

Tulsa Airports
Improvement Trust

Annual Budget

Ending June 30, 2025



FY2025



Organizational Overview

Board of Trustees & Leadership Team

Mission & Core Values

Organizational Chart

TUL at a Glance

RVS at a Glance

Board of Trustees



Kent Harrell
Chair
Owner,
Harrell Energy



Joe Robson
Vice Chair
President,
The Robson
Companies



Mayor G.T. Bynum
Ex-Officio
City of Tulsa



Mary Smith Crofts
Trustee
Community
Volunteer



Jeff Stava
Trustee
Chief Operating
Officer,
Tulsa Community
Foundation

Leadership Team

Alexis Higgins, A.A.E.

Paul Myers

Cole Brown, C.M., A.C.E.

Stephanie Chester

Patti Colbry

Bryan Crook, C.M.

Birdetta Price

Daniel Regan

Frank Relja, P.E.

Jeff Shaw, C.M., A.C.P.

Brent Wall

Austin Wheeler, C.M., A.C.E.

Chief Executive Officer

Executive Vice President and Chief Operating Officer

Director, Operations

Director, Marketing and Community Relations

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



Mission

Provide a **safe, efficient, self-supporting airport system** for the citizens of Tulsa and the surrounding region.

Core Values (SOAR)

Safety

Above all, we will operate in a safe and secure manner.

Opportunity

We value continuous education and seek opportunities to improve ourselves.

Attitude

We will exceed minimum standards and deliver excellence.

Responsibility

We are responsible for the image of our airports, and will portray our airports in a positive manner.

Business Plan

Our 2024 goals focus on three key priorities:

1.

Intensely Focus on Community

Engagement to deliver impactful resources that support enhanced relationships with community partners, aviation related community development, and our desire to be the region's leading economic hub.

2.

Maximize our Financial Performance

to provide continued investment in airport development activities that are critical to the operational needs of our organization.

3.

Plan for our Future by investing in our people, facilities, and technology to prepare for next generation infrastructure and workforce needs.

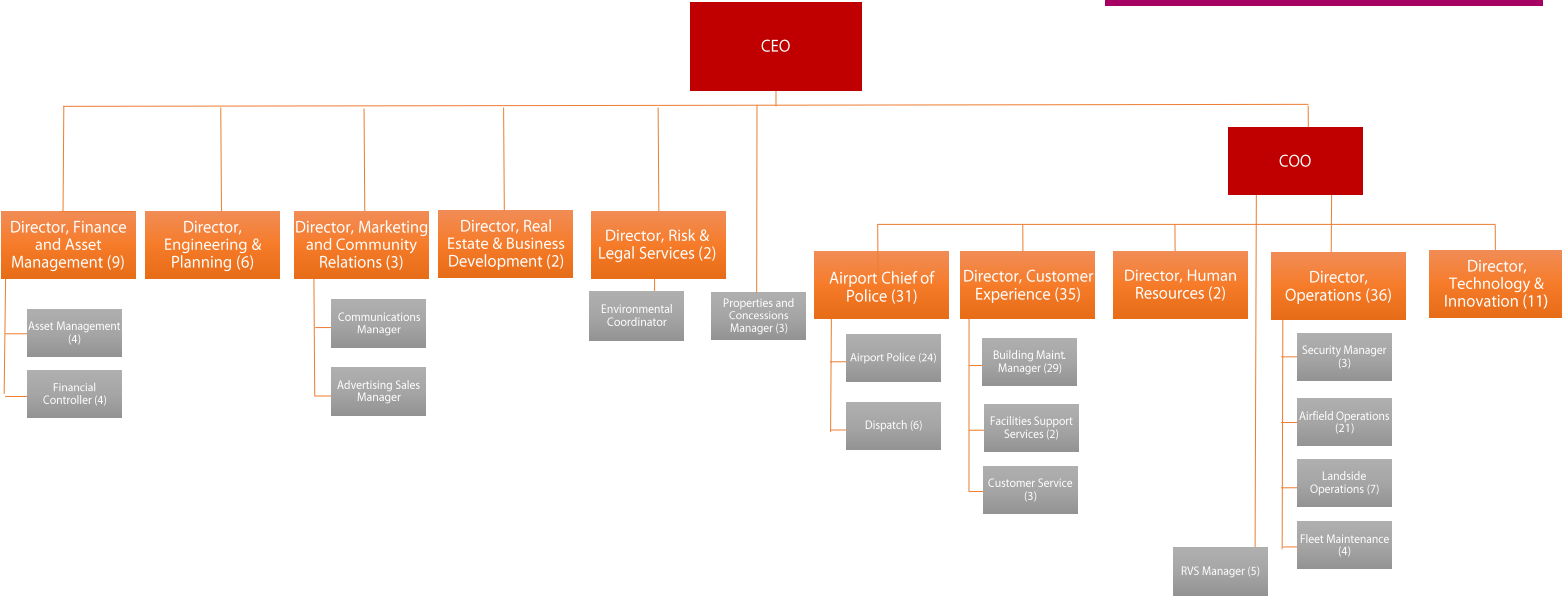
To learn more about our Business Plan, visit flytulsa.com/about-us

Organizational Chart

Tulsa Airports Improvement Trust (TAIT) employs 149 people when fully staffed, representing multiple disciplines to support the administrative and operational needs of our airports.

