



MTAA

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL AIRPORT & BUSINESS CENTER | BILLARD AIRPORT

Board of Directors

MTAA Board Meeting 3:00 PM

Wednesday, June 12, 2019

PLEASE NOTE CHANGE IN MEETING DATE

**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 Meetings of May 21, 2019.
3. Public Comment.
4. Adopt Agenda.

ACTION ITEMS:

5. Consider Request for Modification to the Competitive Bids Section of the MTAA Spending Policy.
6. Consider Bids Received on AIP Project #3-20-0082-021 - Philip Billard Municipal Airport Taxiway Bravo – Charlie Reconstruction.

INFORMATION ONLY ITEMS:

7. Monthly Reports:
 - a. Intergovernmental Cooperation Council – No Summer Meetings
 - 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 | BILLARD AIRPORT
AIRPORT & BUSINESS CENTER

Board of Directors

Metropolitan Topeka Airport Authority May 21, 2019

Work Session – 2020 Budget Workshop.....2:30 PM

Draft #2 of the 2020 Budget was presented to the Board. A few items were modified that caused the mil levy to increase to 2.054, which is the mil levy the Board approved for the 2019 Budget.

Changes included:

- INCOME – Taxing Revenue Estimates received from Shawnee County;
- EXPENSES – Worker's Comp and Health & Dental Insurance allocations adjusted; Equipment Service Agreements adjusted for water tank and tower agreement increase;
- CAPITAL IMPROVEMENTS – Buildings increased to \$250,000 as per Board direction; Equipment decreased to \$736,000 with allocations of Maintenance–\$65K Skid Loader; \$90K Tractor; \$98K Tractor W/Bucket; 2@ \$22.5K Batwing Mowers; 3@ \$22K Trim Mowers; Police & Fire–\$350K Fire Engine; \$17K Extrication Tools; \$4K Blitz Fire Monitor.

It was discussed that the July 1 valuation will be received in late June to be reviewed at the July Budget Workshop. The Board will approve the budget to publish at the July 16 board meeting.

Other Discussion Items:

- Buildings 139 (13,034sf) and 140 (20,400sf) are wood structure warehouses in generally poor condition. The column spacing is very tight and the ceiling height is too low. Every aspect of these buildings requires attention. Mr. Johnson asked the Board to start thinking about whether or not it is worth it to continue to repair these buildings.
- Ms. Young presented documents to the Board showing the Roof Repair & Replacement Plan.
- Mr. Johnson stated that he was recently asked why the MTAA does not post the MTAA Board Packet on its website in advance of the scheduled meeting. Staff has no objection to doing so but the long-standing practice was to wait for the Board meeting before agenda information was made public. If the Board desires to have this information available on the website, it is something that can be done very easily.
- The scheduled date for the June Board Meeting is June 18th. Due to FAA deadlines for the Philip Billard Taxiway B& C project, there will either need to be a special meeting on June 12th or the monthly meeting can be rescheduled for that date. **It was the consensus of the Board to change the June meeting date to Wednesday, June 12, 2019.**

Regular Monthly Meeting 3:00 PM

Vice-Chair, Tom Moses, brought the regular monthly meeting of the MTAA Board of Directors to order at 3:00 PM with the following Board members present: Mike Wilson, Neil Dobler and Lisa Stubbs. Thomas Wright was present via telephone conference. Also in attendance were:

- Jay Freund of WSP USA, Inc.
- Col. J.T. O'Grady, MTAA Police & Fire Dept.
- Rod Niehaus, MTAA Maintenance
- Timothy Resner of Frieden & Forbes, LLP – Legal Counsel to the Board

Other staff members present were Eric Johnson, Cheryl Trobough, Jane Young and Danielle Sheehy.

Item 1. Notice.

Vice-Chair Moses 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 April 16, 2019.

Vice-Chair Moses asked the Board to review the Minutes of the Regularly Scheduled Board Meeting of April 16, 2019 and inquired if there were any additions, corrections or comments to the Minutes.

