTOTAL</b>		<b>\$3,560.40</b>	<b>\$1,014.40</b>	<b>\$0.00</b>	<b>\$828.00</b>	<b>\$0.00</b>	<b>\$1,718.00</b>										
<b>PHILIP BILLARD:</b>																	
BILLARD AIRPORT RESTAURANT	RENT/FC	\$2,328.90	\$1,173.12	\$1,155.78	\$0.00	\$0.00	\$0.00	X	X								
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
<b>SUBTOTAL</b>		<b>\$2,328.90</b>	<b>\$1,173.12</b>	<b>\$1,155.78</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>										
<b>WATER &amp; SEWER:</b>																	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
<b>SUBTOTAL</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>										
<b>GRAND TOTALS</b>		<b>\$45,897.72</b>	<b>\$31,837.74</b>	<b>\$6,031.99</b>	<b>\$5,306.97</b>	<b>\$406.59</b>	<b>\$2,314.43</b>										

**ACTION LEGEND:**  
 TEL - CONTACTED BY TELEPHONE/IN PERSON  
 LTR - SENT STATEMENT, LETTER, EMAIL  
 AGR - PAYMENT AGREEMENT

Metropolitan Topeka Airport Authority  
 Monthly Leasing Activity Report  
 February 2020

November 2019 CPI is 2.1%

TENANT	ADDRESS (FACILITY #)	ANNUAL RENT	
		FROM	TO
<b>NEW:</b>			
NONE		\$0.00	\$0.00
<b>RENEWALS DUE:</b>			
NONE		\$0.00	\$0.00
<b>OPTIONS:</b>			
NONE		\$0.00	\$0.00
<b>INCREASES:</b>			
Nzekwe, Chigbo	430 SE University Blvd (Outside Storage Bldg)	\$613.20	\$626.08
<b>DECREASES:</b>			
NONE		\$0.00	\$0.00
<b>MISCELLANEOUS:</b>			
NONE		\$0.00	\$0.00

**\*\*MONTHLY INCOME CHANGES\*\***

New Annl. Rate	\$626.08
Old Annl. Rate	\$613.20
Annual Diff.	\$12.88
/12	\$1.07
Mo. Adj.	\$0.00
Mo. Incr. (Decr.)	\$1.07

Metropolitan Topeka Airport Authority  
 Monthly Gross Rental Income Report  
 February 2020

TOPEKA REGIONAL AIRPORT

	TENANT		FACILITY	MONTHLY RENT
1	Air National Guard		Jt. Use. Agreement	\$5,465.83 *
2	American Flight Museum	1	612	\$1,245.99
3	Combat Air Museum	2,3	602/604	\$281.23
4	Freeman Holdings LLC	4	600	\$1,604.11
	" "	5	601	\$4,062.28
	" "	6	609	\$2,354.31
	" "	7	610 - Suite 10,11	\$5,265.57
	" "	9	Land Lease (#613)	\$769.99
	" "	10	619	\$2,269.58
	" "	11	627	\$480.91
	" "	12	697	\$367.02
	" "	13	178	\$60.61
5	Gary Properties LLC	14	626	\$1,716.03
6	Haselwood Farm Inc.	15	Farm	\$159.59 ***
	Haselwood Farm Inc.	16	Farm A	\$100.28 ***
	Haselwood Farm Inc.	17	Farm B	\$707.88 ***
	Haselwood Farm Inc.	18	Farm C	\$92.38 ***
7	Pettit, Brooks	19	603 - 240sf	\$50.00
8	Shawnee County	20	667 (Firing Range)	\$509.00 ****
9	Topeka Police Dept.	21	669 (Firing Range)	\$99.09 ***
				\$27,661.68

