

**NOTICE AND AGENDA  
Combined Meetings of Tulsa Airports Improvement Trust  
and Tulsa Airport Authority  
Thursday, June 11, 2026 - 8:30 a.m.  
Tulsa International Airport  
7777 Airport Drive  
Tulsa, Oklahoma, 74115**

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1. Call the combined meetings of Tulsa Airports Improvement Trust and Tulsa Airport Authority to order.
2. Approve the minutes of the combined April 9, 2026, meetings of TAIT and TAA, and the May 21, 2026, minutes of the Special Meetings of TAIT and TAA.
3. Operating and Financial Reports.

**Administrative, Finance, IT, and Operations Contract Action.**

4. Approve TAIT Budget for Fiscal Year July 1, 2026 through June 30, 2027 (FY2027), the Schedule of Rates, Fees & Charges, and the Operating Budget for Management of the Parking System.

- TAIT Annual Budget in an amount not to exceed \$76,050,391 comprised of:

<b>Item</b>	<b>Amount</b>
Operating Budget	\$34,432,014.00
Operating Capital Purchases	\$1,548,380.00
Debt Service	\$12,531,089.00
Capital Projects	\$27,538,908.00

- TAIT Schedule of Rates, Fees & Charges which is adjusted per the Airline Use Lease Agreements and Implicit Price Deflator Index (IPDI) economic indices or Consumer Price Index (CPI).
- Parking System Management Budget \$2,567,250 (included in the TAIT Operating Budget).

5. Approve a professional services agreement with Landrum & Brown, Inc. to provide financial feasibility services for bond financing at Tulsa International Airport, in an amount not to exceed \$178,500. Rent-A-Car Facility (“ConRac”) Project. TUL contract F26-117.
6. Accept award of an Oklahoma Office of Homeland Security (OKOHS) State and Local Cybersecurity Grant in the amount of \$14,546.06 for cybersecurity enhancements at the Airport.
7. Approve revisions to the TAIT Employee Handbook effective July 1, 2026. The proposed revisions were provided in advance to the Trustees prior to consideration.
8. Approve Memorandum of Understanding (MOU) between Homeland Security Investigations SAC Dallas, and Tulsa Airports Improvement Trust (Tulsa Airport Police Department) for the Reimbursement of Joint Operations Expenses from the Treasury Forfeiture Fund.
9. Approve Business Auto Liability Insurance Policy with Granite State Insurance Company for one-year effective July 1, 2026, at the annual premium amount of \$128,074.00. The premium represents a 6.26% increase from last year’s premium.
10. Approve Property Insurance policy program with Alliant Insurance Services, Inc. at an annual premium not to exceed \$628,945.25, effective July 1, 2026. The premium represents a 10% decrease from last year’s premium.

The Total Insured Value (TIV) of property is adjusted from \$464 million to \$524 million. This includes the addition of the FIS facility and an increase for inflation, representing a 12.9% increase in the insured value of property.

11. Accept and approve FAA Airport Improvement Program (“AIP”) grant in the amount of \$840,401.00, for the Rehabilitate Runway 08/26 (Phase II of Design) Project. AIP Grant 3-40-0099-124-2026. TUL.

**Engineering Capital Improvement Contract Action.  
Contracts.**

12. Reject bid for the Taxiway M and K Reconstruction Project pursuant to the Oklahoma Public Competitive Bidding Act, Okla. Stat. tit. 61 §119. The bidding documents have been repackaged and readvertised.

13. Approve Amendment Number One to the Professional Services Agreement, Design with Frankfurt-Short-Bruza-Associates, PC, in an amount not to exceed \$31,489.00 for the Data Center Project. TUL contract F26-013.

This amendment compensates the consultant for additional site visits regarding migration planning, also includes late-stage changes to the rack drawings, and increases the number of Fire Marshal meetings.

