



Tulsa Airports
Improvement Trust

Annual Budget

Ending June 30, 2024

FY2024

Organizational Overview

Board of Trustees & Leadership Team
Mission & Core Values
Organizational Chart
TUL at a Glance
RVS at a Glance



Board of Trustees



Joe Robson
Chair

President,
The Robson
Companies



Kent Harrell
Vice Chair

Owner,
Harrell Energy



Mayor G.T. Bynum
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Mary Smith Crofts
Trustee

Community
Volunteer



Jeff Stava
Trustee

Chief Operating
Officer,
Tulsa Community
Foundation

Leadership Team

Alexis Higgins, A.A.E.

Paul Myers

Andrew Pierini, C.M.

Cole Brown, C.M., ACE

Patti Colbry

Bryan Crook

Birdetta Price

Daniel Regan

Frank Relja, P.E.

Jeff Shaw, C.M., ACP

Brent Wall

Austin Wheeler, C.M., ACE

Chief Executive Officer

Executive Vice President and Chief Operating Officer

Executive Vice President and Chief Commercial Officer

Director, Operations

Director, Human Resources

Director, Customer Experience

Director, Finance and Asset Management

Director, Real Estate and Business Development

Director, Engineering and Planning

Director, Risk and Legal Services

Director, Technology and Innovation

Airport Manager, Tulsa Riverside Airport

Our **mission** is to provide a **safe, efficient, self-supporting airport system** for the citizens of Tulsa and the surrounding region.

Our **core values** are **safety, opportunity, attitude, and responsibility.**

Business Plan

Our 2023 goals focus on three key priorities:

1

Sustainability

Strengthen our capabilities to drive operational continuity and sustainable organizational performance in the increasingly complex and competitive aviation industry.

2

Transformation

Prioritize investments in projects and programs that support the transformation of airport facilities and services.

3

Community

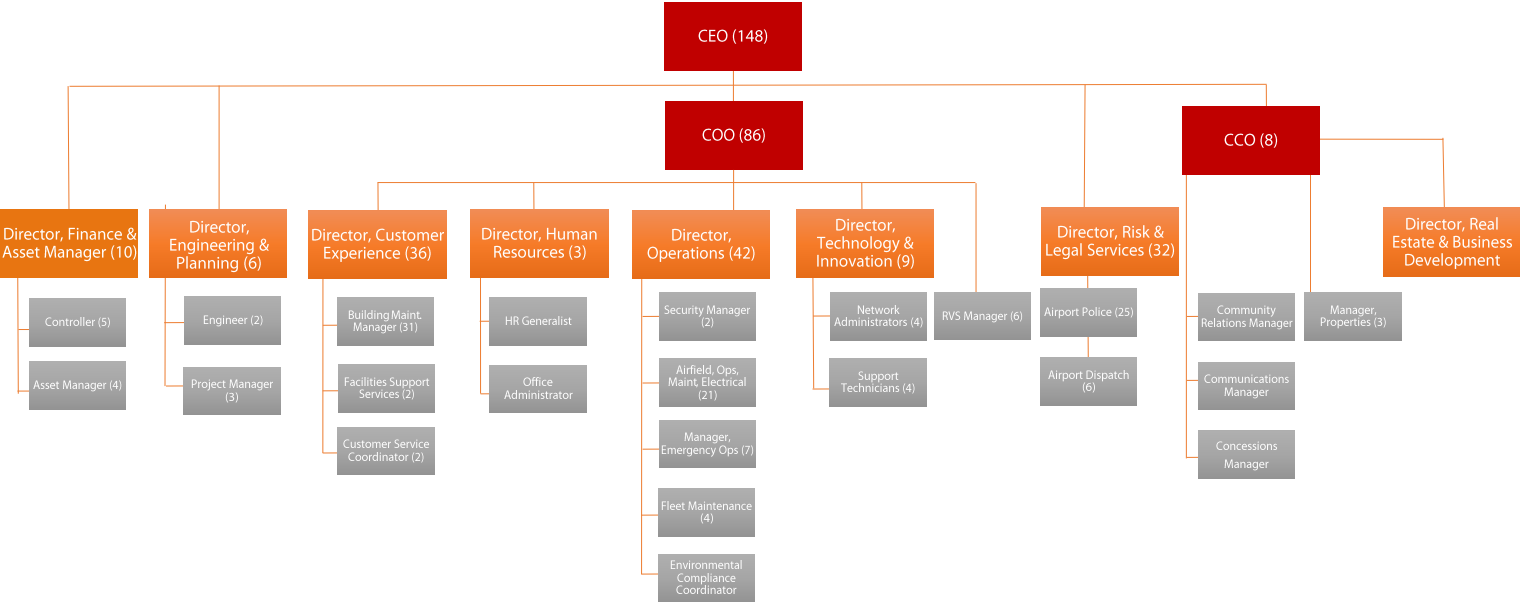
Develop partnerships that drive airport growth and deliver value to the community.

Organizational Chart

148
positions

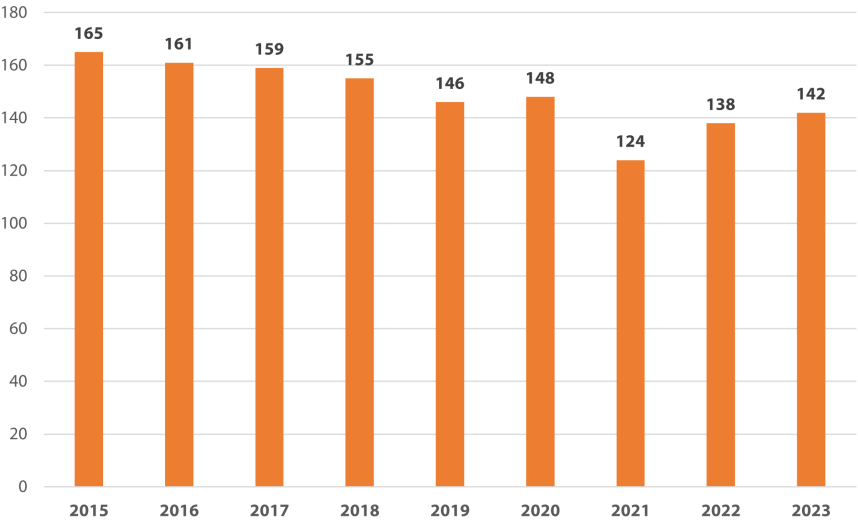
Tulsa Airports Improvement Trust (TAIT) employs 148 people when fully staffed, representing multiple disciplines to support the administrative and operational needs of our airports.

Entering FY24, TAIT is operating with 15 vacancies.



Historical FTEs

Full-time Equivalents (Annual Average)



Tulsa International Airport

At a Glance

Tulsa International Airport (TUL) not only serves as the largest commercial airport in the region, but also as a major economic generator for Northeastern Oklahoma. There are over 80 companies onsite at TUL, including cargo and commercial airlines, fixed-base operators, Oklahoma Air National Guard's 138th Fighter Wing, Spirit Aerosystems, and American Tech-Ops Tulsa, the largest commercial maintenance, repair and overhaul facility in the world. These groups located on airport property, provide an estimated 40,000 jobs combined, which has an estimated annual economic impact (payroll plus spending) of \$6 billion.

