

**MTAA Board Meeting 3:00 PM**

**Tuesday, September 15, 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 August 11, 2020.
3. Public Comment.
4. Adopt Agenda.

**ACTION ITEMS:**

5. Consider Bids Received on One (1) New and Unused Commercial Chassis Firetruck with 1500 GPM Pump.
6. Consider Bids Received on Two (2) New and Unused Half-Ton Full-Size 4 WD Crew Cab Pickups.
7. Consider Bids Received on Maintenance Equipment:
  - a. Two (2) New and Unused Diesel Tractors (One Equipped with Loader Bucket);
  - b. Two (2) New and Unused Fifteen Foot (15') Flexible Rotary Mowers; and
  - c. Three (3) New and Unused Zero-Turning Radius Mowers.
8. Consider Bids Received on Design-Build Roof Replacement Bids:
  - a. 3600 NE Sardou Ave. (Bldg. #14);
  - b. 6510 SE Forbes Ave. (Bldg. #620); and
  - c. 6800 SE Forbes Ave. (Bldg. #624).
9. Consider Bids Received on Window and Door Replacement at 6800 SE Forbes Ave. (Bldg. #624).
10. Consider Quotes Received on Roof Top Unit Replacement at 6515 SE Johnston St. (Bldg. #260).

**INFORMATION ONLY ITEMS:**

11. Monthly Reports:
  - a. Intergovernmental Cooperation Council – Meeting Cancelled
  - b. Aviation-Related Issues & Air Service – Eric Johnson
  - c. Economic Development & Leasing Activity – Eric Johnson/Dan Sheehy
  - d. Monthly Financial Reports – Cheryl Trobough
12. Executive Session.



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

## Board of Directors

### Metropolitan Topeka Airport Authority August 11, 2020

#### **Public Hearing for 2021 Budget.....2:30 PM**

Lisa Stubbs, Board Chair, opened the Public Hearing of the MTAA's 2021 Budget with the following Board members present: Tom Wright, Mike Munson and Jim Rinner. Erica Garcia was unable to attend. Also in attendance were:

- Jay Freund of WSP USA, Inc.
- Sam Stallbaumer of WSP USA, 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, Cheryl Trobough, Danielle Sheehy and Dan Sheehy.

Chairwoman Stubbs asked Staff to present the budget for discussion. Mr. Johnson reported that as published, the proposed budget reflects a mill levy of 2.030 based on the current information provided by Shawnee County on the property valuation as of July 1, 2020. Ms. Trobough stated that there had been no changes made to the 2021 budget since publication.

Chairwoman Stubbs addressed those present by asking if anyone would like to speak regarding the 2021 Budget as published. No one responded.

**Chairwoman Stubbs adjourned the public hearing at 2:40 PM and announced that the Regular Board Meeting would convene at 3:00 PM.**

#### **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: Tom Wright, Mike Munson and Jim Rinner. Erica Garcia was unable to attend. Also in attendance were:

- Jay Freund of WSP USA, Inc.
- Sam Stallbaumer of WSP USA, Inc.
- Col. J.T. O'Grady, MTAA Police & Fire Dept.
- Maj. Greg Dunn, MTAA Police & Fire Dept.
- Terry Poley, MTAA Maintenance
- Timothy Resner of Frieden & Forbes, LLP – Legal Counsel to the Board

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

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

Chairwoman Stubbs 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 Meeting of July 21, 2020.**

Chairwoman Stubbs asked the Board to review the Minutes of the Regularly Scheduled Board Meeting of July 21, 2020 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 July 21, 2020. Mr. Wright 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. Johnson replied that Staff had nothing to add. **Mr. Rinner made a motion to adopt the Agenda as presented. Mr. Munson seconded the motion. Motion carried.**

**Item 5. Presentation by Volaire Aviation Consulting.**

Chairwoman Stubbs welcomed Jack Penning of Volaire Aviation Consulting. Mr. Penning provided a brief presentation on the recently completed *Topeka Leakage Study Summary* and *Topeka Point-of-Sale Study*. Following the presentation, Mr. Penning expanded on potential opportunities on air service at Topeka Regional Airport.

**Item 6. Consider Adoption of 2021 MTAA Budget Authorizing Certification to the Shawnee County Clerk.**

Mr. Johnson reported that the MTAA Board is required to file a Certificate with the Clerk of Shawnee County, State of Kansas to certify that a public hearing for the MTAA FY-2021 Budget was held.

As presented to the Board, the 2021 tax levy limit, as determined by computation using the State of Kansas' budget forms, is \$3,654,826 without the submission of a resolution. Based upon the budget as published, the MTAA's Ad Valorem tax levy for FY-2021 will be \$3,595,278. Therefore, a resolution and the notice of vote to adopt are neither one required.

Mr. Johnson stated that each member of the Board is required to sign the Certificate to:

- a. Certify that the Public Hearing for Fiscal Year 2021 Budget was held;
- b. Approve and adopt the Budget as the maximum expenditures for the various funds for 2021;
- c. Certify that the amount of 2019 Ad Valorem Tax is within statutory limitations for the 2021 Budget; and
- d. Authorize Certification to the Shawnee County Clerk.

**Mr. Wright made a motion to adopt the 2021 MTAA Budget and authorized Certification to the Shawnee County Clerk. Mr. Munson seconded the motion. Motion carried.**

**Item 7. Consider Quotes for Emergency Repair to Roof at 6424 SE Johnston St. (Bldg. #225).**

Mr. Johnson reported that Building #225 is a 2,720sf cement block and metal panel building that was recently vacated by a long-term tenant. Staff secured a lease with a new tenant to take possession of the building the day after the previous lease expired. After so many years with the previous tenant, it was necessary to renovate the interior office space with future plans to address the exterior. One section of the roof is in good condition; however, the upper roof is in need of immediate replacement.

Due to the urgent need to replace the leaking roof, staff obtained quotes from three roofing contractors for the work. The scope of work was identified to include demolition and disposal of the existing roof; installation of fully adhered 2" PolyISO insulation board; installation of fully adhered 60-mil white TPO; and warranty period of the standard 20-year manufacturer's warranty.

