

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

THURSDAY ~ JANUARY 12, 2017 ~ 8:30 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 DECEMBER 8, 2016 SPECIAL MEETING OF TAIT AND THE REGULAR MEETING OF TAA.**

- 2. FINANCIAL AND OPERATING.**
 - 2.A. RECEIVE AND FILE OPERATING REPORTS – TUL/RVS.

 - 2.B. APPROVE RESOLUTION EXPRESSING GRATITUDE AND APPRECIATION FOR 11 YEARS OF EXCEPTIONAL SERVICE TO THE TRUSTEES OF THE TULSA AIRPORTS IMPROVEMENT TRUST, THE TULSA INTERNATIONAL (TUL) AND R. L. JONES, JR. (RVS) AIRPORTS, STAFF, AIRLINES AND TENANTS, AND THE CITY OF TULSA, OKLAHOMA - TUL/RVS

 - 2.C. APPROVE AMENDMENT NO. 2 TO ATTORNEY ENGAGEMENT AGREEMENT WITH HALL, ESTILL, HARDWICK, GABLE, GOLDEN & NELSON (MIKE KEESTER) FOR LEGAL SERVICES TO EXTEND THE AGREEMENT FOR ONE YEAR (1) AND ADD AN ADDITIONAL NOT-TO- EXCEED AMOUNT FOR SERVICES OF \$25,000.

 - 2.D. APPROVE ATTORNEY ENGAGEMENT AGREEMENT WITH CONNER & WINTERS, LLP (GARY BETOW) FOR PROFESSIONAL LEGAL SERVICES REQUIRING SPECIALIZED FINANCIAL TRANSACTION EXPERTISE IN AN AMOUNT NOT-TO-EXCEED \$5,000.00 – TUL.

 - 2.E. APPROVE ATTORNEY ENGAGEMENT AGREEMENT THE CENTER FOR ECONOMIC DEVELOPMENT LAW (LESLIE BACHELOR) FOR PROFESSIONAL LEGAL SERVICES RELATED TO THE AIRPORT TIF DISTRICT IN AN AMOUNT NOT-TO-EXCEED \$25,000.00, EFFECTIVE JANUARY 1, 2017 THROUGH DECEMBER 31, 2017 – TUL.

- 2.F. APPROVE GAS SALES AGREEMENT WITH CLEARWATER ENTERPRISES FOR ONE (1) YEAR, EFFECTIVE APRIL 1, 2017, FOR THE DELIVERY OF NATURAL GAS TO TUL. THE PRICE IS EQUIVALENT TO THE INSIDE FERC'S GAS MARKET REPORT FIRST OF THE MONTH INDEX POSTING FOR ONEOK GAS TRANSPORTATION LLC, PLUS A PREMIUM OF \$0.015/MMBTU. THE AGREEMENT PROVIDES FOR SIX (6) FACILITIES AT TUL – TUL.
- 2.G. AWARD CONTRACT FOR EXIT LANE ATTENDANT SERVICES ('A' EXIT LANE ATTENDANT, WITH 'B' EXIT LANE OPTION) WITH G4S SECURE SOLUTIONS (USA), INC. FOR ONE (1) YEAR IN AN AMOUNT NOT-TO-EXCEED \$91,802.00, EFFECTIVE FEBRUARY 1, 2017 – TUL.
- 2.H. APPROVE CONTRACT WITH INTERIOR LOGISTICS INC. FOR TERMINAL FURNITURE IN AN AMOUNT OF \$237,922.84 – TUL.
- 2.I. APPROVE PURCHASE ORDER WITH UNITED RENTALS, INC. FOR THE PURCHASE OF AN EIGHTY-FOOT ARTICULATING BOOM LIFT IN THE AMOUNT OF \$35,300.00 – TUL.
- 2.J. APPROVE AGREEMENT WITH COX COMMUNICATIONS, INC. FOR INTERNET CONNECTIVITY FOR R. L. JONES, JR. AIRPORT FOR A ONE-YEAR TERM AT A RATE OF \$440.00 PER MONTH – RVS.
- 2.K. RATIFY AND APPROVE TULSA AIRPORTS ADVERTISING AGREEMENTS EXECUTED BY TAIT'S ADVERTISING SALES MANAGER SINCE THE DATE OF THE LAST BOARD APPROVAL ON DECEMBER 8, 2016.
- 2.L. APPROVE CHANGE ORDER (DISPATCH RADIO CONSOLES PROJECT) WITH MOTOROLA SOLUTIONS, INC. IN THE AMOUNT OF (-\$4,020.53) – TUL.
- 3. CAPITAL IMPROVEMENT CONTRACTS, AMENDMENTS, CHANGE ORDERS, OR OTHER ACTION.**
- 3.A. AIR FORCE PLANT #3. ~NO ITEMS.**
- 3.B. CONTRACTS. ~NO ITEMS.**
- 3.C. CONTRACT AMENDMENTS. ~NO ITEMS.**
- 3.D. CHANGE ORDERS.**
- 3.D.1. APPROVE CHANGE ORDER NO. 1 (UPGRADE AIRFIELD ACCESS CONTROL SYSTEM) WITH THIRD GENERATION ELECTRIC, INC. IN THE AMOUNT OF (-\$489,700.00) – TUL.
- 3.D.2. APPROVE CHANGE ORDER NO. 2 (CONCOURSE B AUTOMATED EXIT LANES PROJECT) WITH KEITH CONSTRUCTION COMPANY, LLC, IN THE AMOUNT OF \$3,990.00 – TUL.