Mr. Dobler moved to approve the Minutes of the Regularly Scheduled Board Meeting of April 16, 2019. Mr. Wilson seconded the motion. Motion carried.

Item 3. Public Comment

Vice-Chair Moses inquired if there was anyone registered to speak during Public Comment. Mr. Johnson replied that there was not.

Item 4. Adopt the Agenda.

Vice-Chair Moses inquired if there were any changes to the Agenda as presented. **Mr. Wilson made a motion to adopt the Agenda as presented. Mr. Dobler seconded the motion. Motion carried.**

ACTION ITEMS:

Item 5. Consider Purchase of Forklift for Maintenance Department.

Mr. Johnson reported that there is \$40,000 identified in the 2019 Budget to replace two pickup trucks for the Maintenance Department. Staff is in agreement that there is a greater need of a reliable forklift than for two pickup trucks. The only forklift located at Topeka Regional Airport is a 1963 Baker with a lifting capacity of 6,000 pounds. Over the years, staff has worked to maintain the equipment in usable condition but parts needed to repair the equipment are no longer available and the point has been reached where it is no longer safe to operate.

Mr. Johnson requested the Board authorize a reallocation of a portion of the funds for the purchase of a forklift. The preference is to purchase a late model, used piece of equipment that has a minimum lifting capacity of at least 6,000 pounds.

The best option may be to purchase from an auction site as was done on the recent bucket truck purchased. Mr. Johnson requested some leeway in the standard purchasing process and asked for the Board authorize staff to purchase a forklift at a cost not to exceed \$20,000.00 via auction bidding, if necessary.

Ms. Stubbs made a motion to authorize the purchase of a forklift from the funds budgeted for vehicles, at an amount not to exceed Twenty Thousand Dollars and No Cents (\$20,000.00), after obtaining bids, or, if necessary, by waiving the procedures set forth for purchasing from competitive bids and purchasing through an on-line auction. Mr. Dobler seconded the motion. Motion carried.

Information Only Items:

Item 6. Monthly Reports

6.a. Intergovernmental Cooperation Council – Mr. Johnson

Senator Vic Miller, Kansas Senate District 18 provided a Legislative session recap. In his words, "For the most part, it was an uneventful session."

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

Mr. Johnson provided the following report:

FOE

- Contractors were on-site all last week finishing up with the removal of the temporary paint markings and painting the permanent markings. They also used equipment to smooth the rough surfaces along the center 75' of 13-31 and everything in the intersection. Unfortunately, the surface suffered some damage with the additional grinding but overall it is in better condition now as compared to the pre-construction condition. The 190th has resumed use of the runway for transitions. The crew completed the work a little early which allowed a flight of eight A10's to stop here for fuel on their way home.

TOP

- The Billard Taxiway B & C project is out for bid. The tentative bid opening is scheduled for June 7th at 10:00 a.m. FAA funding is anticipated later this year with construction in 2020.

AIR SERVICE

- City Councilman Tony Emerson recently contacted Mr. Johnson about air service. By the end of the conversation, he indicated he was very much in support of MTAA's efforts to secure air service and is going to relay the request for a letter of support along to the City Manager and Mayor.
- The SCASD Grant announcement came out a couple weeks ago. The deadline to submit an application is July 15th. Jack Penning of VolAire is working on the application now and will be ready to submit MTAA's application for consideration before the deadline. This work is included in the Volaire contract.

6.c. Economic Development – Mr. Johnson

Mr. Johnson provided the following report:

- The air conditioning project in the Topeka Regional Airport terminal building is on schedule and is expected to be completed by the end of the month. This new system is expected to be more reliable and substantially more energy efficient. Energy usage between this year and last year will be compared.
- The MTAA has advertised for a few open positions. To date, only a couple applications from outside applicants have been received. There are six open positions, but with the current employment environment, it could be difficult to fill these positions. Other methods for advertising the jobs are being explored.