Company	Details of Quote	Price
JB Turner & Sons Roofing & Sheet Metal	Remove existing roof; install 2" ISO board over deck; install 60 mil mechanically attached TPO; install metal coping and drip edge. 20-year warranty	\$16,000
Gardner Roofing, Inc.	Tear off existing EPDM and gravel roofing; install 2" ISO board; mechanically fasten 60 mil white TPO rubber roofing; install painted cap metal around all edges. 20-year warranty	\$12,400
Midwest Coating, Inc.	Remove existing roof; install 2" ISO board over deck; install 60 mil mechanically fastened Mule-Hide TPO; install metal 2-piece coping cap. 20-year warranty	\$12,985

After reviewing the proposals, it was determined that Gardner Roofing, Inc. offered the best value for the cost as shown. Mr. Johnson recommended the Board authorize staff to contract with Gardner Roofing, Inc. at a cost of \$12,400.00.

**Mr. Rinner made a motion to approve the quote provided by Gardner Roofing, Inc. at a cost not to exceed Twelve Thousand Four Hundred Dollars and No Cents (\$12,400.00). Mr. Wright seconded the motion. Motion carried.**

**Item 8. Consider Approval of WSP USA, Inc. Agreement No. 30900280 - Task Order No. 0 – CARES Act Projects.**

Mr. Johnson reported that the MTAA received a CARES Act grant of nearly \$17 Million dollars for projects identified in the On-Call agreement with WSP. These projects were included specifically because of this grant. While most are AIP eligible, it is unlikely these would compete well enough to receive discretionary funding. Staff met with WSP to determine priorities of the projects. To develop a comprehensive plan to move forward, WSP proposes to develop individual program tasks to establish the scope, schedule and budgets for the individual projects.

Task Order No. 0 will assist in determining better cost estimates for each project. Much of this work is required during the design phase of each project and will ultimately reduce those costs. At this point it is unclear with the FAA if the Independent Fee Estimate (IFE) is required for the CARES Act grants. However, Staff is taking the necessary steps to have the IFE completed as a cost negotiating tool, if needed.

Mr. Johnson requested the Board to consider approval, pending the completion of the IFE, of Task Order No. 0 – CARES Act Projects - Preliminary Engineering, as submitted by the WSP USA, Inc., for a total amount of \$158,475.00.

**Mr. Rinner made a motion to approve Agreement No. 30900280 – Task Order No. 0 – Cares Act Projects as presented by WSP USA Inc., subject to FAA approval and the completion of the Independent Fee Estimate, in the amount not to exceed One Hundred Fifty-Eight Thousand Four Hundred Seventy-Five Dollars (\$158,475.00). Mr. Wright seconded the motion. Motion carried.**



**Information Only Items:**

**Item 9. Monthly Reports**

**9.a. Intergovernmental Cooperation Council – No Summer Meetings**

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

Mr. Johnson provided the following report:

- Taxiway B-C Project at Billard is progressing. Construction is delayed about a week due to rain, but the contractor is making every effort to wrap it up. It is fully expected that the project construction will be completed within the next month.
- This is very early but a group of people recently requested a meeting to discuss their interest in having an airshow next year. No details yet but it is a solid year out. This is a lot of work and is not cheap. On the plus side, it helps to remind people that there are a couple airports here in Topeka.

**9.c. Economic Development & Leasing Activity – Mr. Johnson / Mr. Sheehy**

Mr. Johnson provided the following report:

- The current tenant in Bldg. #260 is needing a larger space, so plans are to show Bldg. #624 immediately. This is the building just vacated by Rural Development. This building will need considerable work to prepare it for lease.
- If a lease is agreed to on Bldg. #624, there is a prospective tenant looking at Bldg. #260 next week. Bldg. #260 is in good condition and is move-in ready. The prospective tenant may need vehicle access into the warehouse, so some modifications to the building may be needed.

July Leasing Activity –

Mr. Sheehy provided the following report:

- **LEASE ACTIVITY** (CPI used for July is 0.3%)
  - **RENEWED LEASES**
    - NFI Interactive Logistics (Pkg. Lot #12) – (2% Inc)
  - **OPTIONS EXERCISED**
    - Southeast KS Educational Service Center (Greenbush) – (2% Inc)
  - **INCREASES**
    - Four (4) lease received a 2.0% increase and three (3) leases received a CPI increase.
  - **DECREASES** – None
- Rental income increased to \$170,278 or approximately \$2,043,336 per year.
- **DELINQUENT ACCOUNTS (as of 07/31/2020)**
  - Paul Kirk dba Advance Street Rod Design – Account is delinquent for some of March charges and all of April, May, June and July invoices;
  - Heartland Tree Service – Account is delinquent for July invoice;
  - Tony Lynch – Account is delinquent for June and July invoices;
  - Mark Lewis Properties – Rent and Utility accounts are delinquent for July invoices;
  - Prometal Fabrications – Account is delinquent for July invoice;
  - R&R Pallet – Account is delinquent for a portion of the June and all of July invoices;
  - Rural Development Corporation – Partial payment was received for the March, April, May & June invoices and no payments were received for July invoices on rent or utility accounts.

**9.d. Monthly Financial Reports – Ms. Trobough**

Ms. Trobough provided the following report:

- The report for the month ending **07/31/20** reflects revenue to be \$48,542 more than budgeted which is a net result from:
  - a. Taxes and Assessments receipts remain at \$96,880 under budget;
  - b. Landing Fees are \$26,666 under budget;
  - c. Contract Agreements are \$3,083 more than budgeted;
  - d. Fuel Flowage Fees are \$26,042 under budget;
  - e. Passenger Facility Charges are \$121 more than budgeted;
  - f. Lease & Rental Fees actual income reflects to be \$166,176 more than the budgeted amount;
  - g. Reimbursements total to be \$3,908 ahead of budget;
  - h. CD Interest income is \$35,886 more than the anticipated budget;
  - i. Gain on Sale of Assets is \$3,442 ahead of budget;
  - j. Water/Sewer sales are \$37,730 less than budgeted with Water/Sewer Costs reflecting to be \$22,092 under the budgeted cost.
- Overall, the operating expenses are in-line with the anticipated budget and depict a favorable budget variance of \$542,504.
- Capital Improvement purchases made during the month of July are as follows:
  - a. **ECONOMIC DEVELOPMENT/EMERGENCY NEEDS** – Purchase of the Board approved 1994 International Pierce Pumper firetruck from Shawnee Heights Fire District at a total cost of \$21,000.

