

MTAA Board Meeting 3:00 PM

Tuesday, October 19, 2021

*****PLEASE NOTE CHANGE IN MEETING LOCATION*****

Philip Billard Airport

3600 NE Sardou Ave., Hangar #15 (Air Explorers Post 8)

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 September 21, 2021.
3. Public Comment.
4. Adopt Agenda.

ACTION ITEMS:

5. Consider Construction of Storm Drain at 6500 SE Forbes Ave. (Buildings 621/623).
6. Consider Additional Funds for Purchase of Used Vehicle for MTAA Maintenance.

INFORMATION ONLY ITEMS:

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



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

Board of Directors

Metropolitan Topeka Airport Authority September 21, 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 Lisa Stubbs, with Erica Garcia-Babb via telephone conference. Brian Armstrong was unable to attend. Also in attendance were:

- Jay Freund of WSP USA, Inc.
- 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 August 10, 2021.

Chairman Wright asked the Board to review the Minutes of the Regularly Scheduled Board Meeting held on August 10, 2021 and inquired if there were any additions, corrections or comments to the Minutes. Mr. Munson asked that the Board Secretary's name be changed from Mr. Munson to Ms. Garcia-Babb on the signature line.

Mr. Munson moved to approve the Minutes of the Regularly Scheduled Board Meeting of August 10, 2021 as amended. Ms. Stubbs 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. Johnson requested the addition of an item to consider the purchase of a street sweeper truck. Chairman Wright stated that Item 5.a. would be added to consider this purchase. **Ms. Stubbs made a motion to adopt the Agenda as amended. Mr. Munson seconded the motion. Motion carried.**

Item 5. Consider Construction of Storm Drain at 6804 SE Ross St. (Hangar 612).

Mr. Johnson reported that on two separate occasions, the MTAA has constructed or reconstructed storm drains to prevent leased hangars from flooding during heavy rains. Hangar 612 is experiencing the same flooding issues during heavy rain downfall. It appears that the existing storm drains located on the apron are overwhelmed causing the water to enter through the hangar doors and flood the building.

Jay Freund, with WSP was consulted to provide an estimated cost of design and construction engineering services for drainage improvements at Hangar 612. A draft version of Task Order No. 3 to the On-Call engineering services contract was presented identifying the cost of these

services to be \$30,090.00 for design services and an estimated amount of \$32,240.00 for the construction engineering services for a total amount of \$62,330.00.

It was reported that the tenant is currently working on plans to install new siding on the hangar and both projects will significantly improve the value of the hangar. Mr. Johnson recommended that the Board approve Task Order No. 3 as presented and authorize his signature on behalf of the MTAA.

Mr. Munson made a motion to approve Task Order No. 3 – 2022 Building 612 Drainage Improvements Design and Construction Phase Services as submitted by WSP USA, Inc. in the total amount of Sixty-Two Thousand Three Hundred Thirty Dollars and Zero Cents (\$62,330.00). Ms. Stubbs seconded the motion. Motion carried.

Item 5.a. Consider Purchase of Street Sweeper Truck.

Mr. Johnson reported that the 2021 Budget includes funds for the replacement of the street sweeper truck for the Maintenance Department. This vehicle is a very useful tool for the removing FOD from the runways, and is available to be used at both FOE and TOP. The current sweeper was purchased new in 1999 and no longer operates as it should.

The Maintenance staff has had multiple vehicles to demo to find the best suitable truck for the MTAA's needs. It has been determined that the TYMCO 600 BAH Regenerative Air Sweeper offered by Armor Equipment provides the most relevant operation for the MTAA. This truck holds the Missouri State Bid Contract and the vendor, Armor Equipment, has extended the contract price of \$231,880.00, a savings of approximately \$15,000.00, to the MTAA.

Mr. Munson made a motion to authorize staff to contract with Armor Equipment for the purchase of the TYMCO Air Sweeper Truck as quoted at a cost not to exceed Two Hundred Thirty-one Thousand Eight Hundred Eighty Dollars and No Cents (\$231,880.00). Ms. Stubbs seconded the motion. Motion carried.

