

**Public Hearing on 2022 Budget 2:30 PM**  
**MTAA Board Meeting 3:00 PM**

**Tuesday, August 10, 2021**  
**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 July 20, 2021.
3. Public Comment – Walt Frederick, General Manager – Million Air-Topeka
4. Adopt Agenda.

**ACTION ITEMS:**

5. Consider Adoption of 2022 MTAA Budget Authorizing Certification to the Shawnee County Clerk.

**INFORMATION ONLY ITEMS:**

6. Monthly Reports:
  - a. Aviation-Related Issues & Air Service – Eric Johnson
  - b. Economic Development & Leasing Activity – Eric Johnson
  - c. Monthly Financial Reports – Cheryl Trobough
7. Executive Session.

**Metropolitan Topeka Airport Authority  
July 20, 2021**

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

Chairman, Thomas Wright, 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 Brian Armstrong, with Erica Garcia-Babb via telephone conference. Lisa Stubbs was unable to attend. Also in attendance were:

- Jay Freund of WSP USA, Inc.
- Sam Stallbaumer of WSP USA, Inc.
- Walt Frederick of Million Air-Topeka
- William Wempe – MTAA Police/Fire
- Terry Poley – MTAA Maintenance
- Timothy Resner of Frieden & Forbes, LP – Legal Counsel to the Board

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

**Item 1. Notice.**

Chairman Wright inquired 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 Meetings of June 15, 2021.**

Chairman Wright asked the Board to review the Minutes of the Regularly Scheduled Board Meeting held on June 15, 2021 and inquired if there were any additions, corrections or comments to the Minutes.

**Mr. Munson moved to approve the Minutes of the Regularly Scheduled Board Meeting of June 15, 2021 as amended. Mr. Armstrong seconded the motion. Motion carried.**

**Item 3. Public Comment**

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

**Item 4. Adopt the Agenda.**

Chairman Wright inquired if there were any changes to the Agenda as presented. **Mr. Munson made a motion to adopt the Agenda as presented. Mr. Armstrong seconded the motion. Motion carried.**

**Item 5. Final Review of 2022 Budget and Authorization to Publish the Notice of Public Hearing.**

Mr. Johnson presented Draft #3 of the 2022 Budget and the Notice of Budget Hearing provided by the State of Kansas for the completion and submission of the 2022 Budget.

The 2022 mill levy limit is determined by calculations performed by the County Clerk's office and it has been determined that 1.964 is the MTAA's "Revenue Neutral Rate" (RNR) as set forth in the legislation of Senate Bill 13.

Based upon the budget as presented, the mill levy for the 2022 budget is 1.928 and the MTAA's Ad Valorem tax levy will be \$3,540,792. It has been confirmed with the County Clerk's office that the November 1 Final Assessed Valuation would have to **decrease** \$33.9 million of the \$66.3

million that was increased in the July 1 Estimated Assessed Valuation before the MTAA would exceed the RNR.

Plans are to publish the notice immediately on the MTAA website and in the Topeka Metro News on July 26 to satisfy the requirement of publication ten (10) days prior to the Public Hearing on August 10, 2021.

**Mr. Munson made a motion to adopt the 2022 MTAA Budget and authorized Certification to the Shawnee County Clerk. Ms. Garcia-Babb seconded the motion. Motion carried.**

**Item 6. Consider Berberich Trahan & Company P.A. Engagement Letter for 2021, 2022 and 2023 Audits.**

Mr. Johnson reported that the Audit Report for 2020 presented in May was the third year of the three-year contract.

The Board was provided an engagement letter from BT&Co. for auditing services for the fiscal years of 2021, 2022 and 2023. The contract costs are proposed as \$20,800 for 2021; \$21,300 for 2022; and \$21,850 for 2023.

**Mr. Armstrong made a motion to approve the BT&Co. Engagement Letter for the 2021, 2022, and 2023 audits as presented. Mr. Munson seconded the motion. Motion carried.**

**Item 7. Consider Approval of MTAA Resolution No. 21-277 Authorizing the Acceptance of an AIP Grant Offer Through Federal Aviation Administration.**

Mr. Johnson reported that Federal Aviation Administration (FAA) recently surveyed airport sponsors to inquire if they would be in a position to process an expedited (100%) grant based on equipment price estimate vs. bid. This grant would be used to purchase foam testing equipment and cover the cost of retro-fitting existing ARFF vehicles. The purpose of the testing equipment is to test foam mixtures on ARFF trucks prior to discharging the systems (Input-based testing). The current method is to test foam that has been discharged on the ground (output-based testing).

Staff obtain an estimate from NoFoam Systems for the Series 500 portable system, tank, hoses, hydrant meter and retro-fit kits for three (3) ARFF trucks. The anticipated cost, including shipping, is \$38,685.29.

In the event this grant offer is made, it will need to be turned around without delay. Mr. Johnson requested the Board of Directors to consider adoption of MTAA Resolution No. 21-277, which authorizes the MTAA President to sign in acceptance of a grant offer from the FAA in an amount not to exceed the estimate of \$38,685.29 as received.

**Mr. Munson made a motion to adopt MTAA Resolution No. 21-277 authorizing Eric Johnson to sign a grant offer from the FAA in the amount of Thirty-Eight Thousand Six Hundred Eighty-Five Dollars and Twenty-Nine Cents (\$38,685.29) for funding to cover the expense of input-based testing equipment. Mr. Armstrong seconded the motion. Motion carried.**

**Item 8. Consider Purchase of AFFF Concentrate to Replenish Depleted Stock for Emergency Fire Response.**

Mr. Johnson reported that on July 8, 2021, there was a large spill at the fuel farm at Topeka Regional Airport. The last estimate provided by the fire department was in excess of 3,000 gallons of Jet A fuel. With an event like this, the primary response is to blanket the fuel to reduce the vapors and the potential for fire. Foam blankets break down quickly and require periodic reapplication. During this process, the MTAA Fire Department used approximately 1,000 gallons of foam concentrate.

The MTAA Fire Department was able to borrow enough foam from another airport to maintain compliance with FAA regulations with the understanding the need to return it or replace it within 30 days. Staff obtained several quotes to replenish the required inventory of foam. Danko Emergency Equipment provided the lowest quote of \$24,721.28. Some of this will be used to replace the foam borrowed from the 190<sup>th</sup> ARW Fire Department.

Mr. Johnson requested the Board of Directors to authorize the purchase of 1,035 gallons of PHOS-CHEK 3% AFFF from Danko Emergency Equipment at a cost of \$24,721.28.

The cost of replenishing the supply will be submitted to the responsible insurance provider for reimbursement.

**Mr. Munson made a motion to authorize the purchase of 1,035 gallons of PHOS-CHEK 3% AFFF from Danko Emergency Equipment at a cost of Twenty-Four Thousand Seven Hundred Twenty-One Dollars and Twenty-Eight Cents (\$24,721.28). Mr. Armstrong seconded the motion. Motion carried.**

**Information Only Items:**

**Item 7. Monthly Reports**

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

Mr. Johnson provided the following report:

- A representative from the City of Topeka will be joining Mr. Johnson at Voltaire's air service forum August 11<sup>th</sup> through the 13<sup>th</sup>. There will be an opportunity to meet with several airlines to present what the Topeka community has to offer.
- Following the airline meeting, the FAA's 4-States conference is planned for August, 26<sup>th</sup> and 27<sup>th</sup>. This is the first conference since 2019 and a lot of new information is expected to be shared.
- There's a lot of confusion with the most recent pandemic grants. As you know, the Board authorized staff to move forward with a project to modify the sterile area of the terminal building pending FAA approval. Notification was received from FAA on June 29<sup>th</sup> that it was an eligible project. Today, notice was received that the project would not be able to be completed under the CRSSAA Grant because the opportunity to convert the funds for a development project expired on June 30<sup>th</sup>. The ARPA Grant will be available for this project and discussions have been had regarding this with the FAA Planner for Kansas. Either way, it appears there's a large portion of the grants that simply aren't available for the projects MTAA identified.

**7.b. Economic Development & Leasing Activity – Mr. Johnson**

Mr. Johnson provided the following report:

- MTAA is working with a prospective tenant for a lease on Building 260. They have agreed with the price and are reviewing the lease for signature.
- There is also a prospective tenant for Building 657. This would be a long-term tenant considering a substantial investment in tenant buildout to the building.
- **DELINQUENT ACCOUNTS (as of 06/30/2021)**
  - Paul Kirk dba Advance Street Rod Design – Account remains delinquent for a portion of the October invoice and finance charges;
  - Mid America Painting – Delinquent for June invoice & finance charges;
  - R&R Pallet – Account remains delinquent for Finance Charges not paid from October through June;
  - Rural Development Corporation – Partial payments were received for the March, April, May & June, July and August 2020 invoices. Finance charges on unpaid balances each month. All unpaid charges relate to Bldg. #624.
  - Vaerus Aviation Inc. – Delinquent for May & June invoices & finance charges.

Mr. Johnson provided the following report on June Leasing Activity:

- **LEASE ACTIVITY** (CPI is 1.7%)
  - **NEW LEASES/RENEWALS**
    - The Home Depot USA has leased a fourth parking lot.
  - **OPTIONS EXERCISED**
    - NONE
  - **INCREASES**
    - One (1) lease received a CPI increase.
  - **DECREASES** – None
- The current monthly rental income is \$169,875 which is approximately \$2,038,494 per year.

#### **7.c. Monthly Financial Reports – Ms. Trobough**

Ms. Trobough provided the following report:

- The report for the month ending **06/30/2021** reflects revenue to be \$65,333 ahead of the budget which is a net result from:
  - a. Taxes and Assessments receipts reflects to be \$22,256 less than the anticipated budgeted;
  - b. Landing Fees income shows to be \$18,350 less than budgeted;
  - c. Fuel Flowage Fees are \$4,504 more than the anticipated budgeted;
  - d. Passenger Facility Charges are under budget by \$4,327;
  - e. Lease & Rental Fees actual income is \$111,834 more than budgeted;
  - f. Reimbursements total to be \$4,597 more than budgeted;
  - g. CD Interest income is \$1,580 under budget;
  - h. Water/Sewer Sales are \$340 less than budgeted with Water/Sewer Costs reflecting to be \$13,836 more than the budgeted costs.
- Overall, the operating expenses ended the year with a favorable budget variance of \$285,865.
- Capital Improvement purchases made during the month of June are as follows:
  - a. **COMMUNICATION EQUIPMENT** – Purchase of batteries for radios donated by SNCO Emergency Management at a cost of **\$825.00**.

**Mr. Munson moved to accept and file the Monthly Financial Reports as presented for the month ended June 30, 2021. Mr. Armstrong seconded the motion. Motion carried.**

#### **Item 11. Executive Session**

Chairman Wright inquired if there was a need for an Executive Session. Mr. Resner and Mr. Johnson responded that there was not.

#### **Adjournment**

Mr. Munson wanted to express what a great event he felt the air show turned out to be. Mr. Johnson stated that he will request Brooks Pettit to be at the August board meeting to provide a brief air show summary.

Chairman Wright asked if there was any further business to discuss, hearing none, he asked for a motion to adjourn. **Mr. Munson made the motion to adjourn. Mr. Armstrong seconded the motion and the meeting was adjourned at 3:40 p.m.**

These official minutes were approved by the Board of Directors on August 10, 2021.



Office of: President  
To: Board of Directors

From: Eric M. Johnson

Subject: **Consider Adoption of 2022 MTAA  
Budget Authorizing Certification to the  
Shawnee County Clerk.**



Date: August 5, 2021

It is required that the MTAA Board file a Certificate with the Clerk of Shawnee County, State of Kansas to certify that a public hearing for the MTAA FY-2022 Budget was held. As approved at the July 20, 2021 Board meeting, the Notice of Public Hearing was published July 26<sup>th</sup> in The Topeka Metro News as shown on the attached copy of the notice as published. In addition, the MTAA website has included the Notice since July 22<sup>nd</sup>.

A copy of the 8-page 2022 budget document to be submitted to the county by August 25<sup>th</sup> is included with this agenda item.

Following the Public Hearing, all available Board members will be required to sign the Certificate to:

- a. Certify that the Public Hearing for Fiscal Year 2022 Budget was held;
- b. Approve and adopt the Budget as the maximum expenditures for the General Fund for 2022;
- c. Certify that the amount of 2021 Ad Valorem Tax is within statutory limitations for the 2022 Budget; and
- d. Authorize Certification to the Shawnee County Clerk.

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

To the Clerk of Shawnee County, State of Kansas  
We, the undersigned, officers of  
Metropolitan Topeka Airport Authority

certify that: (1) the hearing mentioned in the attached publication was held; (2) after the Budget Hearing this budget was duly approved and adopted maximum expenditures for the various funds for the year 2022; and (3) the Amount(s) of 2021 Ad Valorem Tax are within statutory limitations for the 2022 Budget.

			2022 Adopted Budget		
		Page No.	Budget Authority for Expenditures	Amount of 2021 Ad Valorem Tax	County Clerk's Use Only
Table of Contents:					
Allocation MVT, RVT,16/20M Vehicle Tax		2			
Schedule of Transfers		3			
Statement of Indebt. & Lease/Purchase		4			
<u>Fund</u>	<u>K.S.A.</u>				
General	27-333	5	9,331,687	3,540,792	
Debt Service	10-113				
Non-Budgeted Funds		6			
<b>Totals</b>		xxxxxxxxx	9,331,687	3,540,792	
Budget Summary		7	County Clerk's Use Only		
Neighborhood Revitalization Rebate		8			
			Nov. 1, 2021 Total Assessed Valuation		

Assisted by:

//Thomas E. Wright//

Thomas E. Wright, Chair

Address:

//Michael R. Munson//

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Michael R. Munson, Vice-Chair

Email:

//Erica Garcia-Babb//

Erica Garcia-Babb, Secretary

//Brian Armstrong//

Brian Armstrong, Member

Attest: \_\_\_\_\_, 2021

//Lisa D. Stubbs//

Lisa D. Stubbs, Member

County Clerk

MTAA Board of Directors

CPA Summary

Metropolitan Topeka Airport Authority  
Shawnee County

2022

Allocation of MV, RV, 16/20M, Commercial Vehicle, and Watercraft Tax Estimates

2021 Budgeted Funds	Tax Levy Amount in 2021 Budget	Allocation for Year 2022			
		MVT	RVT	16/20M Veh	Watercraft
General	3,595,278	405,910	4,223	1,666	2,255
Debt Service	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
Total	3,595,278	405,910	4,223	1,666	2,255

County Treas Motor Vehicle Estimate 405,910

County Treas Recreational Vehicle Estimate 4,223

County Treas 16/20M Vehicle Estimate 1,666

County Treas Commercial Vehicle Tax Estimate 13,416

County Treas Watercraft Tax Estimate 2,255

MVT Factor 0.11290

RVT Factor 0.00117

16/20M Factor 0.00046

Comm Veh Facto 0.00373

Watercraft Factor 0.00063



2022

Metropolitan Topeka Airport Authority  
Shawnee County

**Schedule of Transfers**

<b>Expenditure Fund Transferred From:</b>	<b>Receipt Fund Transferred To:</b>	<b>Actual Amount for 2020</b>	<b>Current Amount for 2021</b>	<b>Proposed Amount for 2022</b>	<b>Transfers Authorized by Statute</b>
<b>Totals</b>		0	0	0	
<b>Adjustments*</b>					
<b>Adjusted Totals</b>		0	0	0	

\*Note: Adjustments are required only if the transfer is being made in 2021 and/or 2022 from a non-budgeted fund.



Adopted Budget General	Prior Year Actual for 2020	Current Year Estimate for 2021	Proposed Budget Year for 2022
Unencumbered Cash Balance Jan 1	2,983,863	3,095,886	3,000,000
Receipts:			
Ad Valorem Tax	3,372,889	3,595,278	xxxxxxxxxxxxxxxxxxxx
Delinquent Tax	50,855	0	
Motor Vehicle Tax	410,334	405,923	405,910
Recreational Vehicle Tax	4,208	3,953	4,223
16/20M Vehicle Tax	1,882	1,679	1,666
Commercial Vehicle Tax	13,981	12,569	13,416
Watercraft Tax	0	2,123	2,255
LAVTR	0	0	0
In Lieu of Taxes	9,443	0	0
Fees & Licenses	108,054	180,950	179,000
Leases & Rents	2,098,620	1,850,000	2,000,000
Concessions	0	0	0
Reimbursements	187,470	177,174	195,456
Non-Operating	15,825	5,000	5,000
Interest on Idle Funds	60,035	20,000	20,000
Neighborhood Revitalization Rebate			-36,031
Miscellaneous			
Does misc. exceed 10% of Total Receipts			
<b>Total Receipts</b>	<b>6,333,596</b>	<b>6,254,649</b>	<b>2,790,895</b>
<b>Resources Available:</b>	<b>9,317,459</b>	<b>9,350,535</b>	<b>5,790,895</b>
Expenditures:			
Personnel	2,913,851	3,100,541	3,171,540
Professional Services	395,047	455,412	483,763
Personnel Support	26,448	35,000	45,500
Communication Services	75,936	87,371	102,300
Facilities Support	648,042	871,592	1,070,734
Equipment Support	153,419	222,916	234,055
Revenue Offsets	9,475	17,141	3,025
Capital Improvements	1,995,057	1,450,562	4,110,770
MTAA Capital Projects	4,298	100,000	100,000
Pre-Paid Expenses	0	10,000	10,000
Cash Forward (2022 column)			
Miscellaneous			
Does misc. exceed 10% Total Expenditures			
<b>Total Expenditures</b>	<b>6,221,573</b>	<b>6,350,535</b>	<b>9,331,687</b>
Unencumbered Cash Balance Dec 31	3,095,886	3,000,000	xxxxxxxxxxxxxxxxxxxx
2020/2021/2022 Budget Authority Amount	7,965,506	8,215,027	9,331,687
Non-Appropriated Balance			
Total Expenditure/Non-Appr Balance			9,331,687
Tax Required			3,540,792
Delinquent Comp Rate: 0.0%			0
Amount of 2021 Ad Valorem Tax			3,540,792

CPA Summary
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**NON-BUDGETED FUNDS**  
*(Only the actual budget year for 2020 is to be shown)*

## Metropolitan Topeka Airport Authority

### Non-Budgeted Funds

(1) Fund Name:				(2) Fund Name:				(3) Fund Name:				(4) Fund Name:				(5) Fund Name:			
FFAA Grants				DOD NGB 190th ARW															
Unencumbered		Cash Balance Jan 1		Unencumbered		Cash Balance Jan 1		Unencumbered		Cash Balance Jan 1		Unencumbered		Cash Balance Jan 1		Unencumbered		Cash Balance Jan 1	
0		0		0		0		0		0		0		0		0		0	
Receipts:				Receipts:				Receipts:				Receipts:				Receipts:			
FOE Rwy 13-31 Ph-2		309,003		FOE Rwy 13-31 Ph-2		391,830													
TOP Twy Bravo/Charli		2,260,365																	
Total Receipts		2,569,368		Total Receipts		391,830		0		Total Receipts		0		Total Receipts		0		2,961,198	
Resources Available:		2,569,368		Resources Available:		391,830		0		Resources Available:		0		Resources Available:		0		2,961,198	
Expenditures:				Expenditures:				Expenditures:				Expenditures:				Expenditures:			
FOE Rwy 13-31 Ph-2		309,003		FOE Rwy 13-31 Ph-2		391,830													
TOP Twy Bravo/Charli		2,260,365																	
Total Expenditures		2,569,368		Total Expenditures		391,830		0		Total Expenditures		0		Total Expenditures		0		2,961,198	
Cash Balance Dec 31		0		Cash Balance Dec 31		0		0		Cash Balance Dec 31		0		Cash Balance Dec 31		0		0	

**\*\* Note:** These two block figures should agree.

## CEP A Summary

# NOTICE OF BUDGET HEARING

State of Kansas  
Special District

The governing body of  
**Metropolitan Topeka Airport Authority**  
**Shawnee County**

will meet on August 10, 2021 at 2:30 PM at MTAA Administrative Office, 6510 SE Forbes Ave., Topeka, KS 66619  
for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of tax to levie  
Detailed budget information is available at Office of the MTAA President and will be available at this hearing.