**Mr. Wright moved to accept and file the combined Monthly Financial Report as presented for the month ended July 31, 2020. Mr. Rinner seconded the motion. Motion carried.**

**Item 10. Executive Session**

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

**Adjournment**

Vice-Chairman Wright asked if there was any further business to discuss, hearing none, he 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 September 15, 2020.

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Michael R. Munson, Secretary

Office of: President

To: Board of Directors

From: Eric M. Johnson 

Subject: **Consider Bids Received on One (1)  
New and Unused Commercial  
Chassis Firetruck with 1500 GPM Pump  
(Board Action Required)**



Date: September 9, 2020

In the 2020 budget we planned for the purchase on a new fire engine to replace one of the two 1992 Spartan fire engines. As the Board is aware, both of these Spartan trucks have exceeded their useful service lives and only one remains marginally operational.

Staff advertised a solicitation for bids which were opened publicly on September 9, 2020. We received three bids for the equipment with a fourth vendor declining to place a bid. The low bid meeting our specifications was submitted by Hays Fire & Rescue Sales & Service at a total cost of \$343,610.00.

We budgeted \$350,000 for the fire trucks so this falls within the budgeted amount. It is my recommendation the Board authorize staff to purchase the Commercial Chassis Firetruck with 1500 GPM Pump from Hays Fire & Rescue Sales & Service at a cost of Three Hundred Forty-Three Thousand Six Hundred Ten Dollars (\$343,610.00).

If you have any questions, please do not hesitate to contact me.

**Metropolitan Topeka Airport Authority**  
**One (1) New and Unused Commercial Chassis Firetruck with 1500 GPM Pump**  
**Bid Tabulation**

**September 9, 2020 10:00 a.m.**  
**(Bids opened in order of receipt)**

Company	Description	Bid Amount	Exceeds Specs / (Exception Noted)
Roger Brown Conrad Fire Equipment Inc. 19922 W. 162 <sup>nd</sup> St. Olathe, KS 66062		Letter stating NO BID	
John House II Danko Emergency Equipment 302 E. 4 <sup>th</sup> St. PO Box 218 Snyder, NE 68664	Danko 1500 GPM Pumper installed on a Freightliner M2 106 Crew Cab Chassis	\$376,448.00	(Multiple exceptions.)
Jacob Moomau Spencer Manufacturing Inc. 165 Veterans Blvd. South Haven, MI 49090	Spencer 1500 GPM Pumper installed on a Freightliner M2 106 Crew Cab Chassis	\$374,704.00	(Hose bed on front bumper not crosslay.)
<b>Greg Moody</b> <b>Hays Fire &amp; Rescue Sales &amp; Service</b> <b>1151 Moe Road</b> <b>Hays, KS 67601</b>	<b>Rosenbauer FX Pumper</b> <b>w/1500 GPM Pump</b> <b>installed on a</b> <b>Freightliner M2 106 Crew Cab Chassis</b>	<b>\$343,610.00</b>	

Office of: President  
To: Board of Directors

From: Eric M. Johnson

Subject: **Consider Bids Received on Two (2) New  
and Unused Half-Ton Full-Size 4 WD Crew  
Cab Pickups (Board Action Required)**



Date: September 9, 2020

In the 2020 budget we planned for the purchase of a new police patrol vehicle and a new Operations vehicle. The police vehicle will replace the last Crown Victoria that we received from the City of Topeka as it has nearly 200,000 miles on it. The Operations vehicle will replace our 2006 F150 that will now be dedicated to operations at Billard Airport.

Staff advertised a solicitation for bids which were opened publicly on September 9, 2020. The bids ranged from \$66,542.00 to \$76,598.00 for both trucks. Unfortunately, the low bid is not available for 4-6 months. The second low bid is available in approximately 8 weeks and meets specifications. The third and highest bid is available immediately but will require an upgraded alternator. An aftermarket 240-amp alternator is available for the trucks for approximately \$300.00. While we are always frugal with taxpayer funds, waiting up to 6 months for a patrol vehicle is not optimal. For this reason, I don't believe the low bid is responsive since we asked for delivery within 30 days.

We budgeted \$50,000 for each of the trucks and the bids fell well below the budgeted amount including radio's, lights and equipment. Given the wait time and prices of the new trucks, I believe the decision is between the Ram 1500 trucks at a total cost of \$70,214.24 from Ellis Boys in Holton and the Ford F150 at a total cost of \$75,289.00 from Laird Noller Ford in Topeka.

If you have any questions, please do not hesitate to contact me.



**Metropolitan Topeka Airport Authority**  
**Two (2) New and Unused Half-Ton Full-Size 4 WD Crew Cab Pickups**  
**Operations & Police/Fire Vehicles**  
**Bid Tabulation**

**September 9, 2020 1:00 p.m.**  
**(Bids opened in order of receipt)**

Company	Vehicle	Year - Make - Model	Bid Amount	Exceeds Specs / (Exception Noted)
Adam Ellis Ellis Boys Chrysler Dodge Jeep Ram 430 S. Arizona Ave. Holtan, KS 66436	Operations	2021 Ram 1500	\$35,062.12	Posi-Trac System; Sliding Rear Window; Trailer Brake Controller & Hitch (White Exterior; Carpet Floors; Delivery 6-8 Weeks)
	Police/Fire	2021 Ram 1500	\$35,152.12	Posi-Trac System; Sliding Rear Window; Trailer Brake Controller & Hitch (Carpet Floors; Delivery 6-8 Weeks)
Jay Cooper Shawnee Mission Ford 11501 Shawnee Mission Parkway Shawnee, KS 66203	Operations	Ellis Boys Total Bid	\$70,214.24	
		2021 Ford F-150 XL	\$33,271.00	(200amp Alternator; Black Interior; Delivery 120-180 Days)
	Police/Fire	2021 Ford F-150 XL	\$33,271.00	(200amp Alternator; Black Interior; Cloth rear seat; Delivery 120-180 Days)
		Shawnee Mission Ford Total Bid	\$66,542.00	
Mark Hobart Laird Noller Ford 2245 S. Topeka Blvd. Topeka, KS 66611	Operations	2020 Ford F-150 XL	\$38,299.00	Delivery 30 Days
		2020 Ford F-150 XL	\$36,990.00	Delivery 30 Days (White Exterior)
	Police/Fire	2020 Ford F-150 XL	\$38,299.00	Delivery 30 Days
		2020 Ford F-150 XL	\$36,990.00	Delivery 30 Days (White Exterior)
		Laird Noller Ford Total Bid	\$75,289.00 \$76,598.00	Ops - White / P&F - Black Ops - Black / P&F - Black

Office of: President

To: Board of Directors

From: Eric M. Johnson



Subject: **Consider Bids Received on  
Maintenance Equipment (Board Action Required)**



Date: September 9, 2020

Attached for the Board's review are the bid tabulations from the Bid Openings held August 31, 2020 for the purchase of Maintenance Equipment included in the Equipment line on the 2020 budget.

**7.a. Two (2) New and Unused Diesel Tractors (One Equipped with Loader Bucket)**

These tractors will pull rotary mowers and replace tractors we currently own which are obsolete and have far exceeded their useful service life. One of the tractors will also be equipped with a front loader bucket for use at Billard Airport.

We advertised a Request for Bids and received six (6) bids. The apparent low qualified bid was submitted by Rossville Truck and Tractor. They offered new and unused Case IH 105A tractors that substantially meet the specifications. Both can be delivered within 30 days from the date of order. This equipment meets or exceeds the bid specifications with the exception of the fuel tank capacity. Our specifications called for a 30-gallon tank while this equipment has a 29-gallon tank. The total cost for two tractors, with one equipped with a loader bucket, is \$138,900.00.

I recommend the Board accept the bid provided by Rossville Truck and Tractor and approve the purchase of two new and unused Case IH 105A tractors and one Case 2575 loader bucket for a total cost of One Hundred Thirty-Eight Thousand Nine Hundred Dollars (\$138,900.00).

**7.b. Two (2) New and Unused Fifteen Foot (15') Flexible Rotary Mowers**

These mowers will replace equipment that has exceeded its useful service life.

We advertised a Request for Bids and received seven (7) bids. After careful consideration, we feel the best equipment for our application is the LandPride RC5715 offered by Heritage Tractor.

The mowers can be delivered within 60 days from the date of order at a cost of \$16,250.00 each. I recommend the Board accept the bid provided by Heritage Tractor Inc. and approve the purchase of the Land Pride RC5715 15' flexible rotary mower at a total cost of Thirty-Two Thousand Five Hundred Dollars (\$32,500.00).

**7.c. Three (3) New and Unused Zero-Turning Radius Mowers**

We advertised a Request for Bids and received six (6) bids. Moridge Manufacturing Inc. provided the lowest qualified bid of \$12,297.00 each and can deliver three units within 30 days.

These mowers are typically used on a daily basis during mowing season to maintain the Business Center and for detail work on our airfields. I request the Board of Directors authorize the purchase of three (3) Grasshopper 325D/72RD Zero Turn Radius mowers at a cost not to exceed Thirty-Six Thousand Eight Hundred Ninety-One Dollars (\$36,891.00).

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

**Metropolitan Topeka Airport Authority**  
**Two (2) New and Unused Diesel Tractors (Minimum 85 HP PTO)**  
**One (1) Tractor to be Equipped with 85" Loader Bucket**  
**Bid Tabulation**

**August 31, 2020 10:00 a.m.**  
**(Bids opened in order of receipt)**

Company	Make - Model	Bid Amount		Exceeds Specs / (Exception Noted)
Chantel Heinen Heinen Repair Service Inc. 13424 Edwards Rd. Valley Falls, KS 66088	Mahindra 6075 PST Mahindra 6075 PST w/ Loader	\$35,145.00 \$42,495.00	\$77,640.00	(75 HP PTO)
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	JD5100M JD5100M w/540M Loader	\$60,200.00 \$68,500.00	\$128,700.00	(Delivery 180 Days from bid award)
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	JD6105E JD6105E/H310 Loader	\$59,900.00 \$69,700.00	\$129,600.00	87 HP PTO (Delivery 170 Days from bid award)
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	JD6105E JD6105E/H310 Loader	\$66,000.00 \$72,900.00	\$138,900.00	87 HP PTO; 24 speed transmission; In-stock - Delivery 30 Days from bid award
Alan Martinek Rossville Truck & Tractor 12635 NW Hwy 24 - PO Box 38 Rossville, KS 66533	Case IH 105A Case IH 105A w/Case 2575 Loader		\$103,338.84	92 HP PTO; Delivery 10/15/2020 (29 Gallon Fuel tank)
Grant Meinhardt KanEquip Inc. 408 Lincoln Ave. Wamego, KS 66547	New Holland 110 New Holland 110 w/632TL Loader	\$53,350.00 \$56,850.00	\$110,200.00	Shipping weight 8367lbs. (Wheelbase 88.9"); (29 Gallon Fuel Tank); (Delivery 04/15/2021)

**Metropolitan Topeka Airport Authority**  
**Two (2) New and Unused Fifteen Foot (15') Flexible Rotary Mowers**  
**Bid Tabulation**  
**August 31, 2020 10:30 a.m.**  
**(Bids opened in order of receipt)**

Company	Year - Make - Model	Bid Amount	Exceeds Specs / (Exception Noted)
Michael Shuck Shuck Implement Co. Inc. 1924 E. 1450 Rd. Lawrence, KS 66044	Woods BW15.50	2 @ \$12,708 = \$25,416.00	15" Max. Cutting Height; Category 6 Driveline; Splitter Gearbox 210HP; Wing & Center Gearbox 200HP (Swivel Clevis Hitch); (Delivery 45 days after contract); (Wing drive shafts are Category 4); (No slip clutch at gear box)
Chantel Heinen Heinen Repair Service Inc. 13424 Edwards Rd. Valley Falls, KS 66088	Mahindra 15' Flexwing	2 @ \$14,960 = \$29,920.00	(Ball hitch not available); (No slip clutch at gear box)
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	LandPride RC5715	2 @ \$16,250 = \$32,500.00	
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	John Deere M15	2 @ \$16,400 = \$32,800.00	
Donald Hook Sloop Sales & Hook's Repair Inc. 27337 S. 75 Hwy Lyndon, KS 66451	Bush Hog 3815HD	2 @ \$17,500 = \$35,000.00	Heavier Gear Boxes; 7-gauge Decks with double skin 11-gauge Center Top
Alan Marfinek Rossville Truck & Tractor 12635 NW Hwy 24 – PO Box 38 Rossville, KS 66533	Bush Hog 2215	2 @ \$14,027.30 = \$28,054.60	Category 6 Driveline; 250HP Transfer Gearbox; 225HP Cutting Gearbox; Delivery 10/15/2020 (Ball hitch not available); (No slip clutch at gear box)
Grant Meinhardt KanEquip Inc. 408 Lincoln Ave. Wamego, KS 66547	LandPride RC5715	2 @ \$16,500 = \$33,000.00	(Delivery 60 days)