3.D.3. APPROVE CHANGE ORDER NO. 2 (FAA ROOFS PROJECT) WITH SOUTHEAST TULSA CONSTRUCTION, INC. IN THE AMOUNT OF \$14,305.20 – TUL.

3.D.4. APPROVE CHANGE ORDER NO. 3 (CHILLER REPLACEMENT PROJECT) WITH OCE MECHANICAL, IN THE AMOUNT OF (-\$507.97) – TUL.

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

3.F. OTHER CONTRACT ACTION.

3.F.1 ACCEPT PROJECT AND APPROVE FINAL PAYMENT (SPARTAN ROOFS PROJECT) WITH CPR OF TULSA, LLC IN THE AMOUNT OF \$12,532.50, SUBJECT TO RECEIPT OF FINAL REQUIRED PROJECT DOCUMENTATION ACCEPTABLE TO TAIT (ORIGINAL CONTRACT AMOUNT: \$633,174.75; TOTAL CHANGE ORDERS: \$500.00, 0.1%; TOTAL CHANGE OF QUANTITIES: -\$20,958.12, -3.3%; TOTAL PERCENT CHANGE: -3.2%; TOTAL COST: \$612,716.63) – TUL.

3.F.2 ACCEPT PROJECT AND APPROVE FINAL PAYMENT (SPARTAN TRANSFORMERS PROJECT) WITH THIRD GENERATION ELECTRICAL, INC. IN THE AMOUNT OF \$16,752.40, SUBJECT TO RECEIPT OF FINAL REQUIRED PROJECT DOCUMENTATION ACCEPTABLE TO TAIT (ORIGINAL CONTRACT AMOUNT: \$335,048.00; TOTAL CHANGE ORDERS: \$.00; TOTAL CHANGE OF QUANTITIES: \$.00; TOTAL PERCENT CHANGE: 0%; TOTAL COST: \$335,048.00) – TUL.

4. CONTRACTS, LEASES, LICENSES OR OTHER ACTION.

4.A. APPROVE AMENDMENT NO. 2 WITH HMS HOST CORPORATION TO EXTEND AGREEMENT FOR NINETY (90) DAYS THROUGH APRIL 30, 2017, APPROVE WAIVER OF MINIMUM ANNUAL GUARANTEE FOR THE EXTENSION PERIOD AND REDUCTION OF CONCESSION PERCENTAGE FEES BY 2% FOR THE EXTENDED TERM – TUL.

4.B. APPROVE LICENSE AGREEMENT WITH GLOBAL AVIATION SERVICES, LLC (SUBTENANT OF MERCURY AIR CENTERS, DBA ATLANTIC AVIATION) FOR ONE (1) YEAR AT THE STANDARD RATE, EFFECTIVE MARCH 3, 2017 – TUL.

4.C. APPROVE LICENSE AGREEMENT WITH GRIFFITH AVIATION (SUBTENANT OF MERCURY AIR CENTERS, DBA ATLANTIC AVIATION) FOR ONE (1) YEAR AT THE STANDARD RATE, EFFECTIVE JANUARY 16, 2017 – TUL.

4.D. APPROVE ACKNOWLEDGMENT AND CONSENT WITH BIZJET INTERNATIONAL SALES AND SUPPORT, INC. (HANGAR 30) TO EXERCISE THE FIVE-YEAR RENEWAL OPTION TO EXTEND THE TERM OF THE AGREEMENT, EFFECTIVE OCTOBER 16, 2016 – TUL.

4.E. APPROVE CARGO FACILITY SUBLEASE AGREEMENT WITH BT PROPERTY, LLC (A DIVISION OF UNITED PARCEL SERVICE) FOR FIVE (5) YEARS WITH ONE MUTUAL OPTION TO EXTEND THE TERM FOR AN ADDITIONAL FIVE (5) YEARS, EFFECTIVE FEBRUARY 1, 2017 – TUL.

- 4.F. APPROVE SUBLEASE AGREEMENT WITH OMNI AIR INTERNATIONAL (HANGAR 13) FOR APPROXIMATELY 40,418 SQUARE FEET OF LAND AND ADJACENT BUILDING FOR FIVE (5) YEARS, EFFECTIVE MARCH 14, 2017 – TUL .
- 4.G. APPROVE ACKNOWLEDGEMENT AND CONSENT WITH WOODY GUTHRIE CENTER, INC. TO EXERCISE THE SECOND OF TWO (2) ONE-YEAR OPTIONS TO EXTEND THE TERM OF THE AGREEMENT, EFFECTIVE JANUARY 1, 2017 – TUL.
- 4.H. APPROVE ACKNOWLEDGEMENT AND CONSENT TO COLLATERAL ASSIGNMENT OF HANGARS 11, 12, AND 16 (TULSAIR BEEHCRAFT, INC.) TO AMERICAN HERITAGE BANK (JIM DILLEY), EFFECