

05/10/2017 2:34 pm

MICHAEL P. KIER  
CITY CLERK

**Amended Notice and Agenda**

of

**Combined Meeting of  
TULSA AIRPORTS IMPROVEMENT TRUST - SPECIAL MEETING  
and TULSA AIRPORT AUTHORITY - REGULAR MEETING**

**FRIDAY ~ MAY 12, 2017 ~ 9:30 a.m.**

AIRPORT CONFERENCE ROOM #A211

TULSA INTERNATIONAL AIRPORT

7777 EAST APACHE STREET

TULSA, OKLAHOMA

**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 APRIL 13, 2017 SPECIAL MEETING OF TAIT AND THE REGULAR MEETING OF TAA.**
- 2. FINANCIAL AND OPERATING.**
  - 2.A. RECEIVE AND FILE OPERATING REPORTS – TUL/RVS.
    - C.E.O. REPORT
    - FINANCIAL REPORT
    - MARKETING REPORT
  - 2.B. RECEIVE DRAFT FY2017-2018 (FY18) TAIT BUDGET PLAN TO BE CONSIDERED AT THE JUNE, 2017 BOARD MEETING – TUL/RVS/OKM.
  - 2.C. APPROVE AMENDMENT NO. 3 TO ATTORNEY ENGAGEMENT AGREEMENT WITH HALL, ESTILL, (MIKE KEESTER) IN THE AMOUNT OF \$20,000.00 FOR PROFESSIONAL LEGAL LITIGATION SERVICES – TUL.
  - 2.D. APPROVE REVISIONS TO TAIT HUMAN RESOURCES POLICY MANUAL – TUL/RVS/OKM
  - 2.E. APPROVE ACKNOWLEDGEMENT AND CONSENT WITH TULSA ZOO MANAGEMENT, INC. TO EXERCISE THE SECOND OF THREE (3) ONE-YEAR OPTIONS TO EXTEND THE TERM OF THE AGREEMENT, EFFECTIVE JANUARY 1, 2017 – TUL.
  - 2.F. RATIFY AND APPROVE TULSA AIRPORTS ADVERTISING AGREEMENTS EXECUTED BY TAIT ADVERTISING SALES MANAGER SINCE THE DATE OF THE LAST BOARD APPROVAL ON APRIL 13, 2017 – TUL.
- 3. CAPITAL IMPROVEMENT CONTRACTS, AMENDMENTS, CHANGE ORDERS, OR OTHER ACTION.**
  - 3.A. AIR FORCE PLANT #3. ~NO ITEMS.

**3.B. CONTRACTS.**

- 3.B.1. ACCEPT BID AND APPROVE CONTRACT (SCHWAB HALL RENTAL CAR FACILITIES PROJECT) WITH FLINTCO, LLC IN THE AMOUNT OF \$689,000.00 – TUL.
- 3.B.2. AWARD CONTRACT FOR CONSTRUCTION ADMINISTRATION SERVICES (SCHWAB HALL RENTAL CAR FACILITIES PROJECT) TO FRITZ BAILY, PLC IN AN AMOUNT NOT-TO-EXCEED \$63,618.00 – TUL.
- 3.B.3. APPROVE CONTRACT FOR PROFESSIONAL SERVICES FOR BUILDING MANAGEMENT SYSTEMS SUPPORT SERVICE WITH JOHNSON CONTROLS INC. FOR ONE (1) YEAR IN AN AMOUNT NOT-TO-EXCEED \$94,000.00, EFFECTIVE MAY 30, 2017 – TUL.

**3.C. CONTRACT AMENDMENTS.**

- 3.C.1. APPROVE AMENDMENT NO. 2 TO CONTRACT FOR PROFESSIONAL SERVICES (TULSA AIRPORT MASTER PLAN PROJECT) WITH MEAD & HUNT, INC. TO EXTEND THE TIME FOR PERFORMANCE BY 180 DAYS – TUL.

**3.D. CHANGE ORDERS.**

- 3.D.1. APPROVE CHANGE ORDER NO. 1 (REPLACE CANOPY FABRIC PROJECT) WITH PAUL CONSTRUCTION SERVICES IN THE AMOUNT OF \$3,505.00 – TUL.

**3.E. CHANGE OF QUANTITIES. ~NO ITEMS.**

**3.F. OTHER CONTRACT ACTION. ~ NO ITEMS.**

**4. CONTRACTS, LEASES, LICENSES OR OTHER ACTION.**

- 4.A. APPROVE AMENDMENT NO. 1 TO HG TULSA RETAILERS, JV (HUDSON GROUP) TO ADD STORAGE SPACE OF 485 SQUARE FEET, EFFECTIVE MAY 1, 2017 – TUL.
- 4.B. APPROVE ACKNOWLEDGMENT AND CONSENT WITH NEWZOOM, INC. D/B/A ZOOMSYSTEMS TO EXERCISE THE THIRD OF FOUR (4) ONE-YEAR OPTIONS TO EXTEND THE TERM OF THE AGREEMENT, EFFECTIVE SEPTEMBER 15, 2016 – TUL.
- 4.C. APPROVE LICENSE AGREEMENT WITH AIRLINE TRANSPORT PROFESSIONAL, LLC (JIM KOZIARSKI) FOR ONE (1) YEAR TO OPERATE A FLIGHT TRAINING SCHOOL, EFFECTIVE JULY 1, 2017 – RVS.
- 4.D. APPROVE ACKNOWLEDGMENT AND CONSENT WITH KNEALE D. EWING (LOT 3, BLOCK 1F, NORTHWEST HANGAR AREA) TO EXERCISE THE SECOND OF TWO (2) FIVE-YEAR OPTIONS TO EXTEND THE TERM OF THE SUBLEASE AT THE STANDARD RATE, EFFECTIVE JUNE 1, 2017 – RVS.

- 4.E. APPROVE ACKNOWLEDGMENT AND CONSENT WITH T. R. ROBISON (LOT 12, BLOCK 7A, NORTHEAST HANGAR DEVELOPMENT) TO EXERCISE THE SECOND OF TWO (2) FIVE-YEAR OPTIONS TO EXTEND THE TERM OF THE SUBLEASE AT THE STANDARD RATE, EFFECTIVE JUNE 1, 2017 – RVS.
- 4.F. APPROVE NOTICES OF DEFAULT FOR THE FOLLOWING TENANTS WITH RVS SUBLEASES AT THE FOLLOWING LOCATIONS – RVS:
- A. LOT 10, BLOCK 1B, NORTHWEST HANGAR AREA – RVS (F04-044)
  - B. LOT 7, BLOCK 18 NORTHWEST HANGAR AREA – RVS (F04-064)
  - C. LOT 1, BLOCK 8, NORTHEAST HANGAR DEVELOPMENT\* – RVS (F04-018)  
LOT 5, BLOCK 10, NORTHEAST HANGAR DEVELOPMENT\* – RVS (F04-006)  
LOT 8, BLOCK 10, NORTHEAST HANGAR DEVELOPMENT\* – RVS (F06-018)  
(\*THIS TENANT HAS RETAINED COUNSEL REGARDING BILLS, AND LEGAL WILL CORRESPOND WITH COUNSEL FOR TENANT REGARDING THESE DEFICIENCIES.)
- 4.G. APPROVE NOTICE OF DEFAULT FOR RVS TENANT LOT 1A, BLOCK 1A, NORTHWEST HANGAR AREA FOR FAILURE TO DEVELOP LEASEHOLD AS REQUIRED UNDER THE SUBLEASE – RVS.
- 4.H. APPROVE RESCISSION OF APRIL APPROVAL (ITEM 4.F.) OF LICENSE AGREEMENT WITH DON CHAPPELL AND /OR ERIN CHAPPELL (LOT 2, BLOCK 1, NORTHEAST COMMERCIAL AREA – SUBTENANT OF EOR, LLC) AT THE STANDARD RATE, EFFECTIVE UPON CLOSING, BUT NO LATER THAN APRIL 30, 2017 – RVS.
5. **OTHER TAIT BUSINESS.**
6. **APPROVE THOSE ITEMS FROM THE MAY 12, 2017 SPECIAL MEETING OF TAIT WHICH SHOULD BE CONSIDERED BY TAA.**
7. **APPROVE TAIT EXECUTIVE SESSION PURSUANT TO 25 O.S. §307(B)(4) FOR THE PURPOSES OF COMMUNICATION BETWEEN THE TRUSTEES AND COUNSEL CONCERNING PENDING INVESTIGATION(S), CLAIM(S), ACTION(S) OR LITIGATION INCLUDING, BUT NOT LIMITED TO: A.) SOUTHWEST AVIATION SPECIALTIES, LLC (LOT 1, BLOCK 6 AND LOT 12, BLOCK 6, SOUTHWEST COMMERCIAL AREA, RVS); AND B.) FRANK MONTERO DBA A.A., INC. VS. TULSA AIRPORT AUTHORITY A/K/A T.A.I.T. – T.A.A., DISTRICT COURT OF TULSA COUNTY, STATE OF OKLAHOMA, CASE NO. CV-2014-00072 AND FRANK MONTERO VS. TULSA AIRPORT AUTHORITY, A/K/A T.A.I.T., CASE NO. CV-2014-924.**
8. **ADJOURN.**

**IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY LISA MARTIN AT (918) 838-5000 BY MAY 11, 2017.**