**Metropolitan Topeka Airport Authority**  
**Three (3) New and Unused Zero-Turning Radius Mowers**  
**Bid Tabulation**

**August 31, 2020 11:00 a.m.**  
**(Bids opened in order of receipt)**

Company	Make - Model	Bid Amount	Exceeds Specs / (Exception Noted)
Justin Eicher Morigde Manufacturing Inc. PO Box 810 Moundridge, KS 67107	Grasshopper 325D/72RD	3 @ \$12,297 = \$36,891.00	12 Gallon Fuel Capacity; 7-gauge side skirts on cutting deck' 1" - 5" cutting height range; Delivery 30 Days
Chantel Heinen Heinen Repair Service Inc. 13424 Edwards Rd. Valley Falls, KS 66088	Hustler 938266 Hustler 938258 Hustler 941286	3 @ \$13,406 = \$40,218.00 3 @ \$13,019 = \$39,057.00-----→ 3 @ \$12,205 = \$36,615.00-----→	(Side Discharge) (Gasoline powered engine)
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	John Deere 1570	3 @ \$22,200 = \$66,600.00	37HP; 16 Gallon Fuel Capacity; 7-gauge mower deck; Delivery 60 Days
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	John Deere 2997	3 @ \$17,300 = \$51,900.00	37HP; Delivery 60 Days (Side Discharge)
Ryan Tenbrink Heritage Tractor Inc. 2701 NW 24 Hwy Topeka, KS 66618	John Deere 299HR	3 @ \$12,900 = \$38,700.00	Delivery 60 Days (24.7HP); (Side Discharge)
Grant Meinhardt KanEquip Inc. 408 Lincoln Ave. Warren, KS 66547	Kubota ZD1211	3 @ \$23,400 = \$43,800.00	8-gauge steel; Deluxe suspension seat; Sealed deck spindle bearings (24.8HP)

Office of: President

To: Board of Directors

From: Eric M. Johnson



Subject: **Consider Bids Received on Design-Build  
Roof Replacement Bids (Board Action Required)**



Date: September 9, 2020

Attached for the Board's review is the bid tabulation from the Bid Openings held September 9, 2020 for the roof replacements on three (3) buildings. This expenditure is included in the 2020 budget in line item 92300 - Capital Improvements - Buildings.

MTAA advertised a Request for Proposal (RFP) for design-build services for the roof replacements. Proposals were received from five (5) roofing vendors.

**8.a. 3600 NE Sardou (Bldg. #14)**

Building #14 at Billard Airport is a 7,900sf brick and wood hangar, repurposed as the MTAA maintenance shop. Overall, the building is in good condition. The roof is in poor condition and requires replacement. Of the five proposals, Midwest Coating provided the most complete and cost-effective bid. While one bid was less, it did not include removal of the existing roof system.

Midwest Coating's proposal includes complete removal of the old roof system, inspection of the wood decking, and installation of 2" ISO board with a mechanically attached 60-mil TPO roof system. Midwest Coating provided the best value for the cost of any proposal. The new roof system comes with a 20-year manufacture warranty. Midwest Coating will replace all fascia board and install new gutters and downspouts as part of the project.

I recommend the Board authorize staff to contract with Midwest Coating at a cost of Fifty-Seven Thousand Two Hundred Ten Dollars and No Cents (\$57,210.00).

**8.b. 6510 SE Forbes Ave. (Bldg. #620)**

Building #620 is a 9,226sf metal building with metal and brick veneer that is in good overall condition. The roof is in poor shape that requires replacement. Of the five proposals, Midwest Coating provided the most complete and cost-effective bid. While one bid was less, it did not meet our request for 2" ISO board to be installed.

Midwest Coating's proposal includes installation of EPS and 2" ISO board in flutes of metal roofing, ½" Structodek over the insulation, and installation of a mechanically attached 60-mil TPO roof system. Midwest Coating provided the best value for the cost of any proposal. The new roof system comes with a 20-year manufacture warranty. Midwest Coating will seal all gutters as needed.

I recommend the Board authorize staff to contract with Midwest Coating at a cost of Forty-Eight Thousand Eighty-Seven Dollars and Seventy Cents (\$48,087.70).

**8.c. 6800 SE Forbes Ave. (Bldg. #624)**

Building #624 is a 24,992sf cement building with metal and cement siding that is in good overall condition. The roof is in poor condition and requires replacement. Of the five proposals, Midwest Coating provided the most complete and cost-effective bid.

Midwest Coating's proposal includes removal of the old EPDM roof and all ISO board and installation of a 2" ISO board and mechanically attached 60-mil TPO roof system. Midwest Coating provided the best value for the cost of any proposal. The new roof system comes with a 20-year manufacture warranty. Midwest Coating will replace all gutters and downspouts on the building.

I recommend the Board authorize staff to contract with Midwest Coating at a cost of One Hundred Fourteen Thousand Seven Hundred Seventy-Three Dollars and No Cents (\$114,773.00).

If you have any questions, please do not hesitate to contact me.

