

**NOTICE AND AGENDA  
Combined Meetings of Tulsa Airports Improvement Trust  
and Tulsa Airport Authority  
Thursday, July 9, 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 June 11, 2026, meeting of TAIT and TAA.
3. Operating and Financial Reports.

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

4. Rescind approval of a professional services agreement with Landrum & Brown, Inc., and approve amendment to existing Agreement to provide financial feasibility services for bond financing at Tulsa International Airport, in an amount not to exceed \$178,500. TUL contract F24-047.
5. Approve Municipal Employees' Retirement Plan Administration Services Agreement with the City of Tulsa. TUL contract F27-005.

Agenda Items 6 and 7 may be considered together.

6. Accept and approve pending Oklahoma Department of Aerospace and Aeronautics ("ODAA") Grant in an amount up to \$1,000,000.00, for the RVS Maintenance and Office Building Project. RVS ODAA Grant.

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

7. Accept bid and award contract to Koehn Construction Services LLC, the lowest responsible bidder in an amount not to exceed \$2,800,997.84, for the RVS Maintenance and Office Building Project. RVS contract F27-006.

This contract provides funding to complete grading and utilities for the entire facility and Building Phase One of the building, including three bays, parts and tool storage and a restroom for tenants. TAIT received seven bids, the highest was \$3,867,000. The engineer's estimate was \$4,235,585.00 which was 34% above the lowest responsible bidder.

8. Accept selection and approve award of Professional Services Agreement to Jacobs Engineering Group Inc., in an amount not to exceed \$165,523.00, for the Re-roof ARFF and Vault Buildings Project. TUL contract F27-008.

**Change Orders.**

9. Approve Change Order Number Seventeen with Flintco, LLC, in the amount of \$63,253.12, for the Air Traffic Control Tower and Base Building Project. TUL contract F24-096.

This change compensates the contractor for installing conduit in the electrical vault from the point of entry to the electrical panels, and additional temporary HVAC equipment needed due to a delay in receiving government furnished equipment.

	Amount	Percent Change
Original contract amount:	\$76,900,000.00	
Previous change orders:	\$1,496,733.78	2.0%
Current change orders:	\$63,253.12	0.1%
Total cost:	\$78,459,986.90	2.0%

10. Approve Change Order Number Four with 357 Inc., dba Reco Construction, in the amount of \$962.50, for the Lower-Level Restroom Improvements Project. TUL Contract F26-043.

This change compensates the contractor for cleaning existing 4” sanitary sewer by Hydro-jetting to improve flow. This change does not add any days to the contract.

	Amount	Percent Change
Original contract amount:	\$1,697,000.00	
Previous change orders:	\$49,843.04	2.9%
Current change orders:	\$962.50	0.1%
Total cost:	\$1,747,805.54	3.0%

11. Approve Change Order Number One with Acura Neon, Inc., extending contract time by 41 calendar days for the Wayfinding Phase III Implementation Post-Security Signs Project. TUL contract F26-060.

This change compensates the contractor for additional plan changes to accommodate field conditions and the addition of 67 signs. There is no monetary change due to this time extension.

	Amount	Percent Change
Original contract amount:	\$428,456.82	
Previous change orders:	\$0.00	0.0%
Current change orders:	\$0.0	0.0%
Total cost:	\$428,456.82	0.0%

Agenda Items 12, 13, and 14 may be considered together.

12. Approve Change Order Number Five with Delta Specialty Contractors, LLC, decreasing the contract amount by \$26,750.00, for the RVS Security Fence Improvements Project. RVS contract F25-077.

This change reflects the reduction in project cost associated with contract delay of 107 calendar days.

	Amount	Percent Change
Original contract amount:	\$1,303,595.00	
Total change orders:	\$25,246.46	1.9%
Total change of quantities:	-\$18,546.80	-1.4%
Total cost:	\$1,328,841.46	0.5%

**Change of Quantities.**

13. Approve Change of Quantities Number Two with Delta Specialty Contractors, LLC, decreasing the contract amount by \$18,522.30, for the RVS Security Fence Improvements Project. RVS contract F25-077.

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

	Amount	Percent Change
Original contract amount:	\$1,303,595.00	
Total change orders:	\$25,271.04	1.9%
Total change of quantities:	-\$18,546.80	-1.4%
Total cost:	\$1,328,841.46	0.5%

**Contract Closeout.**

14. Accept the RVS Security Fence Improvements Project and approve final payment to Delta Specialty Contractors, LLC., in the amount of \$18,522.30. TUL contract F26-024.

	Amount	Percent Change
Original contract amount:	\$1,303,595.00	
Total change orders:	\$25,271.04	1.9%
Total change of quantities:	-\$18,546.80	-1.4%
Total cost:	\$1,328,841.46	0.5%

**Airport Property Contract Action.**

**Property Development.**

15. Approve Sublease Agreement with Park Aerospace Corp., effective August 1, 2026. TUL contract F26-112.

**Tulsa International Airport.**

16. Approve Amendment Number One to Cargo Building Sublease Agreement with AMTRA Aero Component Solutions, LLC. Cargo Building One. TUL contract F25-015.

17. Revise prior approval of the Concession Agreement originally identified as between TAIT and Unattended Solutions, Inc., dba Bleni Blends, to approve the agreement between TAIT and the Oklahoma Department of Rehabilitation Services (“ODRS”), effective August 1, 2026. TUL contract F26-092.