Information Only Items:

Item 6. Monthly Reports

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

Mr. Johnson provided the following report:

- The Police & Fire station experienced some significant flooding with the recent heavy rain. There are sufficient drop inlets that have worked well in the past so it is the consensus that there may be another issue that is causing the flooding. With the drainage system being original to the military days, it would not be a surprise that the storm water system has collapsed or become blocked in some manner. A contractor has been hired to use a camera system to inspect it and clean if possible. If there is a collapse, a proper solution will be investigated.
- There were a few good meetings with airlines at the Volaire conference but nothing that would signify the return of air service anytime soon. It has been noted that passenger boardings are declining again and cancellations are on the rise. Most are blaming the Delta variant for this shift, but the seasonal shift is also a contributing factor.
- The Board was informed in July that the 190th lost funding for the USDA Wildlife Control contractor during the last quarter of 2021. It was expected that the USDA contractor would return in October, but the good news is that USD is back on-site.

6.b. Economic Development & Leasing Activity – Mr. Johnson

Mr. Johnson provided the following report:

- There is only one vacant building in the Topeka Regional Business Center.

- **DELINQUENT ACCOUNTS (as of 08/31/2021)**

- Paul Kirk dba Advance Street Rod Design – Account remains delinquent for finance charges back to 2020 and the August invoice;
- Heartland Tree Service – Delinquent for July & August invoices & finance charges;
- Tony Lynch – Delinquent for a portion of August invoice & finance charges;
- Mark A. Lewis – Delinquent for July & August invoices & finance charges on rent and utility accounts;
- Prometal Fabrication LLC – Delinquent for July & August invoices & finance charges;
- R&R Pallet – Account remains delinquent for Finance Charges not paid from February through August;
- 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.

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

- **LEASE ACTIVITY (CPI is 5.0%)**

- **NEW LEASES/RENEWALS**

- ACA Event Rental, LLC entered into a 3-year lease on 6515 SE Johnston St. (#260);
- H&H Aircraft Service, LLC entered into a 15-year lease on Hangar #7 at Philip Billard replacing the lease they assumed from Kaw Valley Aviation;
- Teamsters Local Union No. 696 renewed their lease on Bldgs. #1, #2 & #3 at Philip Billard at a 4-year cumulative CPI of 9.7%.

- **OPTIONS EXERCISED**

- Three (3) lease options were exercised at CPI increases.

- **INCREASES**

- Five (5) leases received CPI increases and one (1) lease was increased a contractual 7%.

- **DECREASES**

- The contractual janitorial requirements were omitted from the FAA Technical Operations lease for their space in the MTAA Administrative Office resulting in a 4.3% decrease;
- H&H Aircraft Service, LLC canceled the lease on Hangar #7 they assumed with the purchase of Kaw Valley Aviation and replaced it with the aforementioned lease.

- The current monthly rental income is \$173,654 which is approximately \$2,083,848 per year.

6.c. Monthly Financial Reports – Ms. Trobough

Ms. Trobough provided the following report:

- The report for the month ending 08/31/2021 reflects revenue to be \$147,519 ahead of the budget which is a net result from:
 - a. Taxes and Assessments receipts remain at \$22,256 less than the anticipated budgeted;
 - b. Landing Fees income shows to be \$20,177 less than budgeted;
 - c. Fuel Flowage Fees are \$24,433 more than the anticipated budgeted;

- d. Passenger Facility Charges are under budget by \$6,327;
 - e. Lease & Rental Fees actual income is \$144,018 more than budgeted;
 - f. Reimbursements total to be \$37,820 more than budgeted;
 - g. CD Interest income is \$2,073 under budget;
- Overall, the operating expenses ended the year with a favorable budget variance of \$411,526.
 - Capital Improvement purchases made during the month of June are as follows:
 - a. **VEHICLES** – An additional cost of **\$800.00** was added to the value of the Expedition purchased from SHFD for the replacement of the rear warning lights.
 - b. **EQUIPMENT** – Payment for the Board-approved purchases of Taser Equipment at a cost of \$45,750.70; BRYX Station Control Package at a cost of \$26,100.00; and Duty and Training pistols and accessories at a cost of \$2,677.30 for a total cost in August of **\$84,528.00**.