# Metropolitan Topeka Airport Authority

## Design Build Roof Replacement Projects

### Bid Tabulation

**September 9, 2020 1:30 p.m.**  
(Bids opened in order of receipt)

Roofing Company	Bldg. #14 (Item 8.a.)	Bldg. #620 (Item 8.b.)	Bldg. #624 (Item 8.c.)	Roofing Material (Deviations to Specifications)	Warranty
Adam Hoffman Midwest Coating 3830 NW 16 <sup>th</sup> Topeka, KS 66618	<b>\$57,210.00</b>	<b>\$48,087.70</b>	<b>\$114,773.00</b>	60 mil TPO	20 Year
Cole Meredith Delta Innovative Services 4141 Fairbanks Ave Kansas City, KS 66106	<b>\$112,000.00</b>	\$75,000.00	\$189,000.00	60 mil TPO (8.b. ½" ISO)	20 Year
Jeff Gordon Premier Contracting Inc. 3940 S. Ferree Kansas City, KS 66103	<b>\$131,875.00</b>	\$64,876.00	\$220,050.00	60 mil TPO	20 Year
Brian O'Neill J.B. Turner and Sons P.O. Box 19525 Topeka, KS 66619	<b>\$61,809.00</b>	\$64,876.00	\$177,872.00	60 mil TPO (8.a. roof remains ½" ISO) (8.b. ½" ISO)	20 Year
Shawn Myers Meridian Roofing Solutions (Option A) 1275 SW Topeka Blvd. Topeka, KS 66612	<b>\$80,565.00</b>	\$57,092.00	\$227,379.00	60 mil TPO (8.a 1½" ISO / barrel - ½" ISO) (8.b. ½" ISO) (8.c. 2"ISO + tapered ISO)	20 Year
Shawn Myers Meridian Roofing Solutions (Option B) 1275 SW Topeka Blvd Topeka, KS 66612	<b>\$41,273.00</b>	\$47,464.00	\$126,862.00	60 mil TPO (8.a roof remains ½" ISO) (8.b. ½" ISO & No drains)	20 Year



Office of: President

To: Board of Directors

From: Eric M. Johnson



Subject: **Consider Bids Received on Window and Door Replacement at 6800 SE Forbes Ave. (Bldg. #624). (Board Action Required)**



**MTAA**

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL  
AIRPORT & BUSINESS CENTER

BILLARD AIRPORT

Date: September 9, 2020

Building #624 was recently returned to MTAA at the end of August following a lease of more than 30 years. The building is a concrete structure in good overall condition but will require multiple improvements. The north walk-through doors require replacement due to rust and age. A window on the north side of the building was removed and infilled with plywood by a previous tenant that will require a window to be reinstalled. All five (5) sets of sliding windows (10 panes of glass) have failed on the west side of the building requiring replacement. One set of double doors on the west side has failed due to rust and age, requiring replacement with a hollow metal store front door and sidelight to match the other existing business entrance.

MTAA received three proposals for the replacement of these items. We determined Pro Keyless Entry and Hardware provided all required workmanship and materials at the most competitive price.

Vendor	Item	Price
Pro Keyless Entry & Hardware 3720 NW 62 <sup>nd</sup> St. Topeka, KS 66618 785-207-1906	Replace window panes Storefront door and sidelight Replace double man door Fixed window install	\$15,635.00
Binswanger Glass 211 SW 37 <sup>th</sup> St. Topeka, KS 66611 785-267-4090	Replace sliding window systems Storefront door and sidelight Replace double man door Sliding window install	\$21,427.00
City Glass 2017 W 6 <sup>th</sup> Ave Topeka, KS 66606 785-233-5650	Replace window panes Unable to quote storefront Unable to quote man door Fixed window install	\$2,240.00

I recommend the Board authorize staff to contract with Pro Keyless Entry & Hardware at a cost of Fifteen Thousand Six Hundred Thirty-Five Dollars and No Cents (\$15,635.00). Funds are available in the 2020 budget in line item 92300 - Capital Improvements - Buildings.

If you have any questions, please do not hesitate to contact me.



Office of: President

To: Board of Directors

From: Eric M. Johnson



Subject: **Consider Quotes Received on Roof Top Unit  
Replacement at 6515 SE Johnston St.  
(Bldg. #260). (Board Action Required)**



**MTAA**

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL  
AIRPORT & BUSINESS CENTER

BILLARD AIRPORT

Date: September 9, 2020

In 2019, Building #260 was returned to the MTAA following a long-term lease. MTAA staff made several repairs and improvements and the building was leased again at fair market value. With the new lease, the MTAA retained responsibility for the roof and due to the age, we also maintained responsibility for the Heating, Ventilation, and Air Conditioning (HVAC). The HVAC Roof Top Unit (RTU) located at Building #260 is original to the building. Building #260 was constructed in the early 1970's making this RTU approximately 50 years old. Normal life expectancy for this type of mechanical equipment is 25-30 years. The RTU has failed and is no longer repairable.

MTAA has received three (3) proposals for the replacement of the RTU on Building #260. McElroy's provided the quote with the best value for the price.

Vendor	Unit	Price
McElroy's 3310 SW Topeka Blvd Topeka, KS 66611	8.5 Ton Trane RTU	\$12,615.00
Lower Inc. P.O. Box 1693 Topeka, KS 66601	8.5 Ton Carrier RTU	\$15,132.00
DeBacker's 1520 SE 10 <sup>th</sup> St Topeka, KS 66607	8.5 Ton Carrier RTU	\$14,500.00

I recommend the Board authorize staff to contract with McElroy's at a cost of Twelve Thousand Six Hundred Fifteen Dollars and No Cents (\$12,615.00). Funds are available in the 2020 budget in line item 92300 - Capital Improvements - Buildings.

If you have any questions, please do not hesitate to contact me.

# Activity Report



## Topeka Regional Airport

FOE FAA TOWER OPERATIONS	Aug-20	Aug-19	Aug-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Aug	Calendar Yr Totals	Y-T-D Through Aug	Calendar Yr Totals
Air Carrier	0	6	4	55	180	265	96	126
Air Taxi	39	37	29	247	236	373	281	390
Itinerant General	755	373	349	3,839	3,090	5,007	3,060	4,283
Itinerant Military	572	524	151	3,938	3,766	5,765	1,770	2,503
Local Civil	192	42	36	825	402	710	303	425
Local Military	450	521	21	5,728	4,210	6,475	1,190	1,915
GRAND TOTAL	2,008	1,503	590	14,632	11,884	18,595	6,700	9,642