18. Approve Amendment Two to Sublease Agreement with The United States of America, General Services Administration, effective upon approval. TUL contract F22-026.

19. Approve Amendment One to Sublease and Concession Agreement with TNP Fuels, LLC, to adjust the Commencement Date to May 1, 2026. TUL contract F24-028.

20. Approve Concession Agreement with VENUPlus, Inc., dba At the Gate Arcade, effective upon commencement of operations, but no later than September 1, 2026. TUL contract F27-002.

**Tulsa Riverside Airport.**

Agenda Items 21 and 22 may be considered together.

21. Approve Sublease Agreement with ELTOMO, LLC, effective August 1, 2026. Lot 16, Block 6; Southwest Commercial Area. RVS contract F01-084.

22. Approve Acknowledgement and Consent to Subtenants with ELTOMO, LLC for 13 subtenants, effective August 1, 2026. Lot 16, Block 6; Southwest Commercial Area. RVS contract F01-084.

Agenda Items 23 through 26 may be considered together.

23. Approve Mutual Termination of Sublease with Southwest Aviation Specialties, LLC, effective August 1, 2026. Lot 12, Block 6, Southwest Commercial Area. RVS contract F02-023.
24. Approve Sublease Agreement with Southwest Aviation Specialties, LLC, effective August 1, 2026. Lot 12, Block 6, Southwest Commercial Area. RVS contract F02-023.
25. Approve Acknowledgment and Consent to Collateral Assignment of Sublease from Southwest Aviation Specialties to Security Bank, effective August 1, 2026. Lot 12, Block 6, Southwest Commercial Area. RVS contract F02-023.
26. Approve Acknowledgement and Consent to Subtenants with Southwest Aviation Specialties, LLC for three subtenants, effective August 1, 2026. Lot 12, Block 6, Southwest Commercial Area. RVS contract F02-023.

Agenda Items 27 through 29 may be considered together.

27. Approve Mutual Termination of Sublease with DA/Pro Rubber, Inc., effective August 1, 2026. Lot 6, Block 11; Northeast Hangar Development. Hangar B-89. RVS contract F07-018.
28. Approve Commercial Sublease Agreement with DA/Pro Rubber, Inc., effective August 1, 2026. Lot 6, Block 11; Northeast Hangar Development. Hangar B-89. RVS contract F07-018.
29. Approve Acknowledgement and Consent to Subtenants with DA/Pro Rubber, Inc. for one subtenant, effective August 1, 2026. Lot 6, Block 11; Northeast Hangar Development. Hangar B-89. RVS contract F07-018.

Agenda Items 30 through 32 may be considered together.

30. Approve Mutual Termination of Sublease with Messenger Properties, LLC., effective August 1, 2026. Lot 9, Block 7B, Northeast Hangar Development. Hangar B-3. RVS contract F12-112.
31. Approve Commercial Sublease Agreement with Messenger Properties, LLC., effective August 1, 2026. Lot 9, Block 7B, Northeast Hangar Development. Hangar B-3. RVS contract F12-112.
32. Approve Acknowledgement and Consent to Subtenants with Messenger Properties, LLC, for one subtenant, effective August 1, 2026. Lot 9, Block 7B, Northeast Hangar Development. Hangar B-3. RVS contract F12-112.

Agenda Items 33 through 36 may be considered together.

33. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Phillip and Donna Goswick to Olympia Real Estate, LLC, effective upon closing, but no later than July 31, 2026. Lot 2, Block 7B, Northeast Hangar Development. Hangar B-10. RVS contract F07-027.

34. Approve Mutual Termination of Sublease with Olympia Real Estate, LLC, effective upon closing, but no later than July 31, 2026. Lot 2, Block 7B, Northeast Hangar Development. Hangar B-10. RVS contract F07-027.

35. Approve Sublease Agreement with Olympia Real Estate, LLC, effective upon closing, but no later than July 31, 2026. Lot 2, Block 7B, Northeast Hangar Development. Hangar B-10. RVS contract F07-027.

36. Approve Acknowledgment and Consent to Collateral Assignment of Sublease from Olympia Real Estate, LLC to Triad Bank, effective upon closing, but no later than July 31, 2026. Lot 2, Block 7B, Northeast Hangar Development. Hangar B-10. RVS contract F07-027.

Agenda Items 37 through 39 may be considered together.

37. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment from Gardner Construction Company to David C. Youll and/or Patricia Fahey, effective upon closing, but no later than July 31, 2026. Lot 3, Block 7A, Northeast Hangar Development. Hangar B-15. RVS contract F12-094.

38. Approve Mutual Termination of Sublease with David C. Youll and/or Patricia Fahey, effective upon closing, but no later than July 31, 2026. Lot 3, Block 7A, Northeast Hangar Development. Hangar B-15. RVS contract F12-094.

39. Approve Sublease Agreement with David C. Youll and/or Patricia Fahey, effective upon closing, but no later than July 31, 2026. Lot 3, Block 7A, Northeast Hangar Development. Hangar B-15. RVS contract F12-094.

40. Consider Executive Session (none).

41. Consider New TAIT Business (none).

42. Consider TAA Business (none).

43. 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 July 8, 2026.