14. Approve Amendment Number One to the Professional Services Agreement, Construction Services with Frankfurt-Short-Bruza-Associates, PC, to extend the contract duration by an additional 180 calendar days for the Lower-Level Restroom Improvements Project. TUL contract F26-049.

This amendment extends the contract time from July 4, 2026 to December 31, 2026.

**Change Orders.**

15. Approve Change Order Number Sixteen with Flintco, LLC, in the amount of \$30,783.84 and extend contract time by 81 calendar days for the Air Traffic Control Tower and Base Building Project. TUL contract F24-096.

This change compensates the contractor for installing permanent communication racks to complete the requirements for elevator communicator and fire alarm transmitter system, and extending the gas line and exchanging relief valves. The time extension is a result of construction delays caused by inclement weather during construction.

	Amount	Percent Change
Original contract amount:	\$76,900,000.00	
Previous change orders:	\$1,465,955.96	1.9%
Current change order:	\$30,783.84	0.0%
Total cost:	\$78,396,739.80	1.9%

16. Approve Change Order Number Seventeen with Flintco, LLC, in the amount of \$4,941.71 for the General Aviation\Federal Inspection Services Facility Project. TUL contract F24-043.

This change compensates the contractor for furnishing and installing an additional security keypad as requested by CBP. This change does not add any days to the contract.

	Amount	Percent Change
Original contract amount:	\$34,888,000.00	
Previous change orders:	\$1,153,727.59	3.3%
Current change order:	\$4,941.71	0.0%
Total cost:	\$36,046,669.30	3.3%

Agenda items 17 and 18 may be considered together.

17. Approve Change Order Number Two with 357 Inc., dba Reco Construction, in the amount of \$38,725.93 for the Lower-Level Restroom Improvements Project. TUL contract F26-043.

This change compensates the contractor for additional concrete removal in the ticketing restrooms, installing stainless steel corner guards, furnishing and installing two exhaust fans, installing additional lengths of conduit runs to avoid above ceiling ducts, modifying a floor transition from carpet to terrazzo and increasing the size of trash receptacles. These changes also add 19 calendar days to the contract.

	Amount	Percent Change
Original contract amount:	\$1,697,000.00	
Previous change orders:	\$7,957.72	0.5%
Current change orders:	\$38,725.93	2.4%
Total cost:	\$1,743,683.67	2.8%

18. Approve Change Order Number Three with 357 Inc., dba Reco Construction, in the amount of \$3,159.37 for the Lower-Level Restroom Improvements Project. TUL contract F26-043.

This change compensates the contractor for additional work needed to relocate existing sewer lines below the concrete floor. This change does not add any days to the contract.

	Amount	Percent Change
Original contract amount:	\$1,697,000.00	
Previous change orders:	\$46,683.67	2.8%
Current change orders:	\$3,159.37	0.2%
Total cost:	\$1,746,843.04	2.9%

Agenda items 19 and 20 may be considered together.

**Change of Quantities.**

19. Approve Change of Quantities Number One with APAC-Central, Inc., decreasing the contract amount by \$58,131.85, for the Rehabilitation and Widen Runway 13-31 Project. RVS contract F25-101.

This change of quantities reflects the quantities actually used in the project.

	Amount	Percent Change
Original contract amount:	\$2,000,000.00	
Previous change orders:	\$0.00	0.0%
Change of quantities	-\$58,131.85	-2.9%
Total cost:	\$1,941,868.15	-2.9%

**Contract Closeout.**

20. Accept the Rehabilitation and Widen Runway 13-31 Project and approve final payment to APAC-Central, Inc., in the amount of \$84,866.06. RVS contract F25-101.

	Amount	Percent Change
Original contract amount:	\$2,000,000.00	
Total change orders:	\$0.00	0.0%
Total change of quantities:	-\$58,131.85	-2.9%
Total cost:	\$1,941,868.15	-2.9%

**Airport Property Contract Action.**

**Property Development.**

21. Approve Cargo Facility Sublease Agreement with Quantum Space, LLC, effective June 15, 2026. TUL contract F26-108.

**Tulsa International Airport.**

22. Approve Utility Installation and Access Agreement with Agile Space Industries, Inc., effective upon execution. TUL contract F25-071.

