

**MINUTES OF THE SPECIAL MEETING  
OF THE SALINA AIRPORT AUTHORITY BOARD OF DIRECTORS  
JANUARY 23, 2025  
HANGAR 600, ROOM 100**

**Call to Order**

Secretary O'Brien called the board meeting to order at 8:00 a.m. and confirmed that a quorum was present. Business and Communications Manager Kasey Windhorst reported publishing the board meeting notice and agenda January 24, 2025 following the consensus of the board members to waive the 48-hour notice requirement.

**Attendance**

Director O'Brien attended in person and Directors Commerford and Roberg attended remotely (VTC). Attending were Executive Director Pieter Miller; Director of Administration and Finance Shelli Swanson; Director of Facilities and Construction Maynard Cunningham; Business and Communications Manager Kasey Windhorst; Airport Administration Specialist Michelle Moon; and Attorney Greg Bengtson; guest in attendance was Mitch Robinson, Salina Community Economic Development Organization.

**Agenda**

Executive Director Miller provided an overview of the agenda and noted no additions to the agenda.

**Consideration and Approval of the First Amendment to Purchase and Sale Contract with  
AMS 2024 BTS – Salina KS LLC**

Miller presented to the board the amendment to the Purchase and Sale Contract requested by Ambrose. Ambrose is asking that the airport authority pay for the improvements along the tract of the twenty (20) acres and indemnify the owner. Miller reviewed the terms of the benefit district agreement between the Salina Airport Authority and the City of Salina, parameters that would trigger the required improvements, and the estimated timeline. Ambrose requested the amendment on the grounds that the City of Salina and the Airport Authority established the benefit district agreement after the initial negotiations between the airport and Ambrose.

Miller recapped his discussion with the City Manager about the benefit district improvements. Miller noted that the improvements are based on traffic count and could potentially take 20 years to reach the trigger number.

Bengtson reviewed the Exhibit of the sales agreement. Roberg discussed the agreement with the city for the Benefit District, concluding that the entire cost for improvements to Water Well Road was the responsibility of the airport. Swanson confirmed that Exhibit C of the PSA referred to the curb and gutter specifically on the south side of Water Well Rd. Roberg expressed concern that the cost of the improvements outweighs the value of the sale.

Robinson gave input on the possibility of an EDO grant to complete Water Well Rd. benefit district improvements for both phases of Project 80.

At 8:52 a.m., Director O'Brien moved that the Salina Airport Authority board of directors recess into executive session for five (5) minutes pursuant to K.S.A. 75-4319(b)(2) to discuss with legal

counsel the subject of legal considerations and points of negotiation relating to the sale of real estate based upon the need for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship. The open meeting will resume in this room at 8:57 a.m. Director Roberg seconded, motion passed 3-0.

The open meeting resumed at 8:57 a.m.

Director O'Brien moved to extend the executive session for fifteen (15) minutes pursuant to K.S.A. 75-4319(b)(2) to discuss with legal counsel the subject of legal considerations and points of negotiation relating to the sale of real estate based upon the need for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship. The open meeting will resume in this room at 9:15 a.m. Director Roberg seconded, motion passed 3-0.

The Open meeting resumed at 9:15 a.m.

Director O'Brien moved to extend the executive session for fifteen (15) minutes pursuant to K.S.A. 75-4319(b)(2) to discuss with legal counsel the subject of legal considerations and points of negotiation relating to the sale of real estate based upon the need for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship. The open meeting will resume in this room at 9:30 a.m. Director Roberg seconded, motion passed 3-0.

The Open meeting resumed at 9:30 a.m.

Director O'Brien moved to extend the executive session for five (5) minutes pursuant to K.S.A. 75-4319(b)(2) to discuss with legal counsel the subject of legal considerations and points of negotiation relating to the sale of real estate based upon the need for consultation with an attorney for the public body which would be deemed privileged in the attorney-client relationship. The open meeting will resume in this room at 9:35 a.m. Director Roberg seconded, motion passed 3-0.

The Open meeting resumed at 9:35 a.m.

Director O'Brien moved to postpone the vote on the first amendment to the PSA. Director Roberg seconded the motion. Motion passed 3-0.

**Consideration of a Lease Agreement with Bomber Base Holdings LLC d/b/a Airport Apartments**

Swanson presented the new draft agreement for the board to review. At the January 15, 2025 regular board meeting, the board approved the lease agreement with R & S, LLC. Swanson was advised by Ryan Sajdera that a new LLC was created specifically for the airport property. The ownership remains the same, but the lease agreement will be with Bomber Base LLC rather than L & S, LLC. Closing is scheduled for January 31, 2025.

Director O'Brien moved to approve the lease agreement with Bomber Base Holdings LLC, as previously approved by the board for R & S Property Group, LLC. Director Roberg seconded the motion, and the vote passed 3-0.

Director O'Brien made a motion to adjourn the meeting, seconded by Director Commerford. The motion passed 3-0. The meeting adjourned at 9:47 a.m.

Minutes approved at the February 19, 2025 board meeting.

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Kasey L. Windhorst, Board Clerk

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