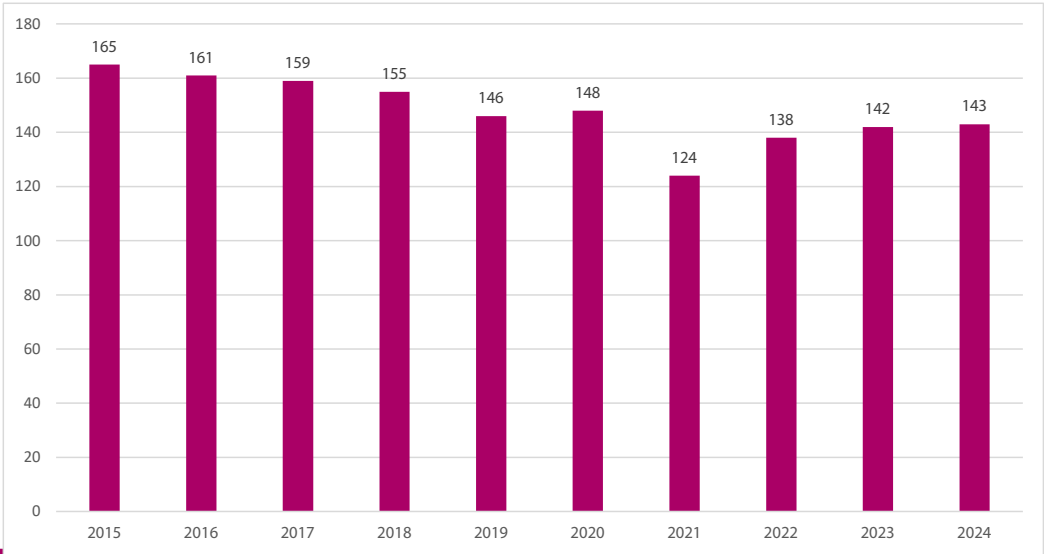
Entering FY25, TAIT is operating with 8 vacancies.

149
total positions
for FY25



Historical FTEs

Full-time Equivalents (Annual Average)



Tulsa International Airport

At a Glance

Tulsa International Airport (TUL) is the primary commercial airport in the area and a **key driver of economic activity for Northeastern Oklahoma.**

Hosting more than 80 onsite companies, including both cargo and passenger airlines, fixed-base operators, the Oklahoma Air National Guard's 138th Fighter Wing, Spirit AeroSystems, and American Tech-Ops Tulsa – the world's largest commercial aircraft maintenance, repair, and overhaul (MRO) facility – TUL is a significant employment hub. **Together, these entities contribute to an estimated 40,000 jobs, generating an annual economic impact of approximately \$6 billion through combined payroll and expenditure.**

Equipped with three runways and capable of accommodating even the largest aircraft with its 10,000 ft runway, 18L/36R, TUL sprawls over 4,360 acres. **The airport is actively seeking to further strengthen the aviation and aerospace sectors in Tulsa by developing over 700 acres of its available land.**

Tulsa Airports Improvement Trust continues to focus on positioning TUL for future growth while also improving their customers' journey. In an effort to keep travelers and the community informed on the details and progress of upcoming projects, the airport launched "Propel TUL". Throughout the next three years, these projects will introduce new facilities, services, and innovative experiences that will make every visit unforgettable. **Visit Tulsa International Airport's Propel TUL website to learn more about the 12 exciting projects that fall under this campaign at propeltul.com.**

In 2023, Tulsa International Airport had the highest number of annual passengers since 2008, finishing the year with a total of 3,144,567 passengers. Further growth is expected as airlines continue to invest in the Tulsa market.