TUL's three runways accommodate the largest aircraft, with the primary runway measuring 10,000 ft. The airport encompasses 4,360 acres and is actively looking to **support the growth of the aviation and aerospace industry even further by developing 700+ acres of real estate.**

The airport continues to prioritize modernizing the terminal with more substantial projects planned for this year, such as the Federal Inspection Services Facility, Air Traffic Control Tower, a new entrance monument and wayfinding signage that will incorporate both static and digital signs throughout the property. Other plans for the year include adding new vestibule doors at all terminal entrances, and a custom transformational suspended art installation that will reflect the vibrancy of the city. These additions will bring a fresh, updated look to the entire airport environment.

These improvements support our commitment to deliver first-class facilities and services to our users.

While most commercial airports have yet to meet their pre-pandemic passenger numbers, **Tulsa International Airport has been at or above 2019 traffic numbers since July 2022.**

2.9 million passengers (PAX) in 2022

25% increase of PAX over 2021

Growth is expected to continue given that seat capacity, the number of outbound seats available from TUL, **is up 13% year-over-year for 2023.**

6 Commercial airlines

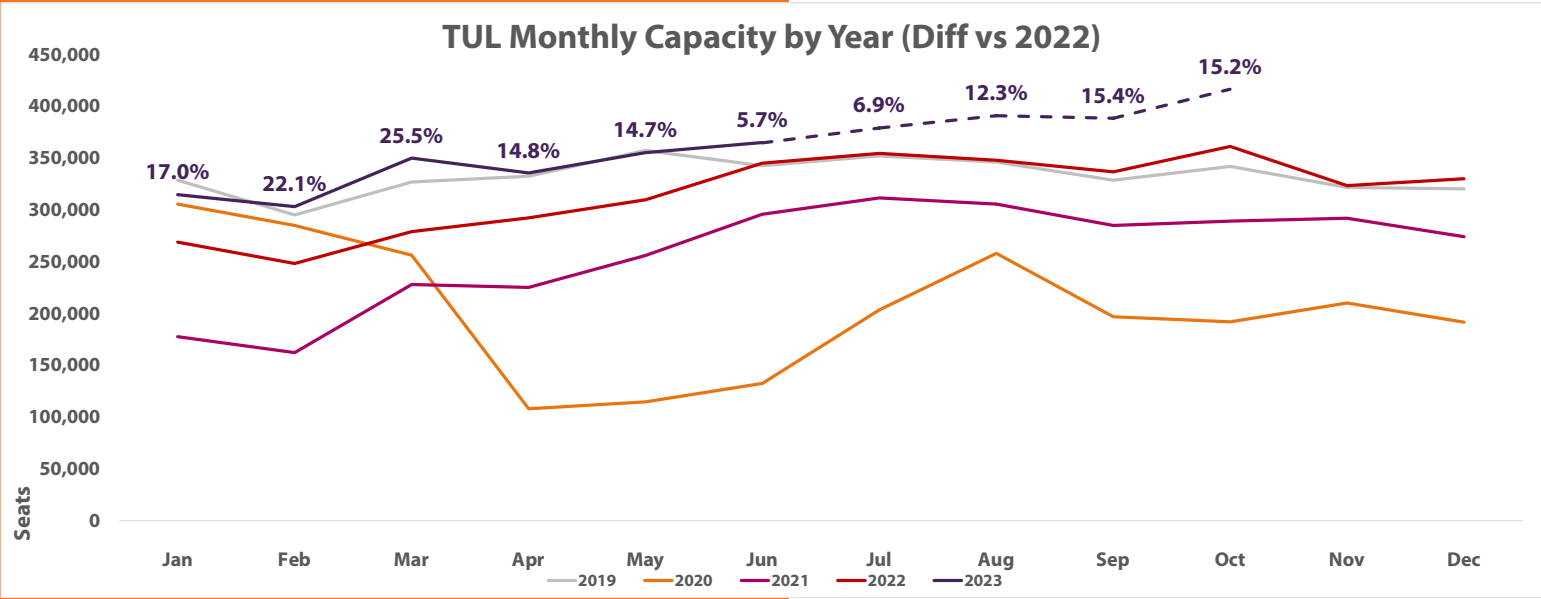
24 Nonstop destinations that allow access to nearly anywhere in the world with just one connection

Last year American Airlines added nonstop service to New York City's **LaGuardia Airport**, Southwest to **Chicago Midway and Austin**, while Breeze added nonstop service to **Orlando** in early 2023.

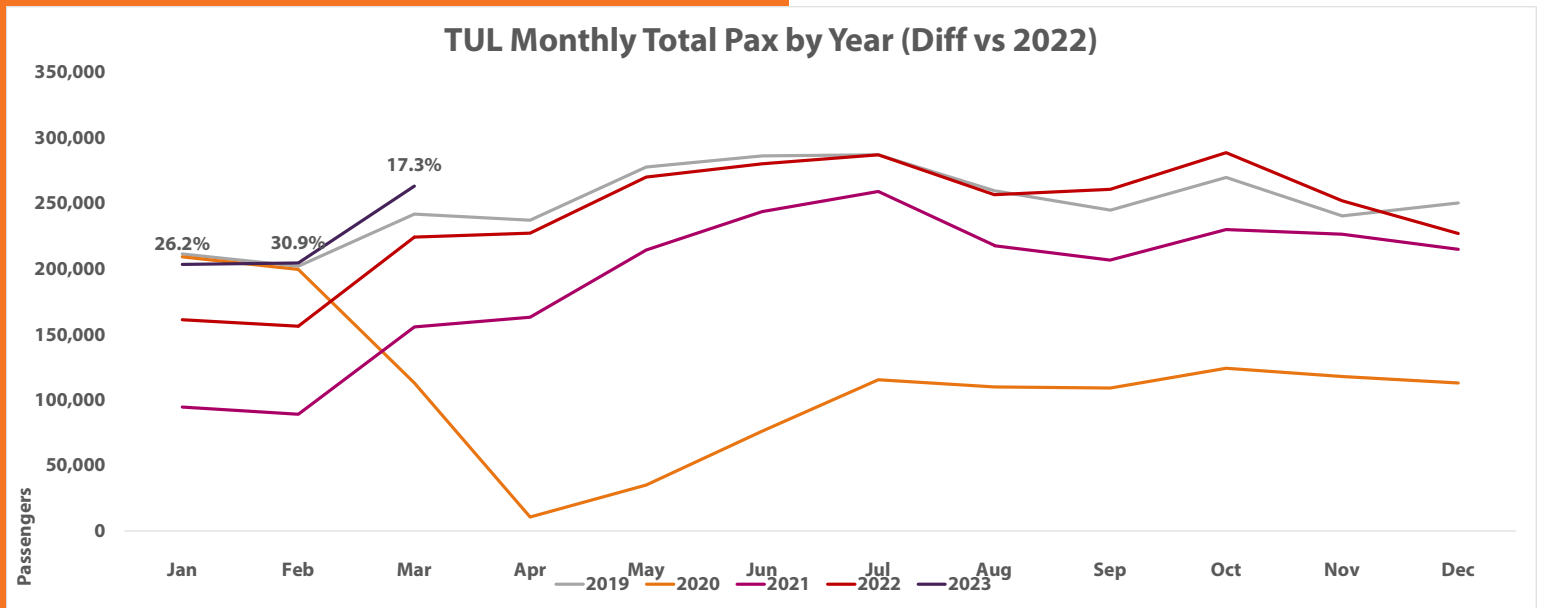
Tulsa International Airport

At a Glance

Monthly Capacity by Year



Monthly Passengers by Year



Tulsa Riverside Airport

At a Glance

For years Tulsa Riverside Airport (RVS) has had more operations (landings and takeoffs) than any other airport in Oklahoma.

11th Busiest general aviation airport in the country in 2022.

200 Commercial and private hangars

500 Over 500 based aircraft

6 Home to six flight schools

The high volume in operations at RVS is largely due to the airport being the home of six flight schools: Christiansen Aviation, Destinations EFC, Riverside Flight Center, Riverside Jet Center, Spartan College of Aeronautics and Technology and Tulsa Community College. Having these schools onsite at RVS makes it a well-known hub for aviation workforce development, attracting students from around the globe who are interested in studying aviation maintenance, aviation electronics and technology, or those who are interested becoming commercial or private pilots.

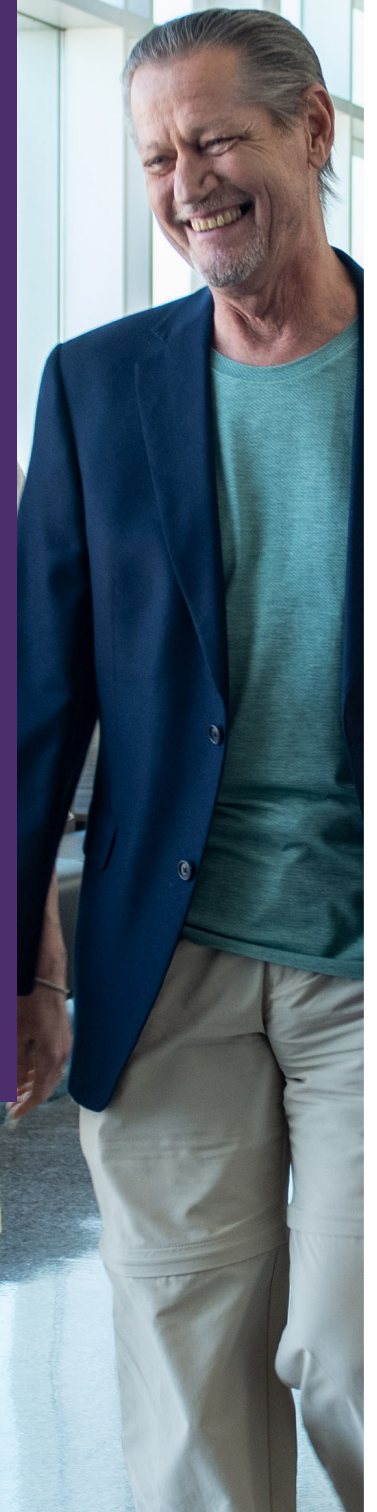
On top of having several opportunities for students, the airport gives busy professionals convenient access to air transportation services, saving them valuable time with each business trip they take out of Tulsa. The airport is also an invaluable resource for large event planners in the community, such as in 2022 when the city hosted the PGA Championship and the airport helped accommodate hundreds of players and attendees that flew in privately for the tournament.

Over the past two years, airport staff along with the Master Plan steering committee, has worked to gather essential feedback from airport users and the surrounding community on what the new RVS Master Plan should include. After collecting responses from three public meetings, the long-range development plan has been updated, and is currently under review with the FAA.

TAIT was awarded a Federal Aviation Administration (FAA) Grant to reconstruct the connecting taxiways to runway 1L-19R at RVS in order to meet current airport safety design standards. Phase 1 will begin in May 2023 and be complete in August, and Phase 2 will begin in the Spring of 2024. A new aircraft wash rack will also be located at RVS, with the project going out to bid in September 2023.

Financial Overview

Key Performance Indicators
Fiscal Year 2024 Budget Summary
Fiscal Year Comparison
Airport Lines of Business
Debt Service Requirements
Schedule of Rates, Fees, & Charges



Key Performance Indicators

TAIT Assumptions - TUL

Beginning in FY2023, Tulsa International Airport began to exceed 2019 pre-pandemic passenger numbers on a monthly basis. The airport's recovery throughout the pandemic has been, on average, 10 percentage points stronger than the average U.S. airport. In FY2024, enplanements are budgeted at a 3% growth rate. Landed weight is projected to remain flat from the budgeted total for FY2023. **TAIT is forecasting revenue to increase by approximately 9% from the FY2023 budget, primarily driven by strong passenger activity.**

Indicator	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024 Projected
Enplaned Passengers	1,000,000	1,500,000	1,550,000
Landed Weight	1,747,059,519	2,065,130,949	2,066,719,110
Airline CPE	\$ 10.71	\$ 8.38	\$ 8.14
Revenue Budget	\$ 33,796,422	\$ 40,941,833	\$ 44,520,920
Operating Capital Budget	\$ 1,548,300	\$ 2,647,100	\$ 2,595,800

TAIT Assumptions - RVS

TAIT continues to transition all new leases from the Implicit Price Deflator Index (IDPI) to the Consumer Price Index (CPI). **TAIT is forecasting a 23% increase in operations as business aviation and flight school training continue to increase above pre-pandemic levels.** Fuel flow gallons are estimated to increase by 18% over the FY2023 budget, reflecting the activity trend throughout FY2023.

Indicator	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024 Projected
Aircraft Operations	176,628	183,340	225,000
Fuel Flow Gallons	1,399,757	1,506,836	1,780,000
Revenue Budget	\$ 1,156,500	\$ 1,213,000	\$ 1,258,000
Operating Capital Budget	\$ 283,500	\$ 164,000	\$ 38,000



Budget Summary

Fiscal Year 2023 vs. Fiscal Year 2024

Beginning Cash
PFC Debt Service
TAIT Total Revenue

Total Resources

TAIT Total Operating Budget
Operating Capital Purchases
Debt Service
Capital Projects

Total Expenditures

FY 2023 Budget	FY2024 Budget	Net \$	Net %
\$ 11,813,431	\$ 28,324,289	\$ 16,510,858	139.8%
\$ 4,378,636	\$ 4,069,047	\$ (309,589)	-7.1%
\$ 42,154,832	\$ 45,778,920	\$ 3,624,088	8.6%
\$ 58,346,899	\$ 78,172,256	\$ 19,825,357	34.0%
\$ 26,775,976	\$ 29,610,830	\$ 2,834,854	10.6%
\$ 2,811,000	\$ 2,633,800	\$ (177,200)	-6.3%
\$ 14,128,548	\$ 12,935,698	\$ (1,192,850)	-8.4%
\$ 14,631,375	\$ 32,991,928	\$ 18,360,553	125.5%
\$ 58,346,899	\$ 78,172,256	\$ 19,825,357	34.0%



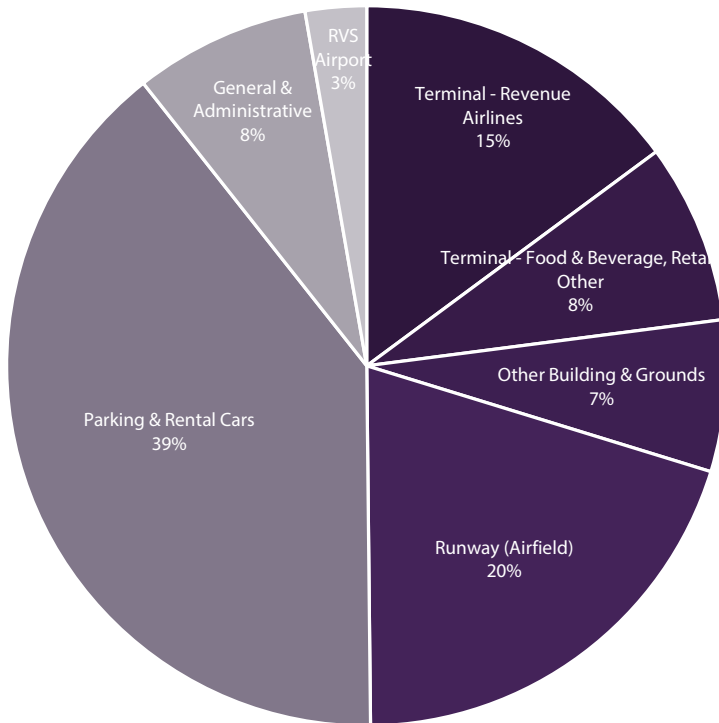
Fiscal Year Comparison

Fiscal Year 2023 vs. Fiscal Year 2024

	FY 2023 Budget	FY 2024 Budget	FY 22/23 vs. FY 23/24 Budget Changes	Percentage Change
Terminal - Revenue Airlines	\$ 6,827,816	\$ 6,810,341	\$ (17,475)	0%
Terminal - Food & Beverage, Retail, Advertising, Other	\$ 3,482,879	\$ 3,695,139	\$ 212,260	6%
Other Building & Grounds	\$ 2,964,606	\$ 3,115,505	\$ 150,899	5%
Runway (Airfield)	\$ 9,126,537	\$ 9,186,495	\$ 59,958	1%
Parking & Rental Cars	\$ 15,442,994	\$ 18,098,440	\$ 2,655,446	17%
General & Administration	\$ 3,097,000	\$ 3,615,000	\$ 518,000	17%
RVS Airport	\$ 1,213,000	\$ 1,258,000	\$ 45,000	4%
Total Revenue	\$ 42,154,832	\$ 45,778,920	\$ 3,624,088	9%
Regular Salaries & Wages	\$ 9,390,977	\$ 9,737,843	\$ 346,866	4%
Overtime	\$ 347,165	\$ 347,487	\$ 322	0%
Other Pay	\$ 91,928	\$ 124,447	\$ 32,519	35%
Taxes & Benefits	\$ 4,181,499	\$ 4,398,866	\$ 217,367	5%
Total Personal Services	\$ 14,011,569	\$ 14,608,643	\$ 597,074	4%
Non-Capitalized Equipment	\$ 81,850	\$ 99,200	\$ 17,350	21%
IT Non-Capitalized Equipment	\$ 243,629	\$ 217,880	\$ (25,749)	-11%
Materials & Supplies	\$ 1,575,034	\$ 1,892,480	\$ 317,446	20%
Total Materials & Supplies	\$ 1,900,513	\$ 2,209,560	\$ 309,047	16%
Janitorial Services	\$ 1,659,425	\$ 1,608,880	\$ (50,545)	-3%
Travel & Lodging Expenses	\$ 131,085	\$ 153,240	\$ 22,155	17%
Training & Education	\$ 124,830	\$ 135,775	\$ 10,945	9%
Memberships	\$ 85,638	\$ 95,630	\$ 9,992	12%
Repairs & Maintenance	\$ 489,000	\$ 842,500	\$ 353,500	72%
Professional & Consulting Services	\$ 2,424,113	\$ 3,257,707	\$ 833,594	34%
Utilities	\$ 2,000,502	\$ 2,004,850	\$ 4,348	0%
ARFF (Fire Payroll Reimbursement)	\$ 926,406	\$ 984,785	\$ 58,379	6%
Insurance	\$ 951,005	\$ 1,108,300	\$ 157,295	17%
Parking Operations	\$ 1,708,115	\$ 1,951,700	\$ 243,585	14%
All Other	\$ 363,775	\$ 649,260	\$ 285,485	78%
Total Other Services & Charges	\$ 10,863,894	\$ 12,792,627	\$ 1,928,733	18%
Total Operating Budget	\$ 26,775,976	\$ 29,610,830	\$ 2,834,854	10.5%
Operating Capital Purchases	\$ 2,811,000	\$ 2,633,800	\$ (177,200)	-6%
Total Operating Expenses & Operating Capital Purchases	\$ 29,586,976	\$ 32,244,630	\$ 2,657,654	9%
NET REVENUE BEFORE DEBT SERVICE	\$ 12,567,856	\$ 13,534,290	\$ 966,434	8%



Airport Revenue Details



Terminal - Airlines | \$6,810,341
Terminal - Food & Beverage, Retail, Other | \$3,695,139
Other Building & Grounds | \$3,115,505
Airfield | \$9,186,495
Parking & Rental Cars | \$18,098,440
General & Administrative | \$3,615,000
RVS | \$1,258,000



Airport Lines of Business

Budget Comparative

Divisions	FY2022	FY2023	FY2024
Engineering	\$ 780,315	\$ 916,335	\$ 943,371
Information Technology	\$ 1,886,644	\$ 2,124,532	\$ 2,359,575
Customer Experience	\$ 253,052	\$ 344,542	\$ 409,885
Building Maintenance	\$ 4,503,789	\$ 4,877,320	\$ 5,227,770
Support Services	\$ 2,457,881	\$ 2,501,893	\$ 2,776,852
Finance	\$ 1,179,542	\$ 1,275,834	\$ 1,566,943
Automotive Maintenance	\$ 422,400	\$ 456,969	
Landside - Parking	\$ 2,052,886	\$ 2,130,415	\$ 2,516,990
Operations	\$ 270,700	\$ 641,034	\$ 980,757
Automotive Maintenance			\$ 490,244
Field Maintenance	\$ 986,558	\$ 981,856	\$ 1,031,367
Electrical Maintenance	\$ 451,495	\$ 511,464	\$ 686,192
Airfield Operations	\$ 634,968	\$ 709,946	\$ 715,871
Security & Badging	\$ 350,890	\$ 290,700	\$ 297,608
Dispatch & Emergency Response	\$ 373,544	\$ 409,809	
ARFF Services	\$ 920,910	\$ 972,646	\$ 1,054,182
Director	\$ 713,079	\$ 712,014	\$ 800,685
Human Resources	\$ 798,644	\$ 1,089,272	\$ 871,867
Legal Services & Risk Management	\$ 941,395	\$ 1,314,843	\$ 1,496,310
Dispatch & Emergency Response			\$ 425,986
Law Enforcement	\$ 2,087,051	\$ 2,073,682	\$ 2,241,145
Real Estate & Property Development	\$ 42,200	\$ 56,700	\$ 98,000
Contracts	\$ 441,779	\$ 477,614	\$ 543,394
Marketing	\$ 1,052,555	\$ 1,219,574	\$ 1,327,328
Tulsa Riverside Airport - RVS	\$ 644,618	\$ 686,982	\$ 748,508
Total Operating Budget	\$ 24,246,895	\$ 26,775,976	\$ 29,610,830

Airport Lines of Business

Operating Capital Purchases Fiscal Year 2024

Summary by Division

Summary By Division	FY 2024
Information Technology	\$ 549,175
Marketing	\$ 250,000
Customer Experience	\$ 750,000
Customer Experience - Building Maintenance	\$ 750,725
Operations - Field Maintenance	\$ 105,000
Operations - Electrical Maintenance	\$ 130,000
Operations - Law Enforcement	\$ 13,900
Landside - Parking	\$ 47,000
Tulsa Riverside Airport - RVS	\$ 38,000
TOTAL CAPITAL	\$ 2,633,800