## BUDGET SUMMARY

Proposed Budget 2022 Expenditures and Amount of 2021 Ad Valorem Tax establish the maximum limits  
of the 2022 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual 2020		Current Year Estimate for 2021		Proposed Budget Year for 2022		
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2021 Ad Valorem Tax	Estimate Tax Rate*
General	6,221,573	2.037	6,350,535	2.032	9,331,687	3,540,792	1.928
Debt Service							
Non-Budgeted Funds	2,961,198						
Totals	9,182,771	2.037	6,350,535	2.032	9,331,687	3,540,792	1.928
Revenue Neutral Rate**							1.964
Less: Transfers	0		0		0		
Net Expenditures	9,182,771		6,350,535		9,331,687		
Total Tax Levied	3,518,827		3,595,278		xxxxxxxxxxxxxxxxxxx		
Assessed Valuation	1,730,405,521		1,774,609,860		1,836,337,055		

### Outstanding Indebtedness,

Jan 1,	2019	2020	2021
G.O. Bonds	0	0	0
Revenue Bonds	0	0	0
Other	525,078	380,797	231,994
Lease Pur. Princ.	0	0	0
Total	525,078	380,797	231,994

\*Tax rates are expressed in mills.

\*\*Revenue Neutral Rate as defined by 2021 Kansas Senate Bill 13.

//Thomas E. Wright//  
Chair of the Board

Page No. 7

Metropolitan Topeka Airport Authority

2022

**2022 Neighborhood Revitalization Rebate**

Budgeted Funds for 2022	2021 Ad Valorem before Rebate**	2021 Mil Rate before Rebate	Estimate 2022 NR Rebate
General	3,504,761	1.909	36,031
Debt Service			0
			0
			0
			0
			0
<b>TOTAL</b>	<b>3,504,761</b>	<b>1.909</b>	<b>36,031</b>

3544383

2021 July 1 Valuation: 1,836,337,055

Valuation Factor: 1,836,337.055

Neighborhood Revitalization Subj to Rebate: 18,878,478

Neighborhood Revitalization factor: 18878.478

\*\*This information comes from the 2022 Budget Summary page. See instructions tab #12 for completing the Neighborhood Revitalization Rebate table.

# Activity Report



## Topeka Regional Airport

FOE FAA TOWER OPERATIONS	Jul-21	Jul-20	Jul-19	2021	2020		2019	
				Accumulated Totals Y-T-D	Y-T-D Through July	Calendar Yr Totals	Y-T-D Through July	Calendar Yr Totals
Air Carrier	10	4	4	66	55	77	174	265
Air Taxi	43	30	26	188	208	344	199	373
Itinerant General	865	599	501	4,825	3,084	5,723	2,717	5,007
Itinerant Military	557	641	500	2,951	3,366	5,315	3,242	5,765
Local Civil	368	130	8	1,525	633	1,394	360	710
Local Military	1,214	1,080	712	8,513	5,278	7,681	3,689	6,475
GRAND TOTAL	3,057	2,484	1,751	18,068	12,624	20,534	10,381	18,595

PASSENGER ACTIVITY	Jul-21	Jul-20	Jul-19	2021	2020		2019	
				Accumulated Totals Y-T-D	Y-T-D Through July	Calendar Yr Totals	Y-T-D Through July	Calendar Yr Totals
<b>COMMERCIAL SERVICE</b>								
Passengers Enplaned	-	-	-	-	-	-	-	-
Passengers Deplaned	-	-	-	-	-	-	-	-
Aircraft Landed	-	-	-	-	-	-	-	-
<b>CHARTERS</b>								
Passengers Enplaned	-	-	149	419	2,075	2,524	2,350	4,663
Passengers Deplaned	-	-	149	514	2,029	2,456	1,953	3,853
Aircraft Landed	-	3	2	28	56	60	54	90
<b>MILITARY CHARTERS</b>								
Passengers Enplaned	2,209	150	-	5,545	150	519	8,490	8,539
Passengers Deplaned	-	-	-	749	83	83	3,571	9,242
Aircraft Landed	14	2	1	81	5	18	81	117
<b>Combined Total</b>								
Passengers Enplaned	2,209	150	149	5,964	2,225	3,043	10,840	13,202
Passengers Deplaned	-	-	149	1,263	2,112	2,539	5,524	13,095



## Billard Airport

TOP FAA TOWER OPERATIONS	Jul-21	Jul-20	Jul-19	2021	2020		2019	
				Accumulated Totals Y-T-D	Y-T-D Through July	Calendar Yr Totals	Y-T-D Through July	Calendar Yr Totals
Air Carrier	0	0	0	2	0	0	0	19
Air Taxi	123	46	110	410	439	703	594	1,163
Itinerant General	1,138	1,090	1,341	6,938	5,858	10,609	6,673	11,637
Itinerant Military	37	50	76	241	269	417	429	733
Local Civil	610	554	610	2,986	3,104	6,196	3,514	5,992
Local Military	20	60	0	106	136	154	6	22
GRAND TOTAL	1,928	1,800	2,137	10,683	9,806	18,079	11,216	19,566



**DELINQUENT ACCOUNTS  
AS OF JULY 31, 2021**

DELINQUENT ACCOUNTS AS OF JULY 31, 2021											
NAME OF BUSINESS		TOTAL PAST DUE	JULY CHARGES	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120 DAYS PAST DUE	ACTION			
								T E L	L T R	A G R	L G L
TOPEKA REGIONAL BUSINESS CENTER:											
- CURRENT TENANTS -											
ADVANCE STREET ROD	RENT/FC	\$3,119.00	\$78.33	\$44.94	\$45.29	\$44.62	\$2,905.82	X	X		
HEARTLAND TREE SERVICE	RENT/FC	\$304.50	\$304.50	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
TONY LYNCH	RENT/FC	\$419.94	\$419.94	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
MIDWEST HEALTH	RENT/FC	\$1,822.95	\$1,822.95	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
MARK A LEWIS	RENT/FC	\$673.81	\$671.78	\$0.00	\$2.03	\$0.00	\$0.00	X	X		
PROMETAL FABRICATION LLC	RENT/FC	\$1,116.15	\$1,116.15	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
R&R PALLET OF GARDEN CITY	FC	\$2,804.95	\$41.45	\$40.84	\$697.34	\$685.49	\$1,339.83	X	X		
RURAL DEVELOPMENT CORP	RENT/FC	\$25,075.23	\$380.57	\$364.95	\$359.55	\$354.24	\$23,615.92		X		X
SUBTOTAL		\$35,336.53	\$4,835.67	\$450.73	\$1,104.21	\$1,084.35	\$27,861.57				
- VACATED TENANTS -											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
TOPEKA REGIONAL AIRPORT:											
- TENANTS -											
GARY PROPERTIES LLC	RENT/W&S/FC	\$2,014.18	\$2,014.18	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
VAERUS AVIATION	STA/FC	\$208.11	\$3.08	\$205.03	\$0.00	\$0.00	\$0.00	X	X		
SUBTOTAL		\$2,222.29	\$2,017.26	\$205.03	\$0.00	\$0.00	\$0.00				
- AIRPORT USER LANDING FEES -											
EASTERN AIRLINES	LANDING FEES	\$1,290.00	\$860.00	\$430.00	\$0.00	\$0.00	\$0.00	X	X		
ELITE AIRWAYS	LANDING FEES	\$1,792.50	\$0.00	\$0.00	\$0.00	\$0.00	\$1,792.50	X	X		
MIAMI AIR INTERNATIONAL	LANDING FEES	\$2,428.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,428.00	X	X		
RVR AVIATION	LANDING FEES	\$86.18	\$0.00	\$0.00	\$0.00	\$0.00	\$86.18	X	X		
UNITED AIRLINES	LANDING FEES	\$1,735.02	\$0.00	\$0.00	\$0.00	\$941.18	\$793.84	X	X		
SUBTOTAL		\$7,331.70	\$860.00	\$430.00	\$0.00	\$941.18	\$5,100.52				
PHILIP BILLARD:											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
WATER & SEWER:											
MLEWIS BLDG 248	WATER/FC	\$114.66	\$112.97	\$0.00	\$1.69	\$0.00	\$0.00	X	X		
MLEWIS BLDG 629	WATER/FC	\$114.66	\$112.97	\$0.00	\$1.69	\$0.00	\$0.00	X	X		
SUBTOTAL		\$229.32	\$225.94	\$0.00	\$3.38	\$0.00	\$0.00				
GRAND TOTALS		\$45,119.84	\$7,938.87	\$1,085.76	\$1,107.59	\$2,025.53	\$32,962.09				

**ACTION LEGEND:**

TEL - CONTACTED BY TELEPHONE/IN PERSON

LTR - SENT STATEMENT, LETTER, EMAIL

AGR - PAYMENT AGREEMENT

Metropolitan Topeka Airport Authority  
Monthly Leasing Activity Report  
July 2021