Ms. Stubbs moved to accept and file the Monthly Financial Reports as presented for the month ended August 31, 2021. Mr. Munson 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 requested twenty-five (25) minutes to discuss legal matters pertaining to pending litigation. **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 pending litigation. Ms. Stubbs stated that the Executive Session will be for a period not to exceed twenty-five (25) minutes beginning at 3:55 p.m. and this meeting shall reconvene at 4:20 p.m. Mr. Munson seconded the motion. Motion carried.**

Chairman Wright reconvened the Regular Session at 4:20 p.m. and stated that there was no action to be taken as a result of the Executive Session.

Adjournment

Chairman Wright asked if there was any further business to discuss, hearing none, he asked for a motion to adjourn. **Ms. Stubbs made the motion to adjourn. Mr. Munson seconded the motion and the meeting was adjourned at 4:23 p.m.**

These official minutes were approved by the Board of Directors on October 19, 2021.

Erica Garcia-Babb, Secretary

Office of: President

To: Board of Directors

From: Eric M. Johnson



Subject: **Board of Directors to Consider Construction
of Storm Drain at 6500 SE Forbes Ave.
(Building 621/623).
(Board Action Required)**



MTAA

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL
AIRPORT & BUSINESS CENTER

BILLARD AIRPORT

Date: October 12, 2021

I mentioned at the September board meeting that heavy rainfall has caused flooding in the fire station on two occasions. Earlier this month I sent out an email letting you know what we found after completing a CCTV inspection of some of our storm drains. As suspected, we found a collapsed storm drain. The only option is to replace the line with a relocated one because of the location of the collapse and building 623.

I asked Jay Freund, WSP, to provide an estimated cost of design and construction engineering services for drainage improvements at Building 621/623. Task Order No. 4 to the On-Call engineering services contract, included with this memo, identifies the cost of these services. Counsel will be provided the final documents for review when available.

The design cost for this project is Thirty Thousand Ninety Dollars and Zero Cents (\$32,710.00) with the construction engineering services being an estimated amount of Thirty-Two Thousand Two Hundred Forty Dollars and Zero Cents (\$31,973.36) for a total amount of Sixty-Two Thousand Three Hundred Thirty Dollars and Zero Cents (\$64,683.36). Once bids are received, we will bring those to the Board for consideration and approval.

I would recommend that the Board approve Task Order No. 4 as presented and authorize me to sign on behalf of the MTAA after final review by Counsel.

Should the Board approve this project, funding is available in the 2021 budget. 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 Additional Funds for Purchase of Used Vehicle for MTAA Maintenance.** Date: October 12, 2021
(Board Action Required)



MTAA

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL
AIRPORT & BUSINESS CENTER

BILLARD AIRPORT

In April of this year, the Board authorized the purchase of an additional used truck for the MTAA maintenance department. Our intention was to use \$20,000 from encumbered funds for the purchase of the truck. Since that time, we have been unable to locate a decent truck for that amount. Most in that range have excessively high mileage or are much older than we are comfortable purchasing.

I am requesting the Board authorize an additional \$10,000.00 for a not-to-exceed purchase price of \$30,000.00. The additional funds are available in line item 92320 due to bid amounts for other vehicles coming in less than anticipated.

We will continue to look for a truck meeting our requirement at State/Federal surplus, local auction or dealership at a cost not to exceed Thirty Thousand dollars (\$30,000).

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

Activity Report



Topeka Regional Airport

FOE FAA TOWER OPERATIONS	Sep-21	Sep-20	Sep-19	2021	2020		2019	
				Accumulated Totals Y-T-D	Y-T-D Through Sep	Calendar Yr Totals	Y-T-D Through Sep	Calendar Yr Totals
Air Carrier	3	13	16	71	68	77	196	265
Air Taxi	61	27	26	295	274	344	262	373
Itinerant General	712	828	593	6,226	4,667	5,723	3,683	5,007
Itinerant Military	383	473	444	3,772	4,411	5,315	4,210	5,765
Local Civil	339	156	82	2,112	981	1,394	484	710
Local Military	493	436	417	9,857	6,164	7,681	4,627	6,475
GRAND TOTAL	1,991	1,933	1,578	22,333	16,565	20,534	13,462	18,595

PASSENGER ACTIVITY	Sep-21	Sep-20	Sep-19	2021	2020		2019	
				Accumulated Totals Y-T-D	Y-T-D Through Sep	Calendar Yr Totals	Y-T-D Through Sep	Calendar Yr Totals
COMMERCIAL SERVICE								
Passengers Enplaned	-	-	-	-	-	-	-	-
Passengers Deplaned	-	-	-	-	-	-	-	-
Aircraft Landed	-	-	-	-	-	-	-	-
CHARTERS								
Passengers Enplaned	438	152	651	857	2,227	2,524	3,270	4,663
Passengers Deplaned	436	160	503	950	2,189	2,456	2,737	3,853
Aircraft Landed	6	-	8	34	56	60	66	90
MILITARY CHARTERS								
Passengers Enplaned	276	127	-	6,698	277	519	8,490	8,539
Passengers Deplaned	-	-	421	749	83	83	3,992	9,242
Aircraft Landed	7	12	5	92	17	18	86	117
Combined Total								
Passengers Enplaned	714	279	651	7,555	2,504	3,043	11,760	13,202
Combined Total								
Passengers Deplaned	436	160	924	1,699	2,272	2,539	6,729	13,095



Billard Airport

TOP FAA TOWER OPERATIONS	Sep-21	Sep-20	Sep-19	2021	2020		2019	
				Accumulated Totals Y-T-D	Y-T-D Through Sep	Calendar Yr Totals	Y-T-D Through Sep	Calendar Yr Totals
Air Carrier	0	0	4	2	0	0	14	19
Air Taxi	134	61	112	678	586	703	807	1,163
Itinerant General	1,000	1,320	1,080	8,910	8,355	10,609	8,795	11,637
Itinerant Military	35	42	69	320	345	417	558	733
Local Civil	612	926	694	4,178	4,790	6,196	4,618	5,992
Local Military	4	6	6	110	144	154	16	22
GRAND TOTAL	1,785	2,355	1,965	14,198	14,220	18,079	14,808	19,566

**DELINQUENT ACCOUNTS
AS OF SEPTEMBER 30, 2021**

NAME OF BUSINESS		TOTAL PAST DUE	SEPTEMBER 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 -											
A-1 RESTAURANT & BAR SUPPLY	FC	\$8,469.53	\$8,222.86	\$123.38	\$1.82	\$121.47	\$0.00	X	X		
ACA EVENT RENTAL	RENT/FC	\$2,496.88	\$2,496.88	\$0.00	\$0.00	\$0.00	\$0.00	X	X		
ADVANCE STREET ROD	RENT/FC	\$5,305.04	\$2,259.72	\$2,226.32	\$78.33	\$44.94	\$695.73	X	X		
HEARTLAND TREE SERVICE	RENT/FC	\$927.27	\$313.70	\$309.07	\$304.50	\$0.00	\$0.00	X	X		
TONY LYNCH	RENT/FC	\$2,708.92	\$1,761.72	\$947.20	\$0.00	\$0.00	\$0.00	X	X		
PROMETAL FABRICATION LLC	RENT/FC	\$3,398.94	\$1,149.89	\$1,132.90	\$1,116.15	\$0.00	\$0.00	X	X		
R&R PALLET OF GARDEN CITY	FC	\$2,889.73	\$42.71	\$42.07	\$41.45	\$40.84	\$2,722.66	X	X		
RURAL DEVELOPMENT CORP	RENT/FC	\$25,833.13	\$381.77	\$376.13	\$380.57	\$364.95	\$24,329.71		X		X
UAR DIRECT LLC	RENT	\$115.56	\$38.52	\$38.52	\$38.52	\$0.00	\$0.00	X	X		
VAERUS	RENT/FC	\$1,490.67	\$1,468.94	\$21.70	\$0.03	\$0.00	\$0.00	X	X		
SUBTOTAL		\$52,145.00	\$16,667.77	\$5,195.59	\$1,961.34	\$572.20	\$27,748.10				
- 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 -											
EASTERN AIRLINES	LANDING FEES	\$1,290.00	\$0.00	\$0.00	\$860.00	\$430.00	\$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		
SUBTOTAL		\$5,596.68	\$0.00	\$0.00	\$860.00	\$430.00	\$4,306.68				
PHILIP BILLARD:											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
WATER & SEWER:											
SUBTOTAL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
GRAND TOTALS		\$57,741.68	\$16,667.77	\$5,195.59	\$2,821.34	\$1,002.20	\$32,054.78				

