

01/11/2021 3:32 pm

**Office of the  
City Clerk**

**NOTICE AND AGENDA  
Combined Meeting of  
Tulsa Airports Improvement Trust – Special Meeting  
Tulsa Airport Authority – Regular Meeting  
Thursday, January 14, 2021, 8:30 a.m.  
Airport Conference Room A-211  
Tulsa International Airport  
7777 Airport Drive  
Tulsa, Oklahoma**

Trustees of TAA and TAIT are required by law to attend this meeting in person. To protect members of the public, Trustees, and Airport Staff from unwarranted exposure to viruses, presenters and staff will attend by videoconferencing and teleconferencing via Zoom, an online meeting and web conferencing tool.

The public may attend the meeting by videoconferencing or teleconferencing by joining from a computer, tablet, or smartphone using the following link: <https://zoom.us/j/97089419307>

Or by telephone via any of the following:

+1 253 215 8782	+1 346 248 7799	+1 669 900 6833
+1 301 715 8592	+1 312 626 6799	+1 929 436 2866

Meeting ID: 970 8941 9307

If you require special accommodations pursuant to the American with Disabilities Act, please notify Jeff Shaw at (918) 838-5000 by January 13, 2021.

**Combined Meeting of  
Tulsa Airports Improvement Trust – Special Meeting  
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7777 Airport Drive  
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Call Combined Meeting of the Trustees of the Tulsa Airports Improvement Trust and Meeting of the Members of the Tulsa Airport Authority to order.

1. Approve the Minutes of the Combined December 10, 2020 Meeting of TAIT and TAA.
2. **Financial and Operating Reports**

No Items.

**Administrative/Finance/IT Contract Action.**

3. Approve Agreement with GCR, Inc. for software support and hosting services for AirportIQ Safety & Operations Compliance System (ASOCS) in an amount not-to-exceed \$41,013.00.

The contract amount for the first year is \$7,725.00, and the amount increases by 3% each of the following four years of the Agreement. ASOCS primary function is to maintain FAA Part 139 Regulatory Compliance.

**Engineering Capital Improvement Contracts, Amendments, Change Orders, or Other Action.**

**Contracts.** No items.

**Contract Amendments.** No items.

**Change Orders.**

4. Approve Change Order Number two (Ticket Counters – Terminal Building Projects – Phase 4) with Myers-Cherry Construction, LLC in the amount of \$176,519.25 — TUL.

This change is a result of the airlines not having funding to provide their custom ticket counters. This change order provides funding for the contractor to build the airports standard ticket counters.

	Amount	Percent Change
Original contract amount:	\$5,917,200.00	
Total change orders:	\$182,480.85	3.1%
Total change of quantities:	\$0.00	0.0%
Total cost:	\$6,099,680.85	3.1%

**Change of Quantities.** No items.

**Other Contract Action.**

5. Accept project and approve final payment (Schwab Hall - Phase 2 & 3) with Manhattan Construction Company, in the amount of \$48,976.30.

	Amount	Percent Change
Original contract amount:	\$6,833,840.60	
Total change orders:	\$440,790.18	6.4%
Total change of quantities:	\$174,984.53	2.6%
Total cost:	\$7,449,615.31	9.0%

**Property Development, Leases, Concession Agreements or Other Properties Action.**

Agenda Items 6-9 will be considered together.

6. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment (Lot 9, Block 11, Northeast Hangar Development-Hangar B-92) from Hodges Properties, LLC to Shannon Hankins, effective upon closing, but no later than January 31, 2021 – RVS. (JG) (F04-022)

7. Approve Mutual Termination of Sublease Agreement (Lot 9, Block 11, Northeast Hangar Development-Hangar B-92) with Shannon Hankins effective February 1, 2021 – RVS. (JG) (F04-022)

Mutual Termination to allow for placement of new sublease per TAIT policy.

8. Approve Sublease Agreement (Lot 9, Block 11, Northeast Hangar Development-Hangar B-92) with Shannon Hankins for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective February 1, 2021 – RVS. (JG) (F21-073).

9. Approve Acknowledgment and Consent to Collateral Assignment from Shannon Hankins to Triad Bank (Lot 9, Block 11, Northeast Hangar Development-Hangar B-92). Effective upon closing, but no later than January 31, 2021 – RVS. (JG) (F21-073).

Agenda Items 10-13 will be considered together.

10. Approve Assignment of Sublease and Acknowledgment and Consent to Assignment (Lot 17,

Block 10, Northeast Hangar Development-Hangar B-76) from Cagle Holdings, LLC to Kneale Ewing, effective upon closing, but no later than January 31, 2021 – RVS. (JG) (F08-006).

11. Approve Mutual Termination of Sublease Agreement (Lot 17, Block 10, Northeast Hangar Development-Hangar B-76) with Kneale Ewing effective February 1, 2021 – RVS. (JG) (F08-006)

Mutual Termination to allow for placement of new sublease per TAIT policy.

12. Approve Sublease Agreement (Lot 17, Block 10, Northeast Hangar Development - Hangar B-76) with Kneale Ewing for fifteen (15) years with two (2) five-year options to extend the term at the standard rate, effective February 1, 2021 – RVS. (JG) (F21-064).

13. Approve Acknowledgment and Consent to Collateral Assignment from Kneale Ewing to Triad Bank (Lot 17, Block 10, Northeast Hangar Development-Hangar B-76). Effective upon closing, but no later than January 31, 2021 – RVS. (JG) (F21-064).

14. Approve Acknowledgment and Consent to Collateral Assignment from Destinations EFC, LLC to First National Bank Broken Arrow (Lots 2 and 3, Block 6, Southwest Commercial Area). Effective upon closing, but no later than January 31, 2021 – RVS. (JG) (F20-069).

15. Correct at the request of Lessee the December 10, 2020 approvals of Sublease Agreements with Dan Howard, individually, to approval of Sublease Agreements with Dan Howard, Trustee of the Revocable Inter Vivos Trust of Dan W. Howard dated December 13, 2013 (Lot 9, Block 7A, Northeast Hangar Development-Hangar B-20; and Lot 8, Block 7A, Northeast Hangar Development-Hangar B-21) – RVS. (JG) (F21-056 and F21-057).

**New TAIT Business.** No Items.

**TAA Business.** No Items.

**Adjourn.**