Airport Lines of Business

Operating Capital Purchases Fiscal Year 2024

Information Technology	FY 2024 Budget
Aruba Switch Replacement	\$ 175,000
SAC Security Hardware Refresh	\$ 75,000
Door Reader Project	\$ 153,175
Roadway Cameras	\$ 25,000
CXM Phone and Radio Recording System	\$ 31,000
Streamvault Video Archiver	\$ 20,000
Server Lifecycle	\$ 30,000
SAN Lifecycle Refresh	\$ 25,000
Fiberoptic Network Tester	\$ 15,000
Total Operating Capital Purchases - IT	\$ 549,175

Marketing	
Suspended Artwork Installation	\$ 250,000
Total Operating Capital Purchases - Marketing	\$ 250,000

Customer Experience	
Wayfinding	\$ 750,000
Total Operating Capital Purchases - Customer Experience	\$ 750,000

Customer Experience - Building Maintenance	
Jet Bridge Canopy Replacement	\$ 66,225
Bit Station Upgrade	\$ 16,500
Upgrade Baggage Handling System VFDs	\$ 600,000
New Mini Scissor Lift (JLG)	\$ 20,000
Mammoth 850 w/attachments	\$ 30,000
Counter Balanced Powered Lift	\$ 18,000
Total Operating Capital Purchases - Customer Experience	\$ 750,725

Operations - Field Maintenance	
Asphalt Trailer	\$ 55,000
Hydraulic Hammer for Backhoe	\$ 20,000
Grapple Bucket for Cat IT	\$ 30,000
TOTAL CAPITAL - Operations Field Maintenance	\$ 105,000

Operations - Electrical Maintenance	
New F-250 Crew Cab Utility Bed	\$ 55,000
ACE Upgrade	\$ 75,000
TOTAL CAPITAL - Operations Electrical	\$ 130,000

Operations - Law Enforcement	
Video Manager	\$ 13,900
Total Operating Capital Purchases - Law Enforcement	\$ 13,900

Landside - Parking	
Gas Pump	\$ 15,000
Software	\$ 32,000
Total Operating Capital Purchases - Landside Parking	\$ 47,000

Tulsa Riverside Airport - RVS	
Zero Turn Mower	\$ 30,000
Gate	\$ 8,000
Total Operating Capital Purchases - Tulsa Riverside Airport - RVS	\$ 38,000

Airport Capital Program

Fiscal Year 2024

		Funding Source			
FY24 New Projects	Capital Projects	AIP/AIG	TAIT	Other Sources	FY 24 New Project Total
TUL	Acquire ARFF Vehicle	\$ 792,000	\$ 88,000		\$ 880,000
	Pavement Condition Index (PMP Update)	\$ 108,000	\$ 12,000		\$ 120,000
	Parking Lot Employee A and B Reseal		\$ 150,000		\$ 150,000
	Property Acquisition		\$ 750,000		\$ 750,000
	Airfield Electrical (Design and Construction)	\$ 3,690,000	\$ 410,000		\$ 4,100,000
	Employee Parking A Lot Expansion		\$ 537,000		\$ 537,000
	Valet Parking Facility		\$ 1,000,000		\$ 1,000,000
RVS	Upgrade Security Fence	\$ 1,800,000	\$ 200,000		\$ 2,000,000
	Total	\$ 6,390,000	\$ 3,147,000		\$ 9,537,000
	Contingency 10%		\$ 314,700		\$ 314,700
	Total Capital Fiscal Year 2024	\$ 6,390,000	\$ 3,461,700		\$ 9,851,700
FY23 Carry Over	Capital Projects	AIP/AIG	TAIT	Other Sources	FY23 Carry Over Project Total
TUL	Perimeter Road Rehabilitation	\$ 1,620,000	\$ 180,000		\$ 1,800,000
	Snow Removal Equipment - Rotary Plow	\$ 656,696	\$ 72,967		\$ 729,663
	Air Traffic Control Tower (Design & Construction)		\$ 7,000,000	\$ 30,000,000	\$ 37,000,000
	Federal Inspection Facility (Design & Construction)	\$ 11,517,086	\$ 12,957,895		\$ 24,474,981
	Parking Garage EV Charging Station		\$ 575,000	\$ 500,000	\$ 1,075,000
	Entrance Road Rehabilitation (Design & Construction)	\$ 2,322,000	\$ 258,000		\$ 2,580,000
	Airport Terminal Vestibules (Design & Construction)	\$ 2,079,000	\$ 231,000		\$ 2,310,000
	ARC Flash Study	\$ 360,000	\$ 40,000		\$ 400,000
	Wayfinding Master Plan	\$ 411,300	\$ 65,700		\$ 477,000
	Wayfinding Entrance Road Sign (Design & Construction)		\$ 1,000,000		\$ 1,000,000
RVS	Taxiway A Connector South (Construction)	\$ 2,997,900	\$ 166,550	\$ 166,550	\$ 3,331,000
	Taxiway A Connector North (Construction)	\$ 2,997,900	\$ 166,550	\$ 166,550	\$ 3,331,000
	Wash Pad	\$ 315,000	\$ 35,000		\$ 350,000
	Total Carryover Capital	\$ 24,961,882	\$ 22,748,662	\$ 30,833,100	\$ 78,558,644
	Contingency 10%		\$ 2,274,866		\$ 2,274,866
	TUL - Total Capital Projects FY 2024	\$ 31,351,882	\$ 28,485,228	\$ 30,833,100	\$ 90,670,210
FY23 Carry Over	Operating Capital				
	ADA Compliant Shuttle Bus-Parking Operations		\$ 145,000		\$ 145,000
	Microsoft Upgrade From AX 2012 to Microsoft D365		\$ 900,000		\$ 900,000
Project Total FY23 and FY24		\$ 37,741,882	\$ 32,991,928	\$ 30,833,100	\$ 101,566,910

Airport Capital Program

Fiscal Year 2024 Projects

TAIT approves an annual Capital Improvement Plan (CIP) for TUL and RVS at the end of each calendar year. The CIP serves as a roadmap to prioritize airport infrastructure needs and identify federal, state, and airport revenues that will be used to support these needs. **In FY2024, there are eight new projects as well as the continuation of prior year projects that will improve airport facilities and improve services provided to our customers.**

Tulsa International Airport Air Traffic Control Tower

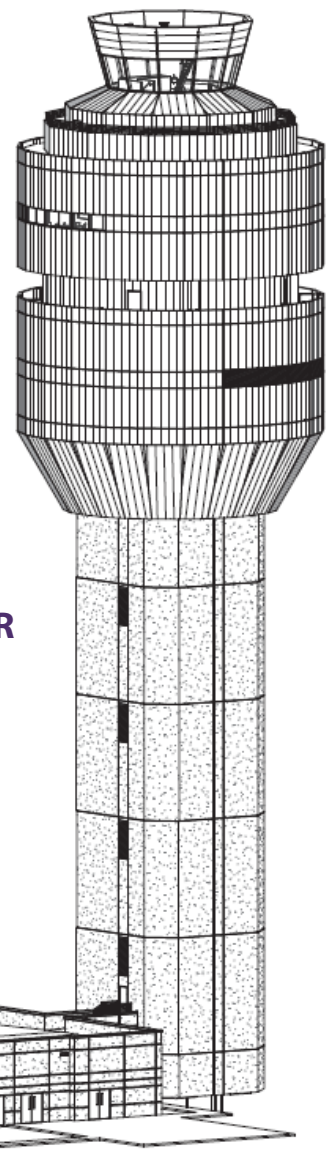
The new Air Traffic Control Tower (ATCT) will be a structure approximately 25 stories tall. The tower will be located in the north central area of the TUL airfield, approximately 500 yards west of the existing ATCT. The airport has selected LEO A. Daly Company to design and manage the project. In addition to the tower, TUL will be constructing a new base building which will include a new Terminal Radar Approach Control facility (TRACON). The current tower is approximately 62 years old and one of the oldest air traffic control towers in the nation. **TAIT anticipates construction to begin in early 2024, with FAA Control Tower occupancy in late 2025.**

Airfield Electrical Upgrades

This project will replace electrical wiring utilized on the airfield for taxiways, runways and signs in order to meet current minimum standards set by the Federal Aviation Administration (FAA).