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

Metropolitan Topeka Airport Authority
Monthly Leasing Activity Report
September 2021

JUNE 2021 CPI is 5.4%

JUNE 2021 CPI is 5.4%		ANNUAL RENT	
TENANT	ADDRESS (FACILITY #)	FROM	TO
NEW:			
NONE		\$0.00	\$0.00
RENEWALS DUE:			
Advanced Coatings Inc. (CPI)	540 SE Engle St. (#137)	\$10,306.35	\$10,512.48
OPTIONS:			
NONE		\$0.00	\$0.00
INCREASES:			
Brackett Inc. (2%)	7115 SE Forbes Ave. (#451)	\$47,923.60	\$48,882.07
DECREASES:			
NONE		\$0.00	\$0.00
MISCELLANEOUS:			
NONE		\$0.00	\$0.00

****MONTHLY INCOME CHANGES****

New Annl. Rate	\$59,394.55
Old Annl. Rate	\$58,229.95
Annual Diff.	\$1,164.60
/12	\$97.05
Mo. Adj.	\$0.00
Mo. Incr. (Decr.)	\$97.05

Metropolitan Topeka Airport Authority
Monthly Gross Rental Income Report
September 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	\$295.59
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)	\$881.56
	" "	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 ***
				\$28,308.92

	TENANT		FACILITY	MONTHLY RENT
1	ACA Event Rental LLC	1	260	\$2,348.50
2	AT&T Services, Inc.	2	280	\$472.19
3	Advanced Coatings Inc.	3	137	\$876.04 ***
4	A-1 Restaurant and Bar Supply	4	252	\$2,875.13
	A-1 Restaurant and Bar Supply	5	139 (storage)	\$500.00
	A-1 Restaurant and Bar Supply	6	624	\$4,500.00
5	Blue Jazz Java LLP	7	243	\$2,217.09
6	Brackett, Inc.	8	451	\$4,073.51
7	Concrete Supply of Topeka, Inc.	9,10,11	147-148-149	\$1,626.24
8	Evergy	12	Parking Lot S (#18)	\$1,916.67
9	F&L Enterprises Inc. dba WOW Truck and RV Wash	13	100	\$1,138.32
10	Federal Aviation Administration	14	620	\$824.94
11	Freeman Holdings LLC	15	178	\$63.71
12	Gainwell Technologies LLC	16,17,18,19	Parking Lots #1, #2, #3, #4	\$903.67
13	Gallery Classic, Inc.	20	384	\$4,377.50
14	Grandmother's Inc.	21	Parking Lot #21	\$1,125.74
15	Groendyke Transport Inc	22	Parking Lot #17 (6N Lot A)	\$630.69
16	Ground 1, LLC	23	Land Lease (#453)	\$6,377.45
17	H2I, LLC	24	Land Lease (#255)	\$666.96
18	Heartland Coca-Cola Bottling Co.	25	Land Lease (#400)	\$1,921.00
19	Henderson, Brad d/b/a Heartland Tree Service	26	Parking Lot #10W (260W)	\$300.00
20	Home Depot USA, Inc.	27,28,29,30	Parking Lots #7, #20, #23 & #24	\$3,345.79
21	Houser Enterprises, Inc	31	167	\$6,273.00
22	JSLewis, Inc.	32	415	\$386.92
23	KADA Enterprises LLC	33	Parking Lot #10E (260E)	\$306.00 ***
24	Kansas Sand & Concrete, Inc	34	Parking Lot #16 (Axton Lot A)	\$1,185.42
25	Kirk, Paul L. Sr. dba Advance Street Rod Design	35	140	\$1,768.00
26	Klaton Real Estate, LLC	36	Land & Bldg. Lease (#622)	\$1,519.66
27	Koelling, Michelle & Duke d/b/a MDK	37	801	\$1,250.84
28	LMC, Inc.	38	321	\$590.53
	" " "	39	Land Lease (#383)	\$228.77
	" " "	40	Land Lease (#621)	\$257.06
	" " "	41	820	\$1,149.94
29	Lewis, Mark A. d/b/a M. Lewis Properties	42	248	\$203.28
	" " "	43	629	\$458.54
30	Lynch, Tony C. dba T&J Repair	44	114	\$1,605.86
31	McPherson Contractors Inc.	45	452	\$1,126.19
32	Mr. O Auto Sales, LLC	46	183	\$329.92
33	Murray, Christopher d/b/a Mid-America Painting	47,48	123/129	\$543.87
34	NFI Interactive Logistics LLC	49	Parking Lot #12 (University/Bleckley)	\$381.41
35	Nzekwe, Chigbo	50	181	\$53.22
36	Phoenix Recovery of Kansas LLC	51	225	\$1,327.07
37	ProMetal Fabrication, LLS	52	379	\$988.38
38	R & R Pallet of Garden City, Inc	53	170 A	\$6,383.56
	R & R Pallet of Garden City, Inc	54,55,56	170 B/C & Pkg Lot #14 (Axton Lot B)	\$11,092.34
	R & R Pallet of Garden City, Inc.	57	170-D	\$3,916.06
	R & R Pallet of Garden City, Inc.	58	Parking Lot #13 (Engle St)	\$776.65
39	Rippe Enterprises	59	Parking Lot #15 (Axton Lot C)	\$566.38
40	Rural Development Corp.	60	281	\$1,803.80
	" " "	61,62	638/618	\$1,947.97
	Rural Development Corp. 1	63	Parking Lot #5 (Lot J)	\$158.63
	" " "	64	Parking Lot #6 (Lot K)	\$910.81
41	SEKESC - Greenbush	65	605	\$10,730.03
42	Sports Car Club of America	66	300	\$6,976.58
43	Sunflower Auto Auction, LLC	67	131	\$3,480.49
44	Topeka Construction, LLC	68,69	Land & Bldg. Lease (#449 & #450)	\$1,074.20
	" " "	70	Land & Bldg. Lease (#448)	\$337.69
45	T.R. Management Inc.	71	154	\$1,024.88
	" " "	72	344	\$2,413.52
46	UAR Direct, LLC	73	197	\$955.60
47	Vaerus Aviation Inc.	74	151	\$1,335.63
				\$120,899.84