3.1
million passengers (PAX) in 2023

8.8%
increase of PAX over 2022

5
Commercial airlines operate at TUL

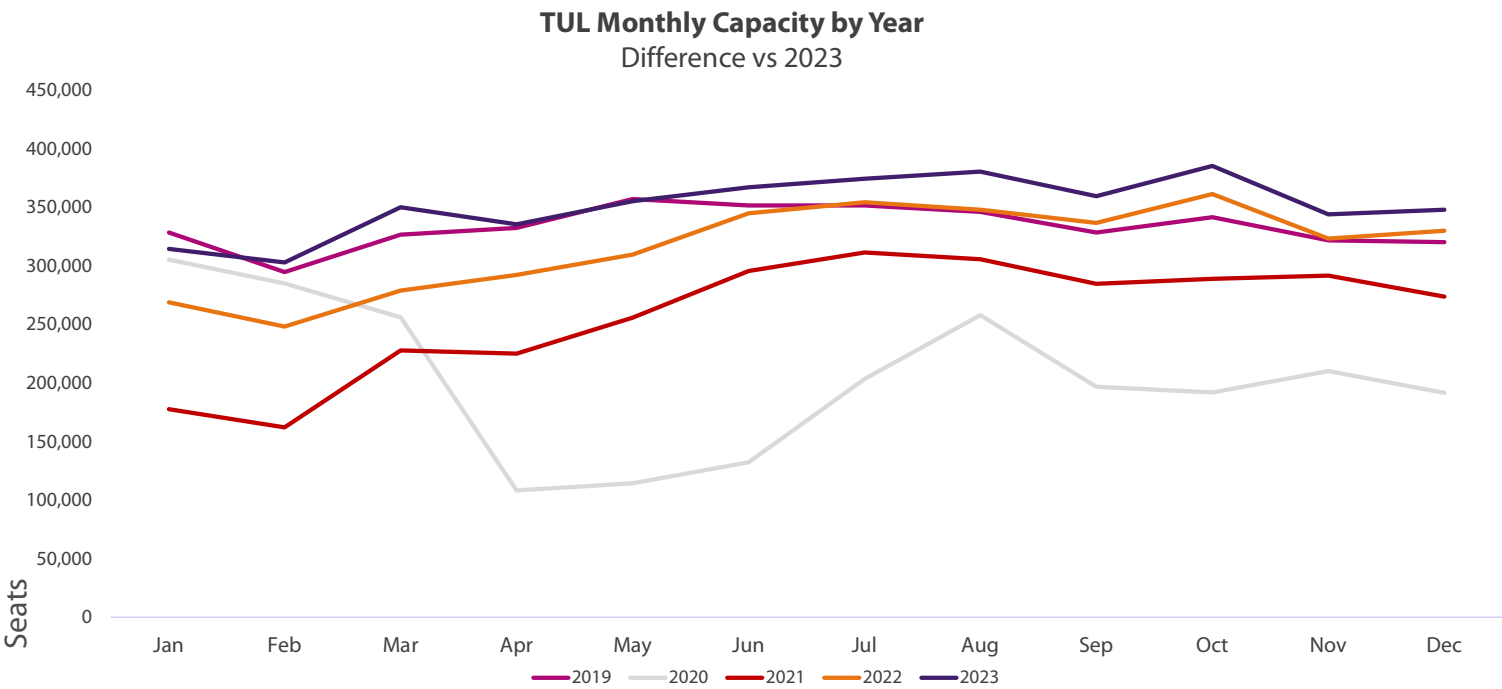
22
Nonstop destinations served

100+
Destinations served with just one connection

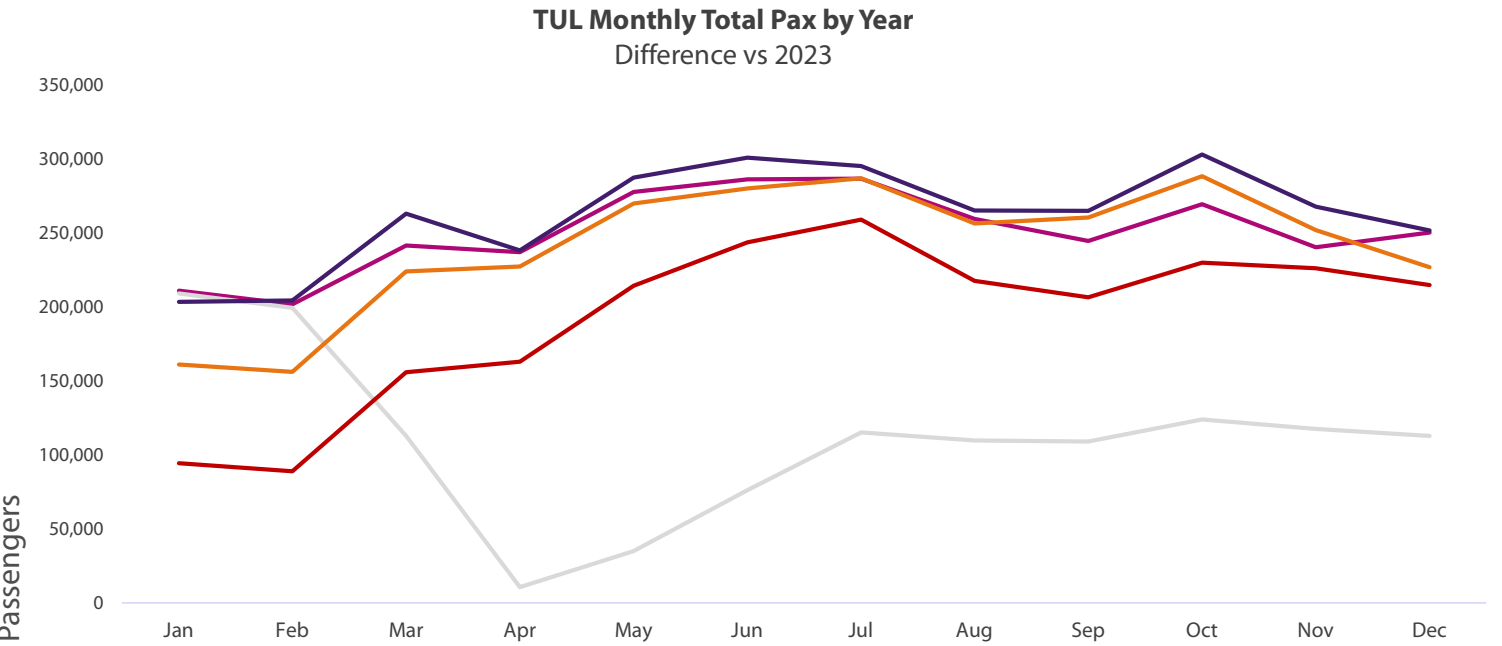
Tulsa International Airport

At a Glance

Monthly Capacity by Year



Monthly Passengers by Year



Tulsa Riverside Airport

At a Glance

The significant operational activity at RVS can be attributed to its role as the base for five flight schools: Destinations EFC, Riverside Flight Center, Riverside Jet Center, Spartan College of Aeronautics and Technology, and Tulsa Community College. This presence establishes RVS as a prominent center for aviation workforce training, drawing students globally who seek education in aviation maintenance, electronics, technology, or aspire to become commercial or private pilots.

Additionally, the airport serves as a convenient option for busy professionals who need efficient, direct travel from Tulsa, thereby saving them precious time on each business journey.

Furthermore, RVS proves to be a critical asset for the community's large-scale event organizers. For instance, in 2022, when Tulsa hosted the PGA Championship, the airport played a crucial role in facilitating the arrival of hundreds of players and attendees who arrived via private flights for the event. As the airport continues to be a huge resource for the community, the airport team has prioritized modernizing many of its assets.

Over the past few years, airport staff have worked closely with airport users, the surrounding community and the Federal Aviation Administration (FAA) to update its Master Plan for Tulsa Riverside Airport. This updated comprehensive blueprint underlines a strategic roadmap for the next two decades, prioritizing the transformation of facilities, expansion of runways, and more. A few runway construction projects are already underway, as **TAIT was awarded an FAA grant to reconstruct the connecting taxiways to runway 1L-19R at RVS in order to meet current airport safety design standards.**

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 2023

5th

busiest out of all airports in the FAA Southwest region in 2023

200

commercial and private hangars

500+

based aircraft

5

flight schools located at RVS





Financial Overview

- Key Performance Indicators
- Fiscal Year 2025 Budget Summary
- Fiscal Year Comparison
- Airport Lines of Business
- Debt Service Requirements
- Schedule of Rates, Fees, & Charges

Key Performance Indicators

TAIT Assumptions - TUL

Passenger traffic in FY25 will reach a level not seen in over 15 years. Activity continues to reflect strong growth, despite inflationary pressures on travel budgets. **Enplanements are expected to remain strong** throughout FY25 due to **airline seat capacity growth already scheduled to exceed 5%** throughout our peak seasons. **Landed weight will increase over last year's forecasted amount by 9.53%**, aligning the forecast with actual weights from last year. TUL generated revenues are forecasted to increase by 18%, driven primarily by additional terminal area revenue from airport concessions, parking and terminal services (CLEAR and Escape Lounge).