Tulsa Riverside Airport - Rebuild Connector Taxiways to Runway 1L - 19R

TAIT was awarded a Federal Aviation Administration (FAA) Grant to reconstruct the connecting taxiways to runway 1L-19R at RVS in order to meet current airport safety design standards. The construction of Phase 1 (the taxiways north of the crosswind runway) will begin in May 2023 and be complete in August. Phase 2 (the taxiways south of the crosswind runway) will begin in the Spring of 2024. **The majority of this project (90%) is funded by the FAA, 5% is funded by the Oklahoma Aeronautics Commission, and 5% is funded by the airport.**

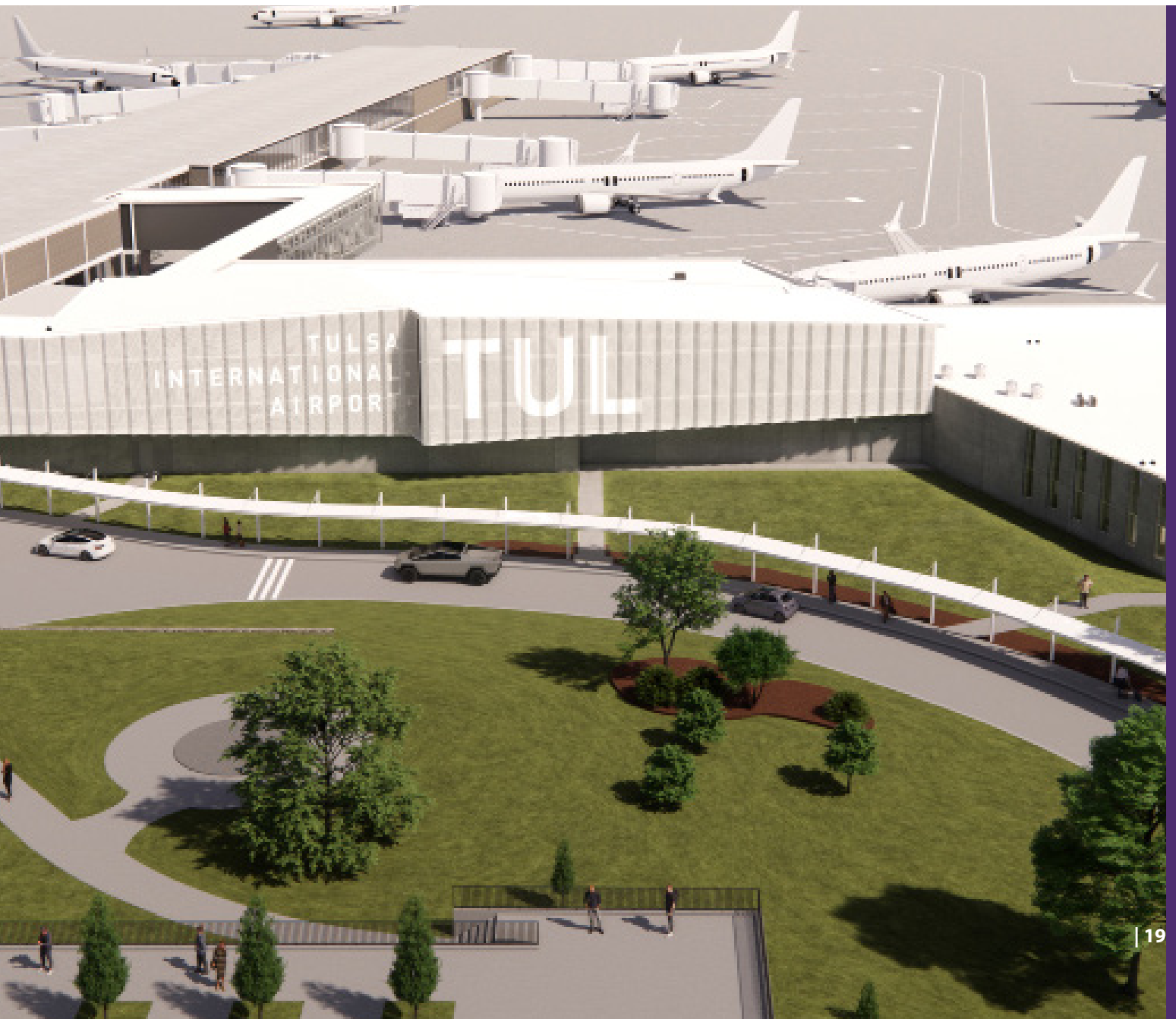


Airport Capital Program

Fiscal Year 2024 Projects

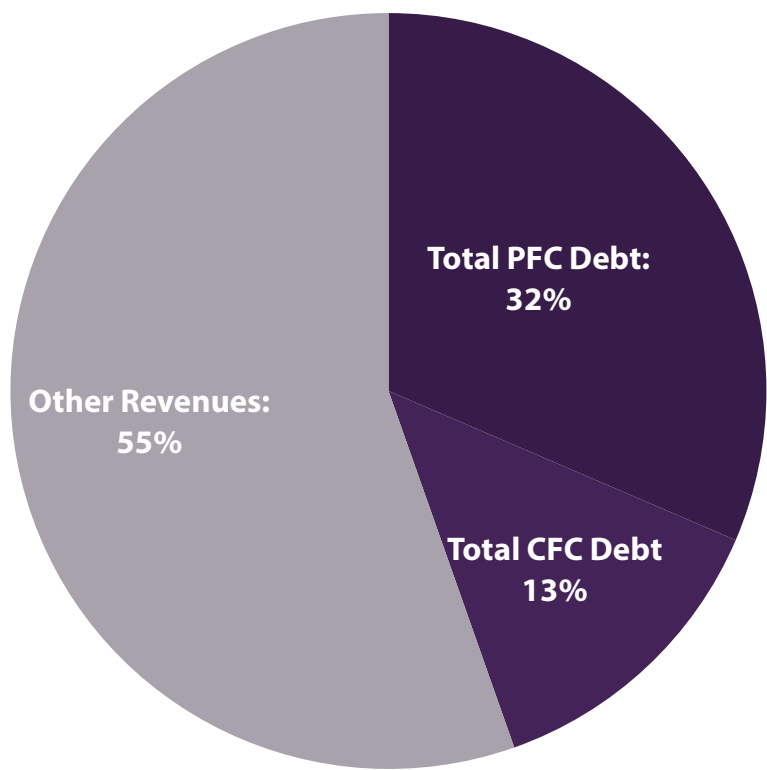
Tulsa International Airport Federal Inspection Station

Tulsa International Airport will be constructing a new international terminal and customs clearance facility. The new addition will contain an international gate, allowing commercial airline travelers to reenter the United States through TUL, and will also be the new home to the United States Customs and Border Patrol (USCBP). This new facility will ensure that USCBP has a home in Tulsa for decades to come. This project is being designed by Corgan Associates, Inc. TAIT anticipates construction to begin in the fourth quarter of 2023.