April 2021 CPI is 4.2%

April 2021 CPI is 4.2%

TENANT	ADDRESS (FACILITY #)	FROM	TO
NEW:			
Gainwell Technologies LLC (formerly DXC Technology)	Lots #1, #2, #3 & #4 (Fager & Earhart/Johnston)	\$0.00	\$10,844.04
RENEWALS DUE:			
NONE		\$0.00	\$0.00
OPTIONS:			
LMC, Inc. (Fixed Rate Increase)	6800 SE Evans St. (#321)	\$4,410.56	\$7,086.40
NFI Interactive Logistics LLC	Lot #12 (University & Bleckley)	\$4,392.45	\$4,576.93
New-Jetz, LLC	3600 NE Sardou Ave. #27	\$6,908.60	\$7,198.76
INCREASES:			
Ground 1, LLC (Fixed Rate Increase)	7105 SE Forbes Av.e (#453)	\$69,583.36	\$76,529.43
Freeman Holdings, LLC	7008 SE Forbes Ave. (#601)	\$48,893.57	\$50,947.10
DECREASES:			
DXC Technology (NOW Gainwell Technologies LLC)	Lot #1 (Fager & Earhart/Johnston)	\$3,156.76	\$0.00
DXC Technology (NOW Gainwell Technologies LLC)	Lot #2 (Fager & Earhart/Johnston)	\$3,156.76	\$0.00
DXC Technology (NOW Gainwell Technologies LLC)	Lot #3 (Fager & Earhart/Johnston)	\$1,298.42	\$0.00
DXC Technology (NOW Gainwell Technologies LLC)	Lot #4 (Fager & Earhart/Johnston)	\$3,019.60	\$0.00
MISCELLANEOUS:			
NONE		\$0.00	\$0.00

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

New Annl. Rate	\$157,182.66
Old Annl. Rate	\$144,820.08
Annual Diff.	\$12,362.58
/12	\$1,030.22
Mo. Adj.	\$0.00
Mo. Incr. (Decr.)	\$1,030.22

Metropolitan Topeka Airport Authority  
Monthly Gross Rental Income Report  
July 2021

TOPEKA REGIONAL AIRPORT

	TENANT		FACILITY	MONTHLY RENT
1	Air National Guard		Jt. Use. Agreement	\$5,465.83 *
2	American Flight Museum	1	612	\$1,300.14
3	Combat Air Museum	2,3	602/604	\$281.51
4	Freeman Holdings LLC	4	600	\$1,620.15
	" "	5	601	\$4,245.59
	" "	7	609	\$2,401.40
	" "	8	610 - Suite 10,11	\$5,370.88
	" "	9	Land Lease (#613)	\$823.89
	" "	10	619	\$2,296.81
	" "	11	627	\$498.86
	" "	12	697	\$381.84
5	Gary Properties LLC	13	626	\$1,780.08
6	Haselwood Farm Inc.	14	Farm	\$161.50 ***
	Haselwood Farm Inc.	15	Farm A	\$104.84 ***
	Haselwood Farm Inc.	16	Farm B	\$740.09 ***
	Haselwood Farm Inc.	17	Farm C	\$96.58 ***
7	Pettit, Brooks	18	603 - 240sf	\$50.00
8	Shawnee County	19	667 (Firing Range)	\$514.09 ****
9	Topeka Police Dept.	20	669 (Firing Range)	\$103.09 ***
				\$28,237.17