Indicator	Fiscal Year 2023 Budgeted	Fiscal Year 2024 Budgeted	Fiscal Year 2025 Projected
Total Enplaned Passengers	1,500,000	1,550,000	1,586,563
Landed Weight	2,065,130,949	2,066,719,110	2,263,646,345
Airline CPE	\$ 8.38	\$ 8.14	\$ 10.51
Revenue Budget	\$ 40,941,833	\$ 44,520,920	\$ 52,460,076
Operating Capital Budget	\$ 2,647,100	\$ 2,595,800	\$ 2,548,000

TAIT Assumptions - RVS

Tulsa's Riverside Airport will experience operational activity in FY25 that has not been seen since 2009. Work that closed the airport's primary runway in FY23 and 24 will be complete, allowing for full utilization of all aircraft activity, **resulting in forecasted operations 13% above FY24.** Fuel flow revenues are expected to mirror activity and **projected to increase 12.4% above last year.**

Indicator	Fiscal Year 2023 Budgeted	Fiscal Year 2024 Budgeted	Fiscal Year 2025 Projected
Aircraft Operations	183,340	225,000	255,198
Fuel Flow Gallons	1,506,836	1,780,000	2,000,000
Revenue Budget	\$ 1,213,000	\$ 1,258,000	\$ 1,325,000
Operating Capital Budget	\$ 164,000	\$ 38,000	\$ -



Budget Summary

Fiscal Year 2024 vs. Fiscal Year 2025

	FY2024 Budget	FY2025 Budget	Net \$	Net %
Beginning Cash	\$ 28,324,289	\$ 26,946,405	\$ 1,377,884	-4.86%
PFC Debt Service	\$ 4,069,047	\$ 4,383,584	\$ 314,537	7.73%
TAIT Total Revenue	\$ 45,778,920	\$ 53,785,076	\$ 8,006,156	17.49%
Total Resources	\$ 78,172,256	\$ 85,115,065	\$ 6,942,809	8.88%
TAIT Total Operating Budget	\$ 29,610,830	\$ 31,228,653	\$ 1,617,823	5.46%
Operating Capital Purchases	\$ 2,633,800	\$ 2,548,000	\$ (85,800)	-3.26%
Debt Service	\$ 12,935,698	\$ 12,994,488	\$ 58,790	0.45%
Capital Projects	\$ 32,991,928	\$ 38,343,924	\$ 5,351,996	16.22%
Net Resources Used	\$ 78,172,256	\$ 85,115,065	\$ 6,942,809	8.88%



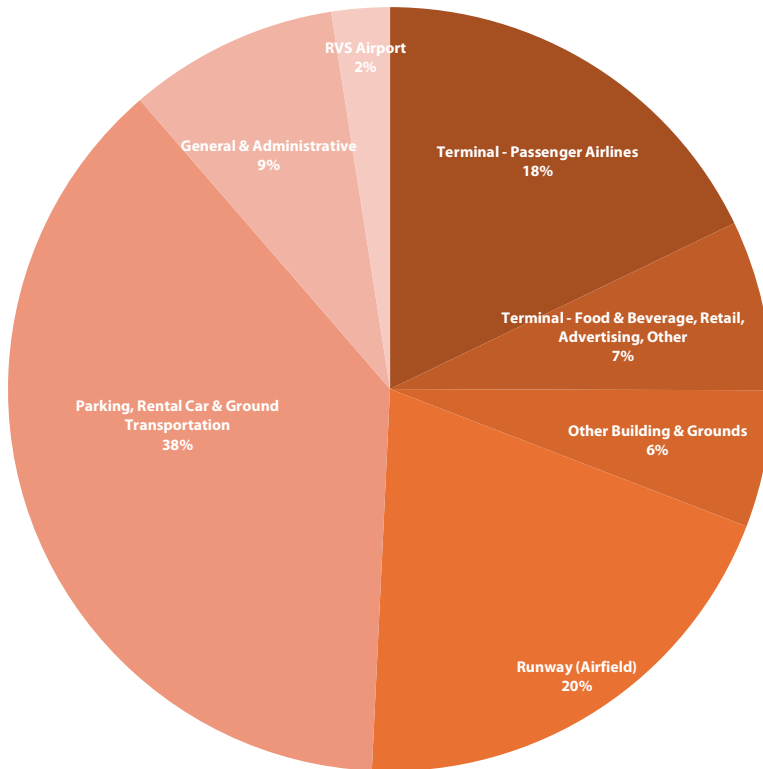
Fiscal Year Comparison

Fiscal Year 2024 vs. Fiscal Year 2025

	FY 2024 Budget	FY 2025 Budget	FY 2024 vs. FY 2025 Budget Changes	Percentage Change
Terminal - Revenue Airlines	\$ 6,810,341	\$ 9,601,044	\$ 2,790,703	41%
Terminal - Food & Beverage, Retail, Advertising, Other	\$ 3,695,139	\$ 3,872,250	\$ 177,111	5%
Other Building & Grounds	\$ 3,115,505	\$ 3,117,400	\$ 1,895	0%
Runway (Airfield)	\$ 9,186,495	\$ 10,705,942	\$ 1,519,447	17%
Parking & Rental Cars	\$ 18,098,440	\$ 20,383,440	\$ 2,285,000	13%
General & Administration	\$ 3,615,000	\$ 4,780,000	\$ 1,165,000	32%
RVS Airport	\$ 1,258,000	\$ 1,325,000	\$ 67,000	5%
Total Revenue	\$ 45,778,920	\$ 53,785,076	\$ 8,006,156	17%
Regular salaries & wages	\$ 9,737,843	\$ 10,282,513	\$ 544,670	6%
Overtime	\$ 347,487	\$ 291,451	\$ (56,036)	-16%
Other Pay	\$ 124,447	\$ 169,462	\$ 45,015	36%
Taxes & Benefits	\$ 4,398,866	\$ 4,523,105	\$ 124,239	3%
Total Personal Services	\$ 14,608,643	\$ 15,266,531	\$ 657,888	5%
Non-Capitalized Equipment	\$ 99,200	\$ 145,500	\$ 46,300	47%
IT Non-Capitalized Equipment	\$ 217,880	\$ 282,700	\$ 64,820	30%
Materials & Supplies	\$ 1,892,480	\$ 1,880,670	\$ (11,810)	-1%
Total Materials & Supplies	\$ 2,209,560	\$ 2,308,870	\$ 99,310	4%
Janitorial Services	\$ 1,608,880	\$ 1,634,000	\$ 25,120	2%
Travel & Lodging Expenses	\$ 153,240	\$ 186,875	\$ 33,635	22%
Training & Education	\$ 170,525	\$ 151,600	\$ (18,925)	-11%
Memberships	\$ 95,630	\$ 121,775	\$ 26,145	27%
Repairs & Maintenance	\$ 953,500	\$ 1,045,500	\$ 92,000	10%
Professional & Consulting Services	\$ 2,314,365	\$ 2,395,620	\$ 81,255	4%
Information Technology Licensing, Subscriptions & Systems	\$ 792,842	\$ 991,870	\$ 199,028	25%
Utilities	\$ 2,010,850	\$ 2,078,480	\$ 67,630	3%
ARFF (Fire Payroll Reimbursement)	\$ 984,785	\$ 1,011,562	\$ 26,777	3%
Insurance	\$ 1,108,300	\$ 1,073,185	\$ (35,115)	-3%
Parking Operations	\$ 1,951,700	\$ 2,200,000	\$ 248,300	13%
All Other	\$ 648,010	\$ 762,785	\$ 114,775	18%
Total Other Services & Charges	\$ 12,792,627	\$ 13,653,252	\$ 860,625	7%
Operating Budget	\$ 29,610,830	\$ 31,228,653	\$ 1,617,823	5%
Operating Capital Purchases	\$ 2,633,800	\$ 2,548,000	\$ (85,800)	-3%
Total Operating Expenses & Operating Capital	\$ 32,244,630	\$ 33,776,653	\$ 1,532,023	5%
GRAND TOTAL	\$ 13,534,290	\$ 20,008,423	\$ 6,474,133	48%