Debt Service Requirements

FY 2023 - 2024

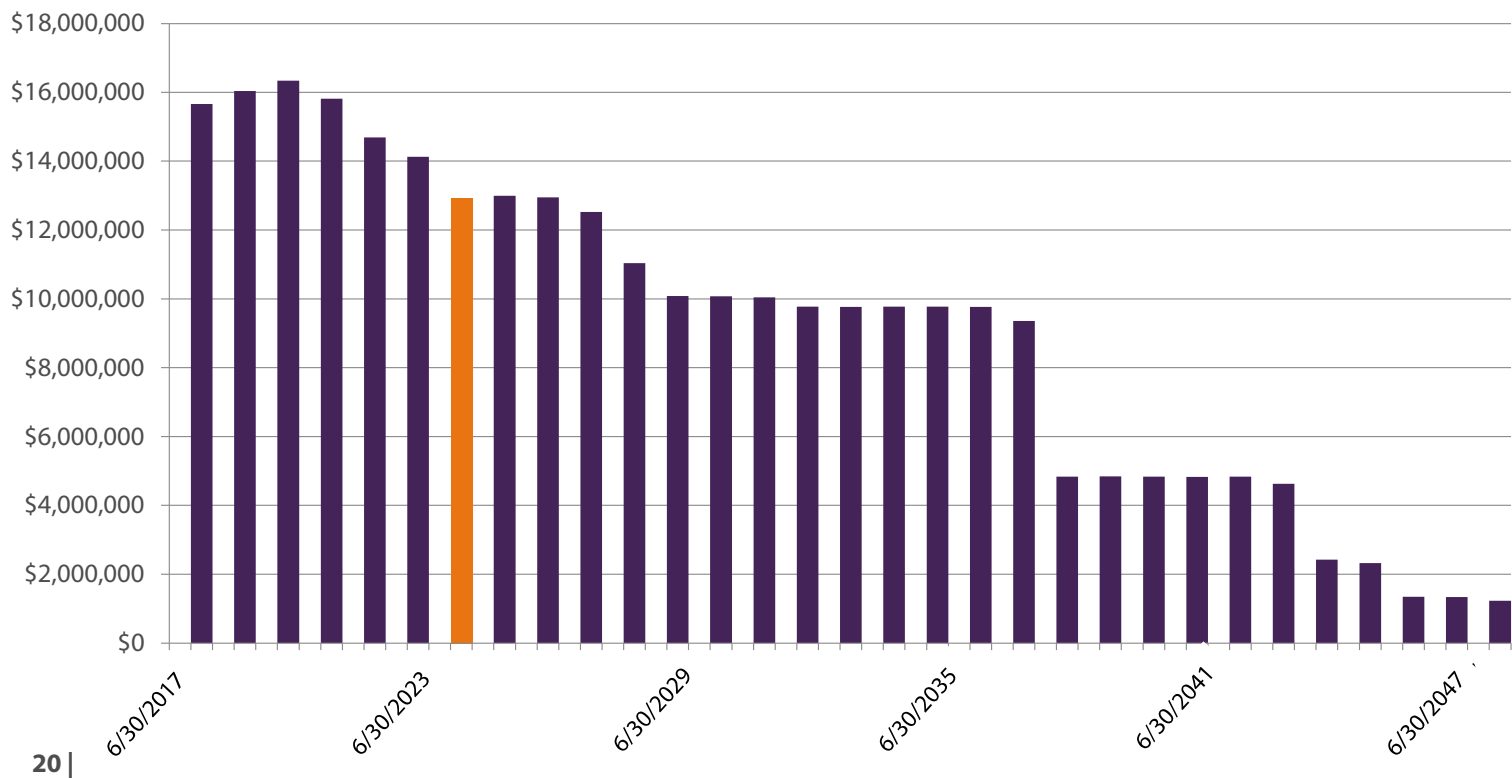


Funding Sources for TAIT Financed Debt:

Total PFC Debt: \$4,069,047
Total CFC Debt: \$1,700,937
Other Revenues: \$7,165,713

Total P&I Debts: \$12,935,698

Total Debt Service Requirements



Rates, Fees, & Charges

FY 2023 - 2024

	FY 22-23	FY 23-24
A. LAND (per annum):		
FBO, commercial and corporate hangars	11% of value	11% of value
Large tract aeronautical developments (3rd Party)	8% of value	8% of value
Land options	60% of rental rates	60% of rental rates
Agricultural	per bid	per bid
B. FACILITIES - TERMINAL AND CARGO:		
Signatory - class 1 space	psfpy	psfpy
Signatory - class 2 space	\$96.88	\$96.88
Signatory - class 3 space	\$72.66	\$72.66
Signatory - class 4 space	\$48.44	\$48.44
Signatory joint use:	\$24.22	\$24.22
Baggage system (class 3 space)	\$48.44	\$48.44
Baggage claim (class 2 space)	\$72.66	\$72.66
*(includes rights to remote a/c parking boxes)		
Non-signatory - class 1 space	\$121.10	\$121.10
Non-signatory - class 2 space	\$90.82	\$90.82
Non-signatory - class 3 space	\$60.55	\$60.55
Non-signatory - class 4 space	\$30.27	\$30.27
Non-signatory - joint use:		
Baggage system (class 3 space)	\$60.55	\$60.55
Baggage claim (class 2 space)	\$90.82	\$90.82
Per turn charge for common use gatehold/apron - signatory	\$131.00	\$131.00
Per turn charge for common use gatehold/apron - non-signatory *	\$303.00	\$303.00
* (includes ticket counter)		
Loading bridge maintenance fee -signatory	\$600.00/month/bridge	\$600.00/month/bridge
Cargo facilities		
Building (with airfield access)	\$10.00 psfpy	\$10.00 psfpy
Building (short-term, no airfield access)	fair value	fair value
Nonscheduled, non-licensed air carriers (use of terminal)	\$ 2.00/enplanement/deplanement	\$ 2.00/enplanement/deplanement
Other building space	airline rates	airline rates
Non-airline office/retail space in airline passenger terminal	airline rates	airline rates
Public area use for commercial purposes	negotiated	negotiated
C. LANDING FEES (per 1,000lbs of GMLW):		
Signatory air carrier	\$3.62	\$3.62
Non-signatory air carrier	\$4.53	\$4.53
D. FUEL FLOWAGE FEE:	\$0.10/gal	\$0.10/gal