23. Approve Professional Services Agreement with ICF SH&E, Inc., for food and beverage concession consulting, effective upon execution. TUL contract F26-114.

24. Approve Amendment Number Four to Concession Agreement with AlClear, LLC, effective April 22, 2026. TUL contract F23-064.
25. Approve Non-Signatory Air Carrier Sublease and License Agreement with Sun Country, Inc. dba Sun Country Airlines, effective May 21, 2026. TUL contract F26-066.
26. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Alvest Equipment Services (USA), LLC to Unifi Aviation, LLC., effective upon closing but no later than July 1, 2026. Cargo Building 2. TUL contract F19-082.
27. Approve Amendment Number Three to Sublease Agreement with Unifi Aviation, LLC, effective upon closing but no later than July 1, 2026. Cargo Building 2. TUL contract F19-082.

**Tulsa Riverside Airport.**

28. Approve Sublease Agreement with The United States of America, Department of Transportation, Federal Aviation Administration, effective October 1, 2026. Lot 4, Block 5, Southwest Commercial Area. RVS contract F17-029.
29. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Matthew Hawkins to Buffalo Valley Aviation, LLC, effective upon closing but no later than June 30, 2026. Lot 2, Block 1B, Northwest Hangar Area. Hangar A-35. RVS contract F05-063.
30. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from BOH-Air Corporation to Messenger Properties, LLC., effective upon closing but no later than June 30, 2026. Lot 9, Block 7B, Northeast Hangar Development. Hangar B-3. RVS contract F12-112.
31. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Gardner Construction Company to Dennis Zvacek, Trustee of the Zvacek Living Trust dated March 28, 2019, effective upon closing but no later than June 30, 2026. Lot 13, Block 7A, Northeast Hangar Development. Hangar B-25. RVS contract F12-108.
32. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Messenger Properties, LLC., to James F. Bohmer, Trustee of the James F. Bohmer Living Trust dated June 4, 1997, amended November 16, 2000, effective upon closing but no later

than June 30, 2026. Lot 14, Block 7A, Northeast Hangar Development. Hangar B-3. RVS contract F12-107.

33. Approve Mutual Termination of Sublease with Shannon Glen Hankins, effective July 1, 2026. Lot 10A, Block 11; Northeast Hangar Development, Hangar B-93A. RVS contract F12-014.

34. Approve Sublease Agreement with Shannon Glen Hankins, effective July 1, 2026. Lot 10A, Block 11; Northeast Hangar Development, Hangar B-93A. RVS contract F12-014.

35. Approve Acknowledgment and Consent to Shared Expense Arrangement with Gary Guinn. Lot 5, Block 8, Northeast Hangar Development. Hangar B-36. RVS contract F08-012.

36. Approve Acknowledgment and Consent to Shared Expense Arrangement with RedRiver Aviation, LLC. Lot 16, Block 9, Northeast Hangar Development. Hangar B-48. RVS contract F04-025.

37. Approve Acknowledgment and Consent to Shared Expense Arrangement with William L. Christiansen and Veretta J. Christiansen Revocable Living Trust Dated April 22, 2014. Lot 19, Block 10, Northeast Hangar Development. Hangar B-78. RVS contract F04-005.

38. Approve Acknowledgment and Consent to Shared Expense Arrangement with B-87, LLC. Lot 4, Block 11, Northeast Hangar Development. Hangar B-87. RVS contract F07-081.

39. Consider Executive Session (none).

40. Consider New TAIT Business (none).

41. Consider TAA Business (none).

42. Motion to Adjourn.

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If you require special accommodations pursuant to the Americans with Disabilities Act, please notify TAIT at (918) 838-5000 by June 10, 2026.