Airport Revenue

Details



Terminal - Airlines | \$9,601,044
Terminal - Food & Beverage, Retail, Other | \$3,872,250
Other Building & Grounds | \$3,117,400
Airfield | \$10,705,942
Parking & Rental Cars | \$20,383,440
General & Administrative | \$4,780,000
RVS | \$1,325,000



Airport Lines of Business

Budget Comparative

Divisions	FY2023	FY2024	FY2025
Engineering	\$ 916,335	\$ 943,371	\$ 927,445
Information Technology	\$ 2,124,532	\$ 2,359,575	\$ 3,011,556
Customer Experience	\$ 344,542	\$ 409,885	\$ 496,197
Building Maintenance	\$ 4,877,320	\$ 5,227,770	\$ 5,100,612
Support Services	\$ 2,501,893	\$ 2,776,852	\$ 2,869,718
Finance and Asset Management	\$ 1,275,834	\$ 1,566,943	\$ 1,599,064
Automotive Maintenance	\$ 456,969		
Landside - Parking	\$ 2,130,415	\$ 2,516,990	\$ 2,986,000
Operations	\$ 641,034	\$ 980,757	\$ 683,113
Automotive Maintenance		\$ 490,244	\$ 508,886
Field Maintenance	\$ 981,856	\$ 1,031,367	\$ 1,069,601
Electrical Maintenance	\$ 511,464	\$ 686,192	\$ 608,696
Airfield Operations	\$ 709,946	\$ 715,871	\$ 723,231
Security & Badging	\$ 290,700	\$ 297,608	\$ 390,248
Dispatch & Emergency Response	\$ 409,809		
ARFF Services	\$ 972,646	\$ 1,054,182	\$ 1,093,112
Director	\$ 712,014	\$ 800,685	\$ 1,083,096
Human Resources	\$ 1,089,272	\$ 871,867	\$ 1,060,247
Legal Services & Risk Management	\$ 1,314,843	\$ 1,496,310	\$ 1,518,958
Real Estate & Property Development	\$ 56,700	\$ 98,000	\$ 152,000
Contracts	\$ 477,614	\$ 543,394	\$ 825,660
Marketing	\$ 1,219,574	\$ 1,327,328	\$ 1,132,113
Law Enforcement	\$ 2,073,682	\$ 2,241,145	\$ 2,227,653
Dispatch & Emergency Response		\$ 425,986	\$ 481,150
Tulsa Riverside Airport - RVS	\$ 686,982	\$ 748,508	\$ 680,297
Total Operating Budget	\$ 26,775,976	\$ 29,610,830	\$ 31,228,653

Airport Lines of Business

Operating Capital Purchases Fiscal Year 2025 Summary by Division

Summary By Division	FY 2025
Engineering	\$ 750,000
Information Technology	\$ 512,000
Marketing	\$ 100,000
Customer Experience- Building Maintenance	\$ 951,000
Operations - Dispatch	\$ 75,000
Landside - Parking	\$ 160,000
TOTAL CAPITAL	\$ 2,548,000



Airport Lines of Business

Operating Capital Purchases Fiscal Year 2025

Engineering	FY 2025 Budget
Wayfinding	\$ 750,000
Total Operating Capital Purchases - Engineering	\$ 750,000

Information Technology	
Juniper Switches (lifecycle)	\$ 180,000
Streamvault Video Archiver	\$ 20,000
4G Private Wireless Project	\$ 225,000
New SAN (lifecycle)	\$ 30,000
Conference Room Screen	\$ 8,000
HP Printer	\$ 9,000
NAS Storage Server	\$ 40,000
Total Operating Capital Purchases - IT	\$ 512,000

Marketing	
Planespotting Observation Area	\$ 100,000
Total Operating Capital Purchases - Marketing	\$ 100,000

Customer Experience - Building Maintenance	
Outgoing BHS Scanner Array Upgrade	\$ 425,000
Outgoing BHS Reinduction Line Scanner Guns	\$ 20,000
Advanced Image Technology Machine	\$ 400,000
Flag Pole	\$ 40,000
GIDS Replacement	\$ 66,000
Total Operating Capital Purchases - Customer Experience	\$ 951,000

Operations - Dispatch	
Workstation	\$ 75,000
Total Operating Capital Purchases - Operations Airfield	\$ 75,000

Landside - Parking	
Shuttle Bus	\$ 160,000
Total Operating Capital Purchases - Landside Parking	\$ 160,000