Rates, Fees, & Charges

FY 2023 - 2024

	FY 22-23	FY 23-24
E. AIRCRAFT PARKING FEE:		
Signatory - concourse aircraft	included in rates	included in rates
Remote aircraft parking	\$.40/1,000lbs/day	\$.40/1,000lbs/day
Cargo aircraft parking (ramp) - non-signatory only	\$.40/1,000lbs/day	\$.40/1,000lbs/day
Signatory -cargo apron equipment parking	\$1.00 psfpy	\$1.00 psfpy
Non-signatory -cargo apron equipment parking	\$1.25 psfpy	\$1.25 psfpy
North development area parking	\$.10/1,000lbs/day	\$.10/1,000lbs/day
Military aircraft parking	\$.40/1,000lbs/day	\$.40/1,000lbs/day
F. AUTOMOTIVE PARKING:		
Garage	\$2.00/hour (1st 30 min \$1.00)	\$2.00/hour (1st 30 min \$1.00)
Shuttle	\$14.00/day maximum	\$14.00/day maximum
Valet parking charge	\$9.00/day maximum	\$9.00/day maximum
Valet monthly parking	\$20.00/day plus tax	\$20.00/day
Reserved covered parking - nonspecific space	\$500/month	\$500/month
Reserved covered parking - specific space	\$275/month/sp	\$275/month/sp
Tire lock removal charge	\$500.00/month	\$500.00/month
Unauthorized parking penalty	\$35.00	\$35.00
Taxicab charge	\$35.00/day	\$35.00/day
Signatory - vehicular parking	\$2.00/pick-up	\$2.00/pick-up
Non-Signatory - vehicular parking (lot A and lot B)	\$15.00/month/employee	\$15.00/month/employee
Non-Signatory - vehicular parking (employee lot A only)	\$22.50/month/employee	\$22.50/month/employee
Parking permit replacement fee	\$15.00/month/employee	\$15.00/month/employee
Airfield vehicle parking tag replacement	\$10.00	\$10.00
Discounts and promotional rates	\$100/occurrence	\$100/occurrence
	director approved	director approved
G. MISCELLANEOUS FEES:		
Administrative fee (contracts administration) *	\$500.00	\$500.00
Legal expense reimbursement *	actual cost	actual cost
* (Annual license, sales of leasehold improvements, assignment, collateral assignment, release of lease, amendment or supplement to agreement, or any other modification requested by operator requiring approval by TAIT).		
Tenant construction and alternation application fee	15% of construction alternation cost not-to exceed \$250.00	15% of construction alternation cost not-to exceed \$250.00
Finance charge on past due invoices	18%/year	18%/year
Returned check fee	\$25.00	\$25.00
Wireless internet tenant IP address	cost + 25%	cost + 25%
Other	cost + 15%	cost + 15%
H. CONFERENCE ROOMS RENTAL:		
1 hour	\$50.00/hour	\$50.00/hour
Half Day (4 hours)	\$50.00	\$50.00
Full Day (8 hours)	\$200.00	\$200.00
	\$400.00	\$400.00

Rates, Fees, & Charges

FY 2023 - 2024

	FY 22-23	FY 23-24
I. SECURITY BADGE & FINGERPRINTING:		
Initial issue of security badge (includes fingerprinting)		
SIDA & sterile badges (new and renewal)	\$60.00	\$60.00
AOA badges (new and renewal)	\$30.00	\$30.00
Replacement of security badge (for damaged badges)	\$15.00	\$15.00
Non-returned terminated/expired badge	\$50.00	\$50.00
Contractor deposit for each badge	\$50.00	\$50.00
Authorized Security Coordinators - Failure to report	\$200.00	\$200.00
Three Strike Policy:		
Lost Badges: (strike cost + \$15 replacement fee)		
1st	\$65.00	\$65.00
2nd	\$115.00	\$115.00
3rd	\$200.00	\$200.00
Badge Violation:		
1st	\$50.00	\$50.00
2nd	\$100.00	\$100.00
3rd	\$200.00	\$200.00
J. MOVEMENT AREA AND SIDA COMPANY VIOLATIONS:		
1st	\$1,000.00	\$1,000.00
2nd	\$2,500.00	\$2,500.00
3rd (cap)	\$5,000.00	\$5,000.00
K. OPERATIONS SERVICE FEE		
	\$500/occurrence	\$500/occurrence
L. RENTAL CAR CHARGES:		
Customer facility charges	\$4.00 per transaction day	\$4.00 per transaction day
<i>New agreement rates effective date 03/01/2017</i>		
<i>Rate changes on 03/01/20XX</i>		
Counter space	\$96.88	\$96.88
Office space	\$72.66	\$72.66
Ready return/parking spaces	\$2.00/space/day	\$2.00/space/day
Garage Flex Spaces	\$1.65/space/day	\$1.65/space/day
M. ADVERTISING:		
	per rate card	per rate card
N. GROUND TRANSPORTATION-effective May 1, 2018		
Permit application/permit fee	annual \$50.00	annual \$50.00
Category A: Hotel/motel rate	\$.50 per hotel room/month	\$.50 per hotel room/month
Category B: Off airport parking trip rate	up to \$2.00 per trip	up to \$2.00 per trip
Category C: Limousine's & other commercial vehicles	\$50.00 per month	\$50.00 per month

Rates, Fees, & Charges

FY 2023 - 2024

FY 22-23

FY 23-24

Tulsa Riverside Airport (RVS)

Existing Agreements based on implicit price deflator index (IPDI)

Aircraft hangar site - land only	\$0.331/sq. ft.	\$0.354/sq. ft.
Commercial operator site - land only	\$0.374/sq. ft.	\$0.400/sq. ft.

New Private Hangar or Commercial Hangar entered into after 12/01/2017

Based on consumer price index CPI (U)	\$0.409/sq. ft.	\$0.429/sq. ft.
Other Land	11% of Value	11% of Value
Administrative fee (contracts administration) *	\$500.00	\$500.00
Legal expenses reimbursement *	actual cost	actual cost
* (Annual license, sales of leasehold improvements, assignment, collateral assignment, release of lease, amendment or supplement to Agreement, or any other modification requested by operator requiring approval by TAIT).		
Finance charge on past due invoices	18%/year	18%/year
Fuel flowage fee	\$0.10/ gal	\$0.10/ gal
Ramp tie down area	\$350/mo./block	\$350/mo./block
Water tap charges	\$10/month	\$10/month
Administrative fee for pooled insurance administration	\$21/participant lot/year	\$21/participant lot/year
Other	cost + 15%	cost + 15%



Rates, Fees, & Charges

FY 2023 - 2024

FY 22-23

FY 23-24

REQUIRED LEVELS OF INSURANCE FOR TENANTS (TUL & RVS)

GENERAL (AIRPORT) LIABILITY *

Air carrier	\$300,000,000	\$300,000,000
Cargo carrier	\$300,000,000	\$300,000,000
Cargo feeder	\$5,000,000	\$5,000,000
Cargo facility lease	\$5,000,000	\$5,000,000
Any aircraft fueling operations on air carrier apron	\$10,000,000	\$10,000,000
FBO - TUL (not fueling on air carrier apron)	\$3,000,000	\$3,000,000
FBO - RVS	\$2,000,000	\$2,000,000
Commercial aviation (SASO) - TUL	\$1,000,000	\$1,000,000
Commercial aviation (SASO) - RVS	\$1,000,000	\$1,000,000
Commercial building tenant - concessionaires (TUL)	\$2,000,000	\$2,000,000
Commercial building tenant - other (TUL)	\$1,000,000	\$1,000,000
Commercial ground transporters (shuttles)	\$1,000,000	\$1,000,000
Private hangar land lease (RVS)	\$500,000	\$500,000
Agricultural non-airfield land lease	\$250,000	\$250,000

* To include products and completed operations and property damage with the specified minimum limits to be for combined single limit (each occurrence and aggregate).

AUTO LIABILITY*

Cargo feeder

same as general liability
unless below
\$3,000,000

same as general liability
unless below
\$3,000,000

* Required for all airport tenants and licensed service providers that have vehicles on the Airport (excludes public roadways, public parking lots and tenant parking lots located in unsecured areas of a tenant lease).

WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

per state statutes

per state statutes