6.d. Leasing Activity – Ms. Young

Ms. Young provided the following report:

April Leasing activity –

- New leases effective April 1 signed with Houser Enterprises for Bldg. #167, A-1 Restaurant and Bar Supply for Bldg. #260, and Heartland Tree Service for a portion of Bldg. #260 parking lot; one tenant renewed their lease at a 2% increase, two tenants exercised their option at a 1.6% increase, and two tenants received a 1.6% increase. Terminated leases included LMC, Inc. Bldgs. #167 & #260 and A-1 Restaurant and Bar Supply vacated Bldg. #180.

- Monthly rental income increased to \$160,915 or approximately \$1,930,983 per year.
- Delinquent accounts on current tenants list Advance Street Rod Design who is on his way out (they are selling off their assets); Brackett (making payments to uphold their agreement); F&L Enterprises; Tony Lynch (making payments as agreed); and Billard Airport Restaurant.

Capital Millworks will be written off next month.

6.e. Monthly Financial Reports – Ms. Trobough

Ms. Trobough provided the following report:

- The report for the month ending 04/30/19 reflects revenue to be \$206,189 more than budgeted which is a net result from:
 - a. Taxes and Assessments receipts remain at \$35,998 more than the anticipated budget;
 - b. Landing Fees are \$28,449 more than the anticipated budget;
 - c. Fuel Flowage Fees are \$20,347 more than budgeted;
 - d. Passenger Facility Charges are \$574 under budget;
 - e. Lease & Rental Fees actual income reflects to be \$80,589 more than the budgeted amount;
 - f. Reimbursements total to be \$5,741 ahead of budget;
 - g. CD Interest income is \$36,728 more than the anticipated budget;
 - h. Water/Sewer Sales are \$40,658 under budget with Water/Sewer Costs reflecting to be under budget by approximately the same amount at \$28,739.
- Overall, the operating expenses are in-line with what we anticipate and depict a favorable budget variance of \$243,911.
- There were not any Capital Improvement purchases made during the month of April.

Mr. Dobler moved to accept and file the Monthly Financial Reports as presented for the month ended April 30, 2019. Ms. Stubbs seconded the motion. Motion carried.

Item 7. Executive Session

Vice-Chair Moses inquired if there was a need for an Executive Session. Mr. Resner and Mr. Johnson asked for thirty minutes to discuss legal matters. **Ms. Stubbs 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 contract negotiations. Ms. Stubbs said the Executive Session will be for a period not to exceed thirty minutes beginning at 3:50 p.m. and this meeting shall reconvene at 4:20 p.m. Mr. Wilson seconded the motion. Motion carried.**

Vice-Chair Moses reconvened the regular meeting at 4:20 p.m. and stated that there was no action to be taken as a result of the Executive Session.

Adjournment

Vice-Chair Moses asked if there was any further business to discuss, hearing none the meeting adjourned at 4:20 p.m.

These official minutes were approved by the Board of Directors on June 12, 2019.

Michael J. Wilson, Secretary

Office of: President

To: Board of Directors

From: Eric M. Johnson 

Subject: **Consider Request for Modification to the Competitive Bids Section of the MTAA Spending Policy. (Board Action Required)**



Date: June 10, 2019

The MTAA spending policy was updated just last year however, we did not include a provision to make purchases from equipment auctions. As you may recall, staff purchased a bucket truck from an auction site after finding we could not locate an affordable truck through a dealer. Through the auction, we were able to purchase a truck for approximately \$20,000 less than pre-owned retail.

After the Board meeting last month, legal counsel drafted the following language to be included in the MTAA spending policy identifying when sealed competitive bids shall not be required:

5. Notwithstanding any provision to the contrary, sealed competitive bids shall not be required:
 - A. for professional services;
 - B. for sales in an established market;
 - C. when an emergency requires immediate delivery of supplies, materials or equipment, or immediate performance of services; or
 - D. for insurance necessary to the protection of MTAA property as per MTM Resolution No. 79-15.
 - E. for purchases where the MTAA Board of Directors determines that only one known source exists, that only one single supplier can fulfill the requirements, that a used item which meets the requirements becomes available and is subject to immediate sale, or otherwise that it is not in the best interest of the MTAA to solicit bids in accordance with paragraphs 1, 2 or 3 of this Section II.