Airport Capital Program

Fiscal Year 2025

FY25 New Projects	Capital Projects	AIP/AIG	TAIT	Other Sources	FY 25 New Project Total
TUL	T\W K Pavement reconstruction (Design)	\$ 366,300	\$ 40,700		\$ 407,000
	T\W M Rehabilitation (Design)	\$ 792,000	\$ 88,000		\$ 880,000
	Pavement Condition Index (PMP Update)	\$ 126,000	\$ 14,000		\$ 140,000
	Improve Airport Terminal (PH 2) Public RR LL (Design)	\$ 144,000	\$ 16,000		\$ 160,000
	Improve Security Fencing (Design)	\$ 297,000	\$ 33,000		\$ 330,000
	Cargo Landside Pavement (Design)	\$ 225,000	\$ 25,000		\$ 250,000
	ARFF Roof Replacement		\$ 770,000		\$ 770,000
	PC Air Units		\$ 400,000		\$ 400,000
	Mow Shop Building Renovations (Construction)		\$ 444,000		\$ 444,000
	Modernize Terminal Elevators (4)		\$ 800,000		\$ 800,000
	Repair Quick Turnaround Area (Rental Cars)			\$ 850,000	\$ 850,000
	Valet Storage Facility		\$ 2,400,000		\$ 2,400,000
RVS	Drainage Improvements (Design)	\$ 81,000	\$ 4,500	\$ 4,500	\$ 90,000
	Realign T\L GG and Perimeter Road (Design)	\$ 81,000	\$ 4,500	\$ 4,500	\$ 90,000
	Rehabilitate and Widen R\W 13-31 (Design)		\$ 150,000		\$ 150,000
	Total	\$ 2,112,300	\$ 5,189,700	\$ 859,000	\$ 8,161,000
	Contingency 10%		\$ 518,970		\$ 518,970
	Total Capital Fiscal Year 2025	\$ 2,112,300	\$ 5,708,670	\$ 859,000	\$ 8,679,970

FY24 Carry Over	Capital Projects	AIP/AIG	TAIT	Other Sources	FY24 Carry Over Project Total
TUL	Perimeter Road Rehabilitation	\$ 1,620,000	\$ 180,000		\$ 1,800,000
	Air Traffic Control Tower (Construction)	\$ 12,500,000	\$ 10,000,000	\$ 84,000,000	\$ 106,500,000
	Federal Inspection Facility (Construction)	\$ 11,322,767	\$ 17,677,233	\$ 5,000,000	\$ 34,000,000
	Acquire ARFF Vehicle	\$ 792,000	\$ 88,000		\$ 880,000
	Airport Terminal Vestibules (Construction)	\$ 2,202,300	\$ 244,700		\$ 2,447,000
	Airfield Electrical (Construction)	\$ 3,406,320	\$ 378,480		\$ 3,784,800
	Wayfinding Entrance Road Sign (Construction)		\$ 900,000		\$ 900,000
RVS	Upgrade Security Fence	\$ 1,800,000	\$ 200,000		\$ 2,000,000
	Total Carryover Capital	\$ 33,643,387	\$ 29,668,413	\$ 89,000,000	\$ 152,311,800
	Contingency 10%		\$ 2,966,841		\$ 2,966,841
	Total Capital Fiscal Year 2024	\$ 33,643,387	\$ 32,635,254	\$ 89,000,000	\$ 155,278,641
Total Capital Projects FY 2025 and FY 2024		\$ 35,755,687	\$ 38,343,924	\$ 89,859,000	\$ 163,958,611



Airport Capital Program

Fiscal Year 2025 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 FY2025, there are 15 new projects as well as the continuation of prior year projects that will improve airport facilities and improve services provided to our customers.**

In an effort to keep stakeholders and the community updated on the upcoming projects, TUL launched a campaign titled, Propel TUL.

The Tulsa community is connected with more people and places than ever before. Propel TUL reflects the airport's commitment to shaping the future of travel in Tulsa, including exciting developments, enhanced services, and an atmosphere that reflects the spirit of adventure.

Throughout the next three years, these projects will introduce new facilities, services, and innovative experiences that will make every visit unforgettable.

Visit PropelTUL.com to learn more about each project.



Airport Capital Program

Fiscal Year 2025 Projects



Air Traffic Control Tower Complex

A site for the new tower has been selected and approved by the FAA. The tower height will be 243' and will include a base building with TRACON operations. TAIT has contracted with Flintco for the construction of the new site, and plans to break ground have been scheduled for Summer 2024.



GAF-FIS Facility

The purpose of the GAS-FIS Facility is to provide screening of commercial passenger and general aviation flights arriving from outside the United States. The TAIT board approved the construction contract to Flintco, and construction is expected to start in May 2024. It is expected to be completed in December 2025, with operations beginning in Spring 2026.



"Sunrising" Art Installation

Shane Darwent's piece titled "Sunrising", will hang over the entrance to the checkpoint and will feature a series of 35 colored-resin panels which shift through the color gradation of a sky from sunrise to sunset. With a total budget of \$225,000, this will be the largest investment the airport has funded for its collection. The piece will be installed in June 2024.