	TENANT		FACILITY	MONTHLY RENT
1	AT&T Services, Inc.	1	280	\$472.19
2	Advanced Coatings Inc.	2	137	\$858.86 ***
3	A-1 Restaurant and Bar Supply	3	252	\$2,875.13
	A-1 Restaurant and Bar Supply	4	139 (storage)	\$500.00
	A-1 Restaurant and Bar Supply	5	624	\$4,500.00
4	Blue Jazz Java LLP	6	243	\$2,217.09
5	Brackett, Inc.	7	451	\$3,993.63
6	Concrete Supply of Topeka, Inc.	8,9,10	147-148-149	\$1,626.24
7	Evergy	11	Parking Lot S (#18)	\$1,916.67
8	F&L Enterprises Inc. dba WOW Truck and RV Wash	12	100	\$1,138.32
9	Federal Aviation Administration	13	620	\$862.27
10	Freeman Holdings LLC	14	178	\$60.67
11	Gainwell Technologies LLC	15,16,17,18	Parking Lots #1, #2, #3, #4	\$903.67
12	Gallery Classic, Inc.	19	384	\$4,377.50
13	Grandmother's Inc.	20	Parking Lot #21	\$1,125.74
14	Groendyke Transport Inc	21	Parking Lot #17 (6N Lot A)	\$630.69
15	Ground 1, LLC	22	Land Lease (#453)	\$6,377.45
16	H2I, LLC	23	Land Lease (#255)	\$666.96
17	Heartland Coca-Cola Bottling Co.	24	Land Lease (#400)	\$1,921.00
18	Henderson, Brad d/b/a Heartland Tree Service	25	Parking Lot #10W (260W)	\$300.00
19	Home Depot USA, Inc.	26,27,28,29	Parking Lots #7, #20, #23 & #24	\$3,345.79
20	Houser Enterprises, Inc	30	167	\$6,273.00
21	JSLewis, Inc.	31	415	\$368.49
22	KADA Enterprises LLC	32	Parking Lot #10E (260E)	\$306.00 ***
23	Kansas Sand & Concrete, Inc	33	Parking Lot #16 (Axton Lot A)	\$1,185.42
24	Kirk, Paul L. Sr. dba Advance Street Rod Design	34	140	\$1,768.00
25	Klaton Real Estate, LLC	35	Land & Bldg. Lease (#622)	\$1,519.66
26	Koelling, Michelle & Duke d/b/a MDK	36	801	\$1,191.28
27	LMC, Inc.	37	321	\$590.53
	" " "	38	Land Lease (#383)	\$228.77
	" " "	39	Land Lease ( #621)	\$257.06
	" " "	40	820	\$1,149.94
28	Lewis, Mark A. d/b/a M. Lewis Properties	41	248	\$203.28
	" " "	42	629	\$458.54
29	Lynch, Tony C. dba T&J Repair	43	114	\$1,605.86
30	McPherson Contractors Inc.	44	452	\$1,126.19
31	Mr. O Auto Sales, LLC	45	183	\$329.92
32	Murray, Christopher d/b/a Mid-America Painting	46,47	123/129	\$543.87
33	NFI Interactive Logistics LLC	48	Parking Lot #12 (University/Bleckley	\$381.41
34	Nzekwe, Chigbo	49	181	\$53.22
35	Phoenix Recovery of Kansas LLC	50	225	\$1,289.15
36	ProMetal Fabrication, LLS	51	379	\$988.38
37	R & R Pallet of Garden City, Inc	52	170 A	\$6,383.56
	R & R Pallet of Garden City, Inc	53,54,55	170 B/C & Pkg Lot #14 (Axton Lot B;	\$11,092.34
	R & R Pallet of Garden City, Inc.	56	170-D	\$3,916.06
	R & R Pallet of Garden City, Inc.	57	Parking Lot #13 (Engle St)	\$776.65
38	Rippe Enterprises	28	Parking Lot #15 (Axton Lot C)	\$566.38
39	Rural Development Corp.	59	281	\$1,803.80
	" " "	60,61	638/818	\$1,855.21
	Rural Development Corp. 1	62	Parking Lot #5 (Lot J)	\$158.63
	" " "	63	Parking Lot #6 (Lot K)	\$910.81
40	SEKESC - Greenbush	64	605	\$10,730.03
41	Sports Car Club of America	65	300	\$6,976.58
42	Sunflower Auto Auction, LLC	66	131	\$3,480.49
43	Topeka Construction, LLC	67,68	Land & Bldg. Lease ( #449 & #450)	\$1,074.20
	" " "	69	Land & Bldg. Lease (#448)	\$337.69
44	T.R. Management Inc.	70	154	\$1,024.88
	" " "	71	344	\$2,413.52
45	UAR Direct, LLC	72	197	\$955.60
46	Vaerus Aviation, Inc.	73	151	\$1,335.63
				\$118,279.90

	TENANT		FACILITY	MONTHLY RENT
1	Air Explorer Scouts Post No. 8	1	15	\$105.06
2	Billard Airport Restaurant	2	4 - Suite 2	\$1,059.47
3	H&H Aircraft Service LLC	3	10	\$881.78
	" "	4	12	\$55.98
4	Heartland Airplanes, LLC	5	9	\$245.99 *
5	Hetrick Aviation, LLC	6	26	\$3,519.66
6	Kaw Valley Aviation, LLC	7	T-Hangars, Fuel Farm	\$3,669.60 *****
	" "	8	4 - Suite 5 & 6	\$1,264.64
	" "	9	7	\$1,253.60
7	NOAA	10	Weather Station	\$3,536.73
8	New-Jetz, LLC	11	Land (#27)	\$599.90
9	Riverside Farms LLC	12	Farm	\$2,230.19 ***
10	RJ Meier Farms LLC	13	Farm	\$2,086.42 ***
11	Teamsters Local Union #696	14,15,16	1,2,3	\$1,900.28
12	Technical Applications & Consulting	17	17	\$1,702.93
				\$24,112.23

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GRAND TOTALS

67	TENANTS	110	FACILITIES	\$170,943.30
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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  
July 2021

	JULY 2021	JUNE 2021	JAN 2021	JAN 2020	JAN 2019	JAN 2018	JAN 2017	JAN 2016	JAN 2015	JAN 2014	JAN 2013
TOPEKA REGIONAL AIRPORT TENANTS	9	9	9	9	9	10	10	10	12	11	11
FACILITIES LEASED	20	20	20	21	21	22	22	20	22	26	27
TOPEKA REGIONAL BUSINESS CENTER TENANTS	46	45	44	48	43	44	42	39	38	39	39
FACILITIES LEASED	73	72	69	75	69	69	66	57	55	56	58
PHILIP BILLARD AIRPORT 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
TOTAL TENANTS	67	66	65	69	64	68	68	62	62	61	61
FACILITIES LEASED	110	109	106	113	107	110	106	95	98	101	103
MONTHLY LEASE INCOME	\$ 170,629	\$ 169,600	\$ 167,098	\$ 168,545	\$ 155,936	\$ 158,021	\$ 149,460	\$ 131,303	\$113,043	\$121,201	\$119,965
NET CHANGE	\$ 1,030	\$ 2,502	\$ (1,447)	\$ 12,609	\$ (2,085)	\$ 8,561	\$ 18,157	\$ 18,260	\$ (8,158)	\$ 1,236	\$ (13,347)