TENANT	FACILITY	MONTHLY RENT
1 A-1 Restaurant and Bar Supply	1 252	\$2,750.00
A-1 Restaurant and Bar Supply	2 139 (storage)	\$500.00
A-1 Restaurant and Bar Supply	3 260	\$2,200.00
2 AT&T Services, Inc.	4 280	\$472.19
3 Advanced Coatings Inc.	5 137	\$842.02 ***
4 Baston Global	6 657	\$1,510.06
5 Blue Jazz Java LLP	7 243	\$2,173.62
6 Brackett, Inc.	8 451	\$3,915.33
7 Chigbo Nzewke	9 181	\$52.17
8 Coca-Cola Enterprises, Inc.	10 Land Lease (#400)	\$1,921.00
9 Concrete Supply of Topeka, Inc.	11,12,13 147-148-149	\$1,603.76
10 DXC Technology	14 Parking Lot #1	\$257.91
" " "	15 Parking Lot #2	\$257.91
" " "	16 Parking Lot #3	\$106.08
" " "	17 Parking Lot #4	\$246.70
11 F&L Enterprises Inc. dba WOW Truck and RV Wash	18 100	\$1,116.00
12 Federal Aviation Administration	19 620	\$862.27
13 FedEx Freight	20 Lot	\$600.00
14 Gallery Classic, Inc.	21 384	\$4,250.00
15 Groendyke Transport Inc	22 6N Lot A	\$618.32
16 Ground 1, LLC	23 Land Lease (#453)	\$5,798.61
17 H2I, LLC	24 Land Lease (#255)	\$659.05
18 Henderson, Brad d/b/a Heartland Tree Service	25 260W Parking Lot	\$300.00
19 Houser Enterprises, Inc	26 167	\$6,000.00
20 JSLewis, Inc.	27 415	\$368.12
21 Joe Conroy Contractor Inc	28 225	\$1,263.87
22 KADA Enterprises LLC	29 260E Parking Lot	\$300.00
23 Kansas Sand & Concrete, Inc	30 Axton St - Lot A	\$1,170.21
24 Kirk, Paul L.	31 140	\$2,720.00
25 Klaton Real Estate, LLC	32 Land & Bldg. Lease (#622)	\$1,451.13
26 Koelling, Michelle & Duke d/b/a MDK	33 801	\$1,190.09
27 LMC, Inc.	34 321	\$367.55
" " "	35 Land Lease (#383)	\$226.06
" " "	36 820	\$1,138.55
" " "	37 Land Lease (#621)	\$247.33
28 Lewis, Mark A. d/b/a M. Lewis Properties	38 248	\$195.20
" " "	39 629	\$441.18
29 Lynch, Tony C. d/b/a T&J Repair	40 114	\$1,574.37
30 MAXIMUS, Inc.	41 Parking Lot #6	\$718.94
31 McPherson Contractors Inc.	42 452	\$1,104.10
32 Mr. O Auto Sales, LLC	43 183	\$323.45
33 Murray, Christopher d/b/a Mid-America Painting	44,45 123/129	\$533.21
34 NFI Interactive Logistics LLC	46 University & Bleckley Lot	\$358.86
35 Poppin' Squeeze	47 180-E	\$1,358.58
36 ProMetal Fabrication, LLS	48 379	\$969.00
37 R & R Pallet of Garden City, Inc	49 170 A	\$6,307.86
R & R Pallet of Garden City, Inc	50,51,52 170 B/C & Axton Lot B	\$10,960.81
R & R Pallet of Garden City, Inc.	53 Engle Lot	\$761.42
R & R Pallet of Garden City, Inc.	54 170-D	\$3,869.62
38 Rippe Enterprises	53 Lot A 61st Street	\$542.79
39 Rural Development Corp.	55 281	\$1,778.89
" " "	56 624	\$1,136.52
" " "	57,58 638/818	\$1,853.36
" " "	59 Parking Lot #19	\$894.98
" " "	60 Parking Lot #20	\$467.50
Rural Development Corp. 1	61 Lot J	\$155.52
" " "	62 Lot K	\$892.95
40 SEKESC - Greenbush	63 605	\$10,417.50
41 Sports Car Club of America	64 300	\$6,976.58
42 Sunflower Auto Auction, LLC	65 131	\$3,412.24
43 Topeka Construction, LLC	66,67 Land & Bldg. Lease (#449 & #450)	\$1,061.46
" " "	68 Land & Bldg. Lease (#448)	\$330.41
44 T.R. Management Inc.	69 154	\$982.20
" " "	70 180 (storage)	\$150.00
" " "	71 344	\$2,312.99
45 UAR Direct, LLC	72 197	\$914.34
46 Vaerus Aviation, Inc.	73 151	\$1,280.00
47 Washburn Institute of Technology	74 Lot Z University & Dwight	\$500.00
48 Westar Energy	75 Lot S University & Fager	\$1,750.00
		\$116,742.76