PASSENGER ACTIVITY	Aug-20	Aug-19	Aug-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Aug	Calendar Yr Totals	Y-T-D Through Aug	Calendar Yr Totals
<b>COMMERCIAL SERVICE</b>								
Passengers Enplaned	-	-	-	-	-	-	-	-
Passengers Deplaned	-	-	-	-	-	-	-	-
Aircraft Landed	-	-	-	-	-	-	-	-
<b>CHARTERS</b>								
Passengers Enplaned	-	269	150	2,075	2,619	4,663	1,866	3,288
Passengers Deplaned	-	281	162	2,029	2,234	3,853	1,951	3,077
Aircraft Landed	-	4	2	56	58	90	56	76
<b>MILITARY CHARTERS</b>								
Passengers Enplaned	-	-	-	150	8,490	8,539	721	721
Passengers Deplaned	-	-	-	83	3,571	9,242	407	407
Aircraft Landed	-	-	-	5	58	117	14	27
Combined Total								
Passengers Enplaned	-	269	150	2,225	11,109	13,202	2,587	4,009
Passengers Deplaned	-	281	162	2,112	5,805	13,095	2,358	3,484



## Billard Airport

TOP FAA TOWER OPERATIONS	Aug-20	Aug-19	Aug-18	2020	2019		2018	
				Accumulated Totals Y-T-D	Y-T-D Through Aug	Calendar Yr Totals	Y-T-D Through Aug	Calendar Yr Totals
Air Carrier	0	10	0	0	10	19	2	6
Air Taxi	86	101	158	525	695	1,163	1,286	1,704
Itinerant General	1,177	1,042	0	7,035	7,715	11,637	7,388	10,258
Itinerant Military	34	60	53	303	489	733	788	1,129
Local Civil	760	410	0	3,864	3,924	5,992	4,452	6,104
Local Military	2	10	2	138	16	22	54	56
GRAND TOTAL	2,059	1,633	213	11,865	12,849	19,566	13,970	19,257





**MTAA**

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL AIRPORT & BUSINESS CENTER | BILLARD AIRPORT

DELINQUENT ACCOUNTS AS OF AUGUST 31, 2020											
NAME OF BUSINESS		TOTAL PAST DUE	AUGUST 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	RENT/FC	\$11,560.98	\$2,414.97	\$2,423.62	\$2,244.12	\$2,244.12	\$2,234.15	X	X		
HEARTLAND TREE SERVICE	RENT/FC	\$613.57	\$309.07	\$304.50	\$0.00	\$0.00	\$0.00	X	X		
T & J AUTO REPAIR	RENT/FC	\$4,211.97	\$1,745.88	\$1,729.75	\$736.34	\$0.00	\$0.00	X	X		
PROMETAL FABRICATIONS	RENT/FC	\$2,214.10	\$1,107.29	\$1,106.81	\$0.00	\$0.00	\$0.00	X	X		
R&R PALLET OF GARDEN CITY INC	RENT/FC	\$23,614.47	\$22,465.87	\$343.77	\$804.83	\$0.00	\$0.00	X	X		
RURAL DEVELOPMENT CORP	RENT/FC	\$27,916.52	\$426.39	\$12,042.61	\$3,861.88	\$3,861.88	\$7,723.76	X	X		X
SUBTOTAL		\$70,131.61	\$28,469.47	\$17,951.06	\$7,647.17	\$6,106.00	\$9,957.91				
- VACATED TENANTS -											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
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	\$1,718.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,718.00	X	X		
MIAMI AIR INTERNATIONAL	LANDING FEES	\$2,428.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,428.00				X
SWIFT AIR LLC	LANDING FEES	\$4,982.90	\$0.00	\$0.00	\$0.00	\$0.00	\$4,982.90	X	X		
UNITED AIRLINES	LANDING FEES	\$632.00	\$632.00	\$0.00	\$0.00	\$0.00	\$0.00				
SUBTOTAL		\$9,760.90	\$632.00	\$0.00	\$0.00	\$0.00	\$9,128.90				
PHILIP BILLARD:											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
WATER & SEWER:											
GRANDMOTHERS		\$486.35	\$7.19	\$479.16	\$0.00	\$0.00	\$0.00	X	X		
SUBTOTAL		\$486.35	\$7.19	\$479.16	\$0.00	\$0.00	\$0.00				
GRAND TOTALS											
		\$80,378.86	\$29,108.66	\$18,430.22	\$7,647.17	\$6,106.00	\$19,086.81				

**ACTION LEGEND:**

TEL - CONTACTED BY TELEPHONE/IN PERSON

LTR - SENT STATEMENT, LETTER, EMAIL

AGR - PAYMENT AGREEMENT

Metropolitan Topeka Airport Authority  
Monthly Leasing Activity Report  
August 2020

May 2020 CPI is 0.1%

ANNUAL RENT

TENANT	ADDRESS (FACILITY #)	FROM	TO
<b>NEW:</b>			
Phoenix Recovery of Kansas LLC	6424 SE Johnston St. (#225)	\$0.00	\$15,166.46
<b>RENEWALS DUE:</b>			
NONE		\$0.00	\$0.00
<b>OPTIONS:</b>			
Michelle & Duke Koelling dba MDK (CPI Inc)	201 SE University Blvd. (#801)	\$14,281.03	\$14,295.31
<b>INCREASES:</b>			
Combat Air Museum (CPI Inc)	7016 & 7022 SE Forbes Ave. (#602 & #604)	\$3,374.75	\$3,378.12
Freeman Holdings, LLC- (CPI Inc)	Facility #178	\$727.36	\$728.09
Freeman Holdings, LLC- (7% Inc)	6800 SE Ross St. (#613)	\$9,239.89	\$9,886.68
Heartland Airplanes LLC (2% Inc)	3600 NE Sardou Ave. #9	\$2,894.03	\$2,951.91
JS Lewis Inc. (CPI Inc)	255 SE 70th St. (#415)	\$4,417.48	\$4,421.90
Kaw Valley Aviation (CPI Inc)	3600 NE Sardou Ave. #7	\$15,028.23	\$15,043.26
Kaw Valley Aviation (CPI Inc)	3600 NE Sardou Ave. T-Hangars & FBO Ops	\$43,991.19	\$44,035.18
Rural Development Corporation (CPI Inc)	6821 SE Ross St. (#638) & 200 SE Airport West Dr. (#818)	\$22,240.33	\$22,262.57
<b>DECREASES:</b>			
Joe Conroy Contractor Inc.	6424 SE Johnston St. (#225)	\$15,166.46	\$0.00
<b>MISCELLANEOUS:</b>			
NONE		\$0.00	\$0.00