I request the Board authorize amending the MTAA spending policy to include this provision. Prior to any purchases that would otherwise require Board authorization, we will bring it to the Board for approval. All other values and procedures would remain unchanged.

Office of: President
To: Board of Directors

From: Eric M. Johnson 

Subject: **Consider Bids Received on AIP Project #3-20-0082-021
Philip Billard Municipal Airport Taxiway Bravo – Charlie
Reconstruction (Board Action Required)**



Date: June 10, 2019

The construction bids for the Taxiway Bravo – Charlie Reconstruction were opened Friday, June 7 2019 at 10:00 a.m. The recommendation of award of this project would be to the contractor providing the lowest. The lowest responsive bid was submitted by Emery Sapp & Sons, Inc. for a total bid of \$2,597,032.00.

The breakdown of the construction costs for the Taxiway Bravo – Charlie Reconstruction project is:

FAA \$2,337,328.80 / MTAA \$259,703.20 = \$2,597,032.00

I request the Board to approve the award of the construction contract, subject to FAA approval, to Emery Sapp & Sons, Inc. for Two Million Five Hundred Ninety-seven Thousand Thirty-two Dollars (\$2,597,032.00).

After the Board's approval, subject to FAA approval, the contract and grant application documents will be submitted to the FAA for their review and approval.

If there are any questions, please do not hesitate to call.

BID READER: JOSEPH R. FREUND, PE
 BID RECORDER: CHERYL TROBROUGH, DIRECTOR OF ADMINISTRATION, MTAA
 BID MONITORS: RITA EGGENBERGER / DANIELLE SHEETY
 BID ANALYSIS SPREADSHEET
 AIP 3-20-0082-021
 PHILIP BILLARD MUNICIPAL AIRPORT
 TOPEKA, KANSAS
 BID OPENING DATE: June 7, 2019
 BID OPENING TIME: 10:00 AM (CDST)
 BID OPENING PLACE: MTAA ADMINISTRATIVE OFFICES
 OPEN TO PUBLIC: YES

BID PACKAGE	ENGINEER'S ESTIMATE	EMERY SAPP & SONS, INC.	IDEKER, INC.	KANSAS HEAVY CONSTRUCTION, LLC	BETTIS ASPHALT & CONSTRUCTION, INC.	ITEM
Item	ITEM	ITEM	ITEM	ITEM	ITEM	ITEM
Bid Bond Enclosed	N/A	✓	✓	✓	✓	✓
Bid Bond Amount	N/A	5%	5%	5%	5%	5%
DBE Utilization	N/A	✓	✓	✓	✓	✓
Good Faith Effort	N/A	N/A	N/A	N/A	N/A	N/A
Letter of Intent	N/A	✓	✓	✓	✓	✓
Qualifications	N/A	✓	✓	✓	✓	✓
Buy American	N/A	✓	✓	✓	✓	✓
Addenda 1 Acknowledged	N/A	✓	✓	✓	✓	✓
Addenda 2 Acknowledged	N/A	N/A	N/A	N/A	N/A	N/A
Addenda 3 Acknowledged	N/A	N/A	N/A	N/A	N/A	N/A
BASE BID	\$ 3,298,900.00	\$ 2,597,032.00	\$ 2,625,031.30	\$ 2,922,008.05	\$ 3,158,750.28	
BASE BID	\$ 3,298,900.00	\$ 2,597,032.00	\$ 2,625,031.30	\$ 2,922,008.05	\$ 3,158,750.28	\$ -
	Comments:	Comments:	Comments:	Comments:	Comments:	Comments:

GRAND TOTAL FOR PROJECT	BASE BID	RANK
ENGINEER'S ESTIMATE	\$3,298,900.00	5
EMERY SAPP & SONS, INC.	\$2,597,032.00	1
IDEKER, INC.	\$2,625,031.30	2
KANSAS HEAVY CONSTRUCT	\$2,922,008.05	3
BETTIS ASPHALT & CONSTRU	\$3,158,750.28	4
	\$0.00	#N/A