	TENANT		FACILITY	MONTHLY RENT
1	Billard Airport Restaurant	1	4 - Suite 2	\$1,038.70
2	Heartland Airplanes, LLC	2	9	\$241.17
3	Hetrick Aviation, LLC	3	26	\$3,477.93
4	Kaw Valley Aviation, LLC	4	T-Hangars, Fuel Farm	\$3,665.93 *****
	" "	5	4 - Suite 5 & 6	\$1,249.64
	" "	6	7	\$1,252.35
5	Riverside Farms LLC	7	Farm	\$2,203.74 ***
6	RJ Meier Farms LLC	8	Farm	\$2,061.68 ***
7	NOAA	9	Weather Station	\$3,536.73
8	New-Jetz, LLC	10	Land (#27)	\$573.99
9	R&B Aircraft	11	10	\$864.49
	" "	12	12	\$54.88
10	Teamsters Local Union #696	13,14,15	1,2,3	\$1,900.28
11	Technical Applications & Consulting	16	17	\$1,669.54
12	Walga, MTE	17	4 - Suite 7&8	\$350.08
				\$24,141.13

---



---

GRAND TOTALS

69	TENANTS	113	FACILITIES	\$168,545.57
----	---------	-----	------------	--------------

---



---

\*Paid Quarterly

\*\* Paid Semi-Annually

\*\*\*Paid Annually

\*\*\*\*Paid 10 Yrs in Advance

\*\*\*\*\*Minimum Guarantee



Metropolitan Topeka Airport Authority  
 Monthly Lease Income Net Change Report  
 February 2020

	FEBRUARY 2020	JANUARY 2020	DECEMBER 2019	NOVEMBER 2019	JAN 2019	JAN 2018	JAN 2017	JAN 2016	JAN 2015	JAN 2014	JAN 2013
<b>TOPEKA REGIONAL AIRPORT</b>											
TENANTS	9	9	9	9	9	10	10	10	12	11	11
FACILITIES LEASED	21	21	21	21	21	22	22	20	22	26	27
<b>TOPEKA REGIONAL BUSINESS CENTER</b>											
TENANTS	48	48	48	48	43	44	42	39	38	39	39
FACILITIES LEASED	75	75	75	75	69	69	66	57	55	56	58
<b>PHILIP BILLARD AIRPORT</b>											
TENANTS	12	12	12	12	12	14	14	13	12	11	11
FACILITIES LEASED	17	17	17	17	17	19	19	18	21	19	18
<b>TOTAL</b>											
TENANTS	69	69	69	69	64	68	68	62	62	61	61
FACILITIES LEASED	113	113	113	113	107	110	106	95	98	101	103
<b>MONTHLY LEASE INCOME</b>	\$ 168,546	\$ 168,545	\$ 167,722	\$ 167,612	\$ 155,936	\$ 158,021	\$ 149,460	\$ 131,303	\$113,043	\$121,201	\$119,965
<b>NET CHANGE</b>	\$ 1	\$ 822	\$ 110	\$ 11,677	\$ (2,085)	\$ 8,561	\$ 18,157	\$ 18,260	\$ (8,158)	\$ 1,236	\$ (13,347)