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

New Annl. Rate	\$132,169.48
Old Annl. Rate	\$131,360.75
Annual Diff.	\$808.73
/12	\$67.39
Mo. Adj.	\$0.00
Mo. Incr. (Decr.)	\$67.39

Metropolitan Topeka Airport Authority  
Monthly Gross Rental Income Report  
August 2020

TOPEKA REGIONAL AIRPORT

	TENANT		FACILITY	MONTHLY RENT
1	Air National Guard		Jt. Use. Agreement	\$5,465.83 *
2	American Flight Museum	1	612	\$1,274.65
3	Combat Air Museum	2,3	602/604	\$281.51
4	Freeman Holdings LLC	4	600	\$1,604.11
	" "	5	601	\$4,074.46
	" "	6	178	\$60.67
	" "	7	609	\$2,354.31
	" "	8	610 - Suite 10,11	\$5,265.57
	" "	9	Land Lease (#613)	\$823.89
	" "	10	619	\$2,269.58
	" "	11	627	\$491.97
	" "	12	697	\$375.46
5	Gary Properties LLC	13	626	\$1,755.50
6	Haselwood Farm Inc.	14	Farm	\$159.59 ***
	Haselwood Farm Inc.	15	Farm A	\$102.79 ***
	Haselwood Farm Inc.	16	Farm B	\$725.88 ***
	Haselwood Farm Inc.	17	Farm C	\$94.69 ***
7	Pettit, Brooks	18	603 - 240sf	\$50.00
8	Shawnee County	19	667 (Firing Range)	\$509.00 ****
9	Topeka Police Dept.	20	669 (Firing Range)	\$101.36 ***
				\$27,840.82



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	\$2,244.00
2 AT&T Services, Inc.	4 280	\$472.19
3 Advanced Coatings Inc.	5 137	\$842.02 ***
4 Baston Global	6 657	\$1,547.81
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	\$1,603.78
10 DXC Technology	14 Parking Lot #1	\$263.06
" " "	15 Parking Lot #2	\$263.06
" " "	16 Parking Lot #3	\$108.20
" " "	17 Parking Lot #4	\$251.63
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	\$4,377.50
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	\$6,150.00
20 JSLewis, Inc.	27 415	\$368.49
21 KADA Enterprises LLC	28 260E Parking Lot	\$300.00
22 Kansas Sand & Concrete, Inc	29 Axton St - Lot A	\$1,170.21
23 Kirk, Paul L.	30 140	\$1,733.33
24 Klaton Real Estate, LLC	31 Land & Bldg. Lease (#622)	\$1,490.70
25 Koelling, Michelle & Duke d/b/a MDK	32 801	\$1,191.28
26 LMC, Inc.	33 321	\$367.55
" " "	34 Land Lease (#383)	\$226.06
" " "	35 820	\$1,138.55
" " "	36 Land Lease ( #621)	\$253.51
27 Lewis, Mark A. d/b/a M. Lewis Properties	37 248	\$198.13
" " "	38 629	\$452.21
28 Lynch, Tony C. d/b/a T&J Repair	39 114	\$1,574.37
29 MAXIMUS, Inc.	40 Parking Lot #6	\$718.94
30 McPherson Contractors Inc.	41 452	\$1,104.10
31 Mr. O Auto Sales, LLC	42 183	\$323.45
32 Murray, Christopher d/b/a Mid-America Painting	43,44 123/129	\$533.21
33 NFI Interactive Logistics LLC	45 University & Bleckley Lot	\$366.04
34 Phoenix Recovery of Kansas LLC	46 225	\$1,263.87
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	\$555.27
39 Rural Development Corp.	55 281	\$1,778.89
" " "	56 624	\$4,998.40
" " "	57,58 638/818	\$1,855.21
" " "	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	\$10,730.03
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)	\$332.04
44 T.R. Management Inc.	69 154	\$1,004.79
" " "	70 344	\$2,366.19
45 UAR Direct, LLC	71 197	\$917.08
46 Vaerus Aviation, Inc.	72 151	\$1,309.44
47 Washburn Institute of Technology	73 Lot Z University & Dwight	\$500.00
		\$118,599.48

	TENANT		FACILITY	MONTHLY RENT
1	Air Explorer Scouts Post No. 8	1	15	\$102.50
2	Billard Airport Restaurant	2	4 - Suite 2	\$1,038.70
3	Heartland Airplanes, LLC	3	9	\$245.99
4	Hetrick Aviation, LLC	4	26	\$3,477.93
5	Kaw Valley Aviation, LLC	5	T-Hangars, Fuel Farm	\$3,669.60 *****
	" "	6	4 - Suite 5 & 6	\$1,249.64
	" "	7	7	\$1,253.60
6	Riverside Farms LLC	8	Farm	\$2,203.74 ***
7	RJ Meier Farms LLC	9	Farm	\$2,061.68 ***
8	NOAA	10	Weather Station	\$3,536.73
9	New-Jetz, LLC	11	Land (#27)	\$575.72
10	R&B Aircraft	12	10	\$864.49
	" "	13	12	\$54.88
11	Teamsters Local Union #696	14,15,16	1,2,3	\$1,900.28
12	Technical Applications & Consulting	17	17	\$1,669.54
				\$23,905.02

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**GRAND TOTALS**

68	TENANTS	110	FACILITIES	\$170,345.32
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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  
August 2020

	AUG 2020	JUL 2020	JUN 2020	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	47	47	47	48	43	44	42	39	38	39	39
FACILITIES LEASED	73	73	73	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	68	68	68	69	64	68	68	62	62	61	61
FACILITIES LEASED	110	110	110	113	107	110	106	95	98	101	103
MONTHLY LEASE INCOME	\$ 170,345	\$ 170,278	\$ 169,924	\$ 168,545	\$ 155,936	\$ 158,021	\$ 149,460	\$ 131,303	\$ 113,043	\$ 121,201	\$ 119,965
NET CHANGE	\$ 67	\$ 354	\$ 1,380	\$ 12,609	\$ (2,085)	\$ 8,561	\$ 18,157	\$ 18,260	\$ (8,158)	\$ 1,236	\$ (13,347)