Errors in bid calculation
 Low Bidder

Activity Report



FOE FAA TOWER OPERATIONS	May-19	May-18	May-17	2019	2018		2017	
				Accumulated Totals Y-T-D	Y-T-D Through May	Calendar Yr Totals	Y-T-D Through May	Calendar Yr Totals
Air Carrier	6	8	24	167	87	126	100	176
Air Taxi	49	63	45	152	184	390	163	373
Itinerant General	412	460	734	1,628	1,838	4,283	2,093	5,479
Itinerant Military	565	304	242	2,118	1,359	2,503	1,674	3,923
Local Civil	62	58	84	286	212	425	255	655
Local Military	284	242	178	2,335	1,136	1,915	1,591	2,870
GRAND TOTAL	1,378	1,135	1,307	6,686	4,816	9,642	5,876	13,476

PASSENGER ACTIVITY	May-19	May-18	May-17	2019	2018		2017	
				Accumulated Totals Y-T-D	Y-T-D Through May	Calendar Yr Totals	Y-T-D Through May	Calendar Yr Totals
COMMERCIAL SERVICE								
Passengers Enplaned	-	-	-	-	-	-	-	-
Passengers Deplaned	-	-	-	-	142	-	448	-
Aircraft Landed	-	-	-	-	-	-	-	-
CHARTERS								
Passengers Enplaned	194	150	289	2,201	1,528	3,288	2,193	4,435
Passengers Deplaned	191	142	262	1,804	1,574	3,077	2,077	3,920
Aircraft Landed	3	2	7	52	49	76	59	99
MILITARY CHARTERS								
Passengers Enplaned	99	-	757	8,490	721	721	877	877
Passengers Deplaned	124	-	-	3,475	407	407	-	726
Aircraft Landed	1	-	8	70	14	27	14	29
Combined Total								
Passengers Enplaned	293	150	1,046	10,691	2,249	4,009	3,070	5,312
Passengers Deplaned	315	142	262	5,279	2,123	3,484	2,525	4,646



TOP FAA TOWER OPERATIONS	May-19	May-18	May-17	2019	2018		2017	
				Accumulated Totals Y-T-D	Y-T-D Through May	Calendar Yr Totals	Y-T-D Through May	Calendar Yr Totals
Air Carrier	0	0	0	0	2	6	2	6
Air Taxi	59	132	158	417	784	1,704	675	1,490
Itinerant General	1,086	1,292	1,716	4,009	5,257	10,258	6,376	13,412
Itinerant Military	68	183	120	291	608	1,129	429	1,099
Local Civil	564	840	940	2,288	3,306	6,104	4,166	8,823
Local Military	2	8	0	6	48	56	96	174
GRAND TOTAL	1,779	2,455	2,934	7,011	10,005	19,257	11,744	25,004