	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	4 - Suite 5	\$1,264.64
	" " "	4	7	\$1,303.75
	" " "	5	10	\$881.78
	" " "	6	12	\$55.98
	" " "	7	T-Hangars, Fuel Farm	\$3,853.08 *****
4	Heartland Airplanes, LLC	8	9	\$258.29 *
5	Hetrick Aviation, LLC	9	26	\$3,519.66
6	NOAA	10	Weather Station	\$3,536.73
7	New-Jetz, LLC	11	Land (#27)	\$599.90
8	Riverside Farms LLC	12	Farm	\$2,230.19 ***
9	RJ Meier Farms LLC	13	Farm	\$2,086.42 ***
10	Teamsters Local Union #696	14,15,16	1,2,3	\$2,084.61
11	Technical Applications & Consulting	17	17	\$1,702.93
				\$24,542.49

GRAND TOTALS

67	TENANTS	111	FACILITIES	\$173,751.25
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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
September 2021

	SEPT 2021	AUGUST 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	47	46	44	48	43	44	42	39	38	39	39
FACILITIES LEASED	74	74	69	75	69	69	66	57	55	56	58
PHILIP BILLARD AIRPORT TENANTS	11	11	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	111	111	106	113	107	110	106	95	98	101	103
MONTHLY LEASE INCOME	\$ 173,751	\$ 173,654	\$ 167,098	\$ 168,545	\$ 155,936	\$ 158,021	\$ 149,460	\$ 131,303	\$113,043	\$121,201	\$119,965
NET CHANGE	\$ 97	\$ 6,557	\$ (1,447)	\$ 12,609	\$ (2,085)	\$ 8,561	\$ 18,157	\$ 18,260	\$ (8,158)	\$ 1,236	\$ (13,347)