Additional Projects

Home2Suites by Hilton Hotel

EV Charging Stations

Escape Lounge by CAVU

Wayfinding Directional Signage

Discovery Lab Children's Play Area

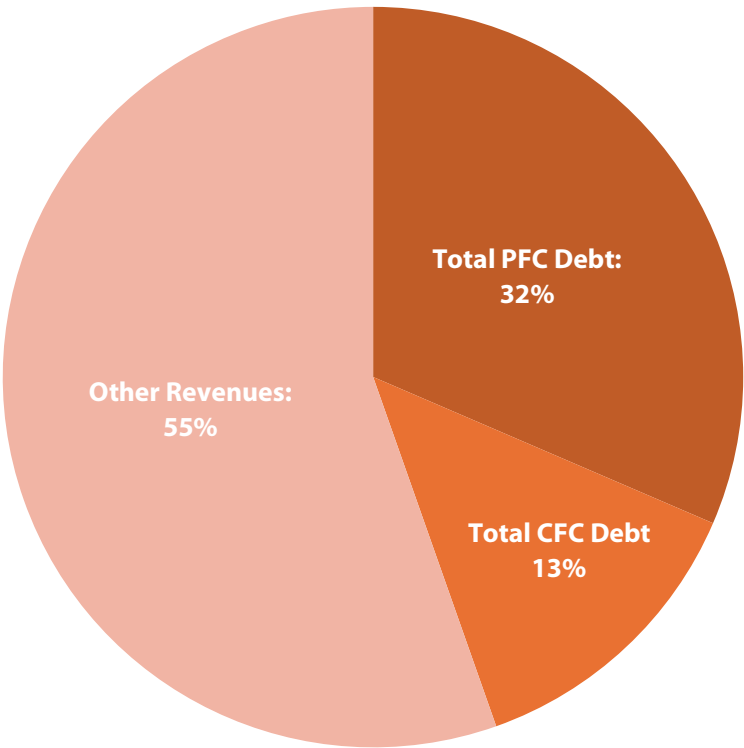
Entryway Monumental Sign

Vestibule Upgrades

On-site Convenience Store

Debt Service Requirements

FY 2024-2025



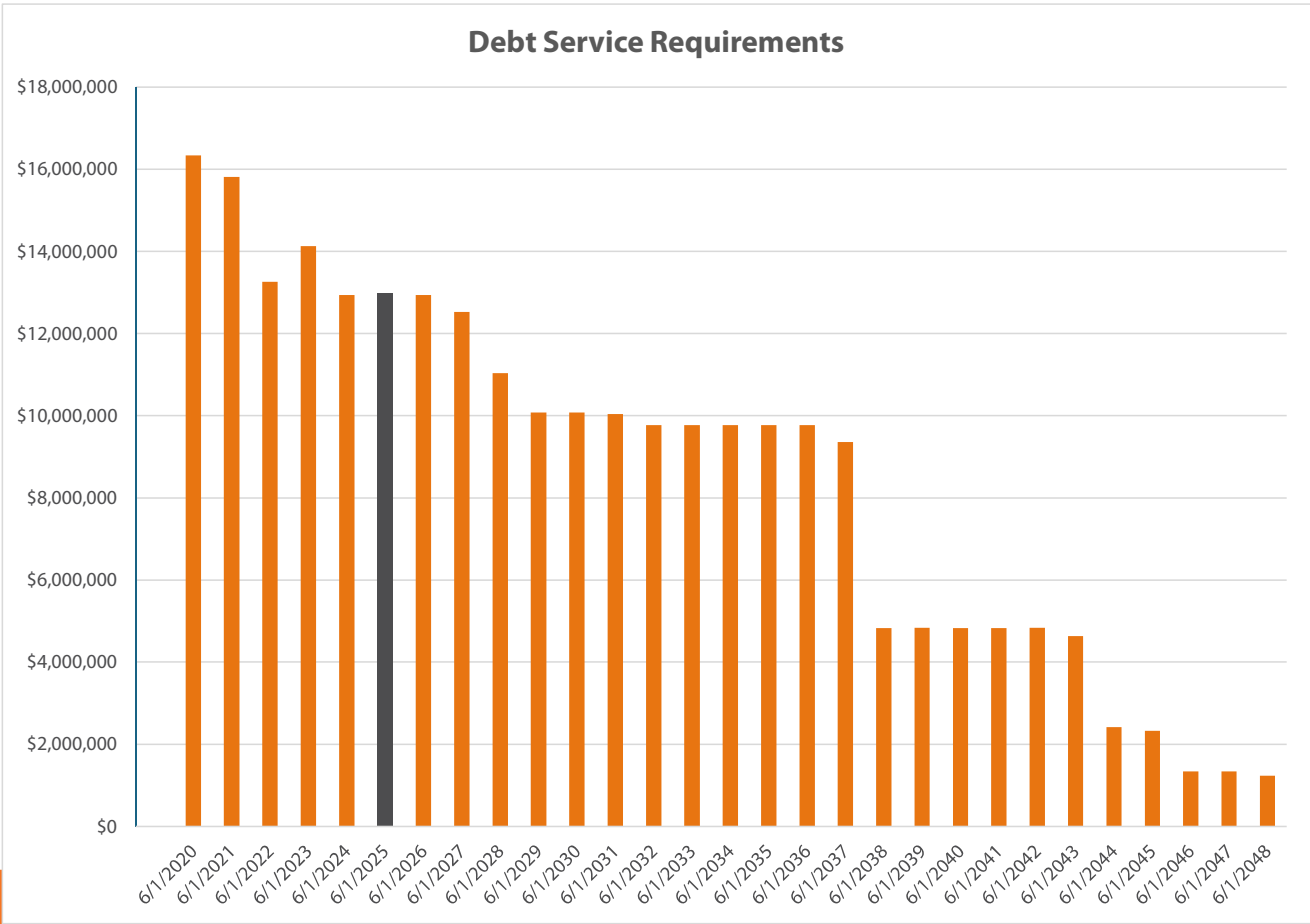
Funding Sources for TAIT Financed Debt:

Total PFC Debt: \$4,383,584

Total CFC Debt: \$937,836

Other Revenues: \$7,673,066

Total P&I Debts: \$12,994,487



Rates, Fees, & Charges

FY 2024-2025

	FY 23-24	FY 24-25
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:	psfpy	psfpy
Signatory - class 1 space	\$96.88	\$125.18
Signatory - class 2 space	\$72.66	\$93.88
Signatory - class 3 space	\$48.44	\$62.59
Signatory - class 4 space	\$24.22	\$31.29
Signatory joint use:		
Baggage system (class 3 space)	\$48.44	\$62.59
Baggage claim (class 2 space)	\$72.66	\$93.88
*(includes rights to remote a/c parking boxes)		
Non-signatory - class 1 space	\$121.10	\$156.48
Non-signatory - class 2 space	\$90.82	\$117.35
Non-signatory - class 3 space	\$60.55	\$78.24
Non-signatory - class 4 space	\$30.27	\$39.11
Non-signatory - joint use:		
Baggage system (class 3 space)	\$60.55	\$78.24
Checkpoint	\$90.82	\$117.35
Baggage claim (class 2 space)	\$90.82	\$117.35
Per turn charge for common use gatehold/apron - signatory	\$131.00	\$246.09
Per turn charge for common use gatehold/apron - non-signatory *	\$303.00	\$464.03
* (includes ticket counter)		
<i>Per turn charge amended for FY14 on 12/12/2013</i>		
Per turn charge for common use gatehold/apron - special class *		
* (for aircraft less than 35 seats)		
Jet 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	\$3.72
Non-signatory air carrier	\$4.53	\$4.65
D. FUEL FLOWAGE FEE:	\$0.10/gal	\$0.10/gal