DELINQUENT ACCOUNTS AS OF MAY 31, 2019											
NAME OF BUSINESS		TOTAL PAST DUE	MAY CHARGES	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120 DAYS PAST DUE	ACTION			
								T E L	L R	A G R	L G L
TOPEKA REGIONAL BUSINESS CENTER:											
- CURRENT TENANTS -											
ADVANCE STREET ROD DESIGN	RENT/FC	\$7,378.22	\$3,334.83	\$3,356.45	\$686.94	\$0.00	\$0.00	X	X		
BRACKETT INC	RENT/FC	\$4,047.83	\$3,998.98	\$48.85	\$0.00	\$0.00	\$0.00	X	X	X	
F & L ENTERPRISES	RENT/FC	\$2,698.38	\$2,618.58	\$41.91	\$37.89	\$0.00	\$0.00	X	X		
PROMETAL FABRICATION LLC	RENT/FC	\$1,066.30	\$1,066.30	\$0.00	\$0.00	\$0.00	\$0.00		X		
R & R PALLET	RENTFC	\$22,264.89	\$21,940.67	\$324.22	\$0.00	\$0.00	\$0.00				
SUBTOTAL		\$37,455.62	\$32,959.36	\$3,771.43	\$724.83	\$0.00	\$0.00				
- VACATED TENANTS -											
WHITE LINE CDL	RENT/FC	\$621.79	\$0.00	\$0.00	\$0.00	\$0.00	\$621.79			X	
SUBTOTAL		\$621.79	\$0.00	\$0.00	\$0.00	\$0.00	\$621.79				
TOPEKA REGIONAL AIRPORT:											
- TENANTS -											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
- AIRPORT USER LANDING FEES -											
ELITE AIRWAYS LLC	LANDING FEES	\$1,568.50	\$149.50	\$597.50	\$597.50	\$224.00	\$0.00	X	X		
EXPRESSJET AIRLINES	LANDING FEES	\$86.84	\$86.84	\$0.00	\$0.00	\$0.00	\$0.00		X		
RVR AVIATION	LANDING FEES	\$408.54	\$0.00	\$0.00	\$408.54	\$0.00	\$0.00		X		
VIA AIR	LANDING FEES	\$86.84	\$0.00	\$0.00	\$86.84	\$0.00	\$0.00		X		
SUBTOTAL		\$2,150.72	\$236.34	\$597.50	\$1,092.88	\$224.00	\$0.00				
PHILIP BILLARD:											
AIR EXPLORER SQUADRON	RENT/FC	\$104.49	\$104.49	\$0.00	\$0.00	\$0.00	\$0.00		X		
BILLARD AIRPORT RESTAURANT	RENT/FC	\$2,328.90	\$1,154.75	\$1,174.15	\$0.00	\$0.00	\$0.00	X	X		
SUBTOTAL		\$2,433.39	\$1,259.24	\$1,174.15	\$0.00	\$0.00	\$0.00				
WATER & SEWER:											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
GRAND TOTALS		\$42,661.52	\$34,454.94	\$5,543.08	\$1,817.71	\$224.00	\$621.79				

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

Metropolitan Topeka Airport Authority
 Monthly Leasing Activity Report
 May 2019

TENANT	FACILITY	ANNUAL RENT	
		FROM	TO
NEW:			
A-1 Restaurant and Bar Supply, LLC	139	\$0.00	\$6,000.00
RENEWALS DUE: (CPI 1.5% renewed at 2%)			
Rippe Enterprises	61st Lot A	\$6,385.73	\$6,513.44
OPTIONS: (CPI 1.5%)			
Topeka Police Department	669	\$1,171.46	\$1,189.03
Walga, MTE	Billard Terminal Ste. 7&8	\$4,118.64	\$4,201.01
Technical Applications Consulting	Billard #17	\$19,200.00	\$19,641.60
INCREASES: (1.5%)			
Freeman Holdings, LLC	697	\$4,339.13	\$4,404.22
T.R. Management Inc	154	\$11,555.25	\$11,786.36
T.R. Management Inc	344	\$27,211.69	\$27,755.92
Topeka Construction, LLC	448	\$3,837.35	\$3,894.91
DECREASES:			
Desch Enterprises	139	\$600.00	0

MISCELLANEOUS:

****MONTHLY INCOME CHANGES****

New Annl. Rate	\$85,386.49
Old Annl. Rate	\$78,419.25
Annual Diff.	\$6,967.24
/12	\$580.60
Mo. Adj.	\$0.00
Mo. Incr. (Decr.)	\$580.60

Metropolitan Topeka Airport Authority
 Monthly Gross Rental Income Report
 May 2019

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	\$276.26
4	Freeman Holdings LLC	4	600	\$1,575.75
	" "	5	601	\$3,982.63
	" "	6	609	\$2,312.68
	" "	7	610 - Suite 10,11	\$5,162.32
	" "	9	Land Lease (#613)	\$719.62
	" "	10	619	\$2,229.45
	" "	11	627	\$480.91
	" "	12	697	\$367.02
	" "	13	178	\$59.54
5	Gary Properties LLC	14	626	\$1,716.03
6	Haselwood Farm Inc.	15	Farm	\$156.76 ***
	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)	\$500.00 ****
9	Topeka Police Dept.	21	669 (Firing Range)	\$99.09 ***
				\$27,300.42

