

**Office of the
City Clerk**

**NOTICE AND AGENDA
Combined Special and Regular Meetings
Tulsa Airports Improvement Trust and Tulsa Airport Authority
Thursday, January 9, 2025, 8:30 a.m.
Airport Conference Room A-211
Tulsa International Airport
7777 Airport Drive
Tulsa, Oklahoma, 74115**

1. Call the combined special meeting of the Trustees of the Tulsa Airports Improvement Trust ("TAIT") and regular meeting of the Members of the Tulsa Airport Authority ("TAA") to order.
2. Approve the minutes of the December 12, 2024, combined meetings of TAIT and TAA.
3. Operating and Financial Reports.

Administrative, Finance, IT, and Operations Contract Action.

4. Approve Amendment Number Three to the Amended and Restated Lease between the City of Tulsa and Tulsa Airports Improvement Trust effective upon approval by the City of Tulsa.

Amendment Number Three corrects and clarifies the legal descriptions of both the Tulsa International Airport and Tulsa Riverside Airport. The Airport contracted with Schemmer & Associates in 2021 to provide a verification survey which corrected several legal descriptions at both airports. Schemmer provided a certification of the survey. This Amendment also adds the recently purchased "Box" Property, which is required by our Lease to be conveyed to the City of Tulsa and added to the Lease.

Engineering Capital Improvement Contract Action. None.

Contracts.

Contract Amendments.

Change Orders.

Change of Quantities.

Contract Close Out / Other Contract Action.

Airport Property Action.

Real Estate and Business Development.

5. Approve Sublease Agreement with Trust American Tire Works, Inc. Mingo Development Area. TUL Contract F25-051.

Contracts and Concessions.

Tulsa International Airport.

6. Approve Acknowledgement and Consent to Subtenants with Mercury Air Center-Tulsa, LLC, for twelve (12) subtenants, effective upon approval. TUL Contracts P-051, F96-048, F97-112, F00-113, F07-058.

Tulsa Riverside Airport.

Any Subleases below are for the standard published Term and at the standard published rental rate unless otherwise indicated; Any Assignments are given for the remaining Term of the current Sublease, and all inspections have been conducted prior to a request for approval.

7. Amend approval of sale of Hangar B-68, to Steele Aerospace Services, LLC, from:

“...effective upon closing, but no later than December 31, 2024.” To:

“...effective upon closing.”

The initial approval is referenced to the December 12, 2024, board meeting, agenda Item Number 24.

8. Approve Sublease Agreement with Steele Aerospace Services, LLC effective upon closing. Lot 9, Block 10, Northeast Hangar Development, Hangar B-68. RVS Contract F24-094.

9. Approve Acknowledgment and Consent to Collateral Assignment of Sublease from Steele Aerospace Services, LLC to BancFirst effective upon closing. Lot 9, Block 10, Northeast Hangar Development, Hangar B-68. RVS Contract F24-094.

10. Approve Mutual Termination of Sublease with Shannon Glen Hankins effective February 1, 2025. Lot 9, Block 11; Northeast Hangar Development, Hangar B-92. RVS Contract F21-073.

11. Approve Commercial Sublease Agreement with Shannon Glen Hankins effective February 1, 2025. Lot 9, Block 11; Northeast Hangar Development, Hangar B-92. RVS Contract F21-073.

Agenda items 12 through 19 may be considered together, and without objection from any of the Trustees, the Chair may waive the reading of these agenda items. Questions regarding any one of the agenda items may still be heard.

12. Approve Acknowledgement and Consent to Subtenants with CAVU Aviation, LLC for four

(4) subtenants, effective upon approval. Lot 3, Block 3, Southwest Commercial Area. RVS Contract F12-004.

13. Approve Sublease Agreement with The Deborah Lee Hardy Revocable Trust Dated May 26, 2010, effective February 1, 2025. Lot 9, Block 9, Northeast Hangar Development, Hangar B-55. RVS Contract F05-045.

14. Approve Acknowledgement and Consent to Subtenants with Lucas Controls Company. for six (6) subtenants, effective upon approval. Lots 2, 6, & 7, Block 3, Southwest Commercial Area. RVS Contracts F99-070 and F99-071.

15. Approve Acknowledgement and Consent to Subtenants with ElTomo, LLC, for twelve (12) subtenants, effective upon approval. Lot 16, Block 6, Southwest Commercial Area. RVS Contract F01-084.

16. Approve Acknowledgement and Consent to Subtenants with D & E Associates, LLC. for five (5) subtenants, effective upon approval. Lot 1, Block 3, Southwest Commercial Area. RVS Contract F20-048.

17. Approve Acknowledgement and Consent to Subtenants with Barron & Thomas, LLC. for five (5) subtenants, effective upon approval. Lots 3, 4, 5, 6, 7, & 8 Block 10, Lot 1, Block 8, Northeast Hangar Development. RVS Contracts F04-018, F04-002, F04-006, F06-018, F06-059, F11-042.

18. Approve Acknowledgement and Consent to Subtenants with Remington Leasing, LLC. for one (1) subtenant, effective upon approval. Lot 6, Block 9, Northeast Hangar Development. RVS Contract F07-029.

19. Approve Acknowledgement and Consent to Subtenants with Spruce Goose 26J, LLC. for five (5) subtenants, effective upon approval. Lot 5, Block 3, Southwest Commercial Area. RVS Contract F20-023.

20. Executive Session None.

21. New TAIT Business No Items.

22. TAA Business No Items.

23. Motion to Adjourn.

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify Jeff Shaw at (918) 838-5000 by January 8, 2025.