Rates, Fees, & Charges

FY 2024-2025

FY 23-24

FY 24-25

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:

	\$2.00/hour (1st 30 min \$1.00)	\$2.00/hour (1st 30 min \$1.00)
Garage	\$14.00/day maximum	\$14.00/day maximum
Shuttle	\$9.00/day maximum	\$9.00/day maximum
Valet parking charge	\$20.00/day -plus tax	\$20.00/day -plus tax
Valet monthly parking	\$500/month	\$500/month
Reserved covered parking - nonspecific space	\$275/month/sp	\$275/month/sp
Reserved covered parking - specific space	\$500.00/month	\$500.00/month
Tire lock removal charge	\$35.00	\$35.00
Unauthorized parking penalty	\$35.00/day	\$35.00/day
Taxicab charge	\$2.00/pick-up	\$2.00/pick-up
Signatory - vehicular parking	\$15.00/month/employee	\$15.00/month/employee
Non-Signatory - vehicular parking (lot A and lot B)	\$22.50/month/employee	\$22.50/month/employee
Non-Signatory - vehicular parking (employee lot A only)	\$15.00/month/employee	\$15.00/month/employee
Parking card replacement fee	\$10.00	\$10.00
Airfield vehicle parking tag replacement	\$100/occurrence	\$100/occurrence
Discounts and promotional rates	director approved	director approved

Nc Signatory - concourse aircraft

G. MISCELLANEOUS FEES:

Administrative fee (contracts administration) *	\$500.00	\$500.00
Legal expense reimbursement *	actual cost	actual cost
* (Annual license, sales or 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%
Maintenance rate for outside work		\$75.00/employee/hour

H. CONFERENCE ROOMS RENTAL:

	\$50.00/hour	\$50.00/hour
1 hour	\$50.00	\$50.00
Half Day (4 hours)	\$200.00	\$200.00
Full Day (8 hours)	\$400.00	\$400.00

Rates, Fees, & Charges

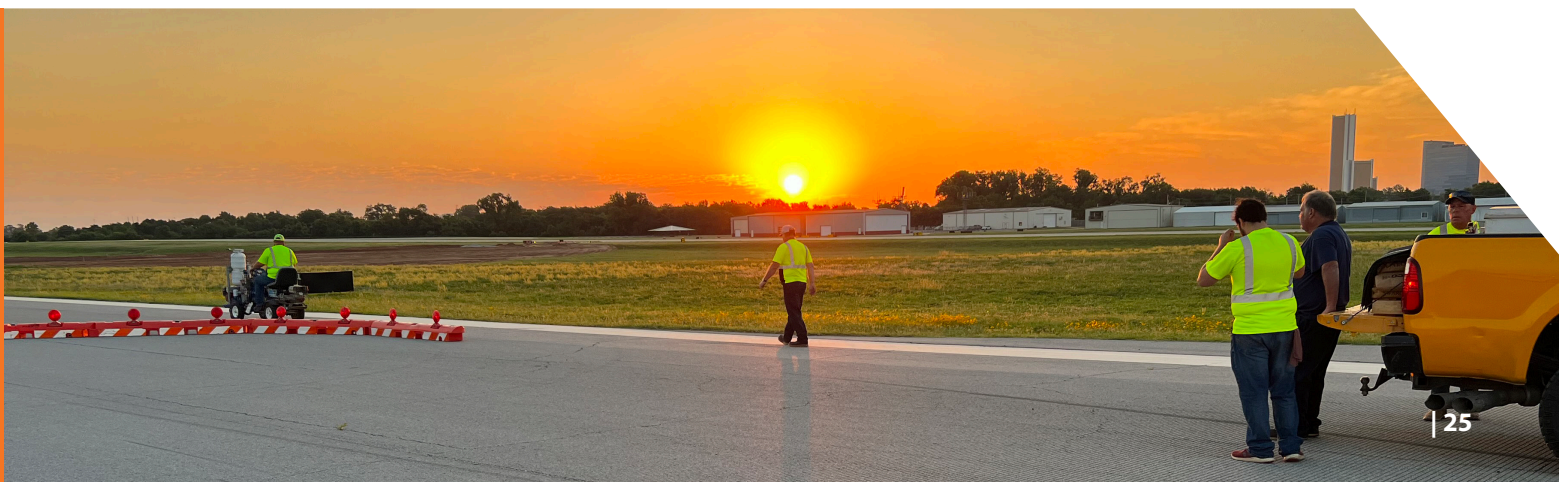
FY 2024-2025

	FY 23-24	FY 24-25
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	\$100.00
Contractor deposit for each badge	\$50.00	\$100.00
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:		
Counter and office space area		
Ready return/parking spaces		
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	\$125.18
Office space	\$72.66	\$93.88
Ready return/parking spaces	\$2.00/space/day	\$2.00/space/day
Garage Flex Spaces	\$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 2024-2025

	FY 23-24	FY 24-25
Tulsa Riverside Airport (RVS)		
Existing Agreements based on implicit price deflator index (IPDI)		
Aircraft hangar site - land only	\$0.354/sq. ft.	\$0.367/sq. ft.
Commercial operator site - land only	\$0.400/sq. ft.	\$0.415/sq. ft.
New Private Hangar or Commercial Hangar entered into after 12/01/2017		
Based on consumer price index CPI (U)	\$0.429/sq. ft.	\$0.444/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 2024-2025

	FY 23-24	FY 24-25
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	\$1,000,000
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*	same as general liability unless below	same as general liability unless below
Cargo feeder	\$3,000,000	\$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





Tulsa Airports

Improvement Trust

7777 Airport Drive, Suite A211
Tulsa, OK 74155

flytulsa.com

A photograph of the Tulsa Airport terminal entrance at night. The entrance features a large glass and metal structure with multiple glass doors. Above the doors is a curved, illuminated ceiling with recessed lights. The interior of the terminal is visible through the glass, showing people and signage. The overall scene is lit with warm, yellow light from the terminal's interior and exterior fixtures.

FY2025