TOPEKA REGIONAL BUSINESS CENTER

TENANT	FACILITY	MONTHLY RENT
1 A-1 Restaurant and Bar Supply 1 252	\$ 2,750.00	
A-1 Restaurant and Bar Supply 2 139	\$ 500.00	
2 AT&T Services, Inc. 3 280	\$429.26	
3 Advanced Coatings Inc. 4 137	\$825.51 **	
4 Baston Global 5 657	\$1,510.06	
5 Blue Jazz Java LLP 6 243	\$2,173.62	
6 Brackett, Inc. 7 451	\$3,838.56	
7 Chigbo Nzewke 8 181	\$51.10	
8 Coca-Cola Enterprises, Inc. 9 Land Lease (#400)	\$1,921.00	
9 Concrete Supply of Topeka, Inc. 10,11,12 147-148-149	\$1,576.97	
10 F&L Enterprises Inc. dba WOW Truck and RV Wash 13 Land Lease (#100)	\$1,815.00	
11 Federal Aviation Administration 14 620	\$862.27	
12 FedEx Freight 15 Lot	\$600.00	
13 Gallery Classic, Inc. 16 384	\$4,250.00	
14 Groendyke Transport Inc 17 6N Lot A	\$607.39	
15 Ground 1, LLC 18 Land Lease (#453)	\$5,798.61	
16 H2I, LLC 19 Land Lease (#255)	\$647.40	
17 Henderson, Brad d/b/a Heartland Tree Service 20 260W Parking Lot	\$300.00	
18 HP Enterprise Services (HPES) 21 Parking Lot #1	\$252.85	
" " " 22 Parking Lot #2	\$252.85	
" " " 23 Parking Lot #3	\$104.00	
19 Houser Enterprises, Inc 24 167	\$6,000.00	
" " " 25 Parking Lot #4	\$241.86	
20 JSLewis, Inc. 25 415	\$361.61	
21 Joe Conroy Contractor Inc 27 225	\$1,239.09	
22 Kansas Sand & Concrete, Inc 28 Axton St - Lot A	\$1,150.65	
23 Klaton Real Estate, LLC 29 Land & Bldg. Lease (#622)	\$1,451.13	
24 Koelling, Michelle & Duke d/b/a MDK 30 801	\$1,169.04	
25 LMC, Inc. 31 321	\$359.63	
" " " 32 Land Lease (#383)	\$222.06	
" " " 33 820	\$1,118.42	
" " " 34 Land Lease (#621)	\$247.33	
26 Lewis, Mark A. d/b/a M. Lewis Properties 35 248	\$191.56	
" " " 36 629	\$441.18	
27 McPherson Contractors Inc. 37 452	\$1,082.45	
28 Mr. O Auto Sales, LLC 38 183	\$318.04	
29 Murray, Christopher d/b/a Mid-America Painting 39,40 123/129	\$522.75	
30 NFI Interactive Logistics LLC 41 University & Bleckley Lot	\$351.82	
31 Paul L Kirk 42 140	\$2,720.00	
32 ProMetal Fabrication, LLS 43 379	\$950.00	
33 R & R Pallet of Garden City, Inc 44 170 A	\$6,196.33	
R & R Pallet of Garden City, Inc 45,46,47 170 B/C & Axton Lot B	\$10,767.01	
R & R Pallet of Garden City, Inc. 48 Engle Lot	\$746.49	
R & R Pallet of Garden City, Inc. 49 170-D	\$3,801.20	
34 Rippe Enterprises 50 Lot A 61st Street	\$542.79	
35 Rural Development Corp. 51 281	\$1,749.16	
" " " 52,53 638/818	\$1,820.59	
Rural Development Corp. 1 54 624	\$1,136.52	
" " " 55 Lot J	\$152.47	
" " " 56 Lot K	\$875.44	
36 SEKESC - Greenbush 57 605	\$10,417.50	
37 Sports Car Club of America 58 300	\$6,976.58	
38 Sunflower Auto Auction, LLC 59 131	\$3,345.34	
39 Topeka Construction, LLC 60,61 Land & Bldg. Lease (#449 & #450)	\$1,042.69	
" " " 62 Land & Bldg. Lease (#448)	\$324.58	
40 Tony Lynch d/b/a T&J Repair 63 114	\$1,543.50	
41 T.R. Management Inc. 64 154	\$982.20	
" " " 65 344	\$2,312.99	
42 UAR Direct, LLC 66 197	\$914.33	
43 Vaerus Aviation, Inc. 67 151	\$1,280.00	
44 Washburn Institute of Technology 68 Lot Z University & Dwight	\$500.00	
45 Westar Energy 69 Lot S University & Fager	\$1,750.00	
	\$ 110,382.78	

	TENANT		FACILITY	MONTHLY RENT	
1	Billard Airport Restaurant	1	4 - Suite 2	\$1,020.33	
2	Heartland Airplanes, LLC	2	9	\$236.44	
3	Hetrick Aviation, LLC	3	26	\$3,416.43	
4	Kaw Valley Aviation, LLC	4	T-Hangars, Fuel Farm	\$3,601.10	*****
	" "	5	4 - Suite 5 & 6	\$1,227.55	
	" "	6	7	\$1,230.21	
5	Meier, Robert J. dba Meier Farm	7	Farm	\$2,025.23	***
6	Meier, Todd/Arthur dba Riverside Far	8	Farm	\$2,164.77	***
7	NOAA	9	Weather Station	\$3,536.73	
8	New-Jetz, LLC	10	Land (#27)	\$562.74	
9	R&B Aircraft	11	10	\$850.04	
	" "	12	12	\$53.96	
10	Teamsters Local Union #696	13,14,15	1,2,3	\$1,900.28	
11	Technical Applications & Consulting	16	17	\$1,636.80	
12	Walga, MTE	17	4 - Suite 7&8	\$350.08	
				\$23,812.69	
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GRAND TOTALS					
66	TENANTS	107	FACILITIES	\$161,495.89	
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- *Paid Quarterly
- ** Paid Semi-Annually
- ***Paid Annually
- ****Paid 10 Yrs in Advance
- *****Minimum Guarantee

Metropolitan Topeka Airport Authority
 Monthly Lease Income Net Change Report
 May 2019

	May 2019	APR 2019	MAR 2019	FEB 2019	JAN 2019	DEC 2018	NOV 2018	OCT 2018	SEPT 2018	AUG 2018	JULY 2018
TOPEKA REGIONAL AIRPORT											
TENANTS	9	9	9	9	9	9	10	10	10	10	10
FACILITIES LEASED	21	21	21	21	21	21	22	22	22	22	22
TOPEKA REGIONAL BUSINESS CENTER											
TENANTS	45	46	43	42	43	43	44	43	43	43	43
FACILITIES LEASED	69	69	69	68	69	69	70	69	69	68	68
PHILIP BILLARD AIRPORT											
TENANTS	12	12	12	12	12	12	13	13	13	13	13
FACILITIES LEASED	17	17	17	17	17	17	18	18	18	18	18
TOTAL											
TENANTS	66	67	64	63	64	64	67	66	66	66	66
FACILITIES LEASED	107	107	107	106	107	107	110	109	109	108	108
MONTHLY LEASE INCOME	\$ 161,496	\$ 160,915	\$ 156,002	\$ 154,658	\$ 155,936	\$ 154,856	\$ 156,774	\$ 154,806	\$ 154,593	\$ 154,412	\$ 154,191
NET CHANGE	\$ 581	\$ 4,914	\$ 1,344	\$ 1,278	\$ 1,080	\$ (1,919)	\$ 1,968	\$ 213	\$ 181	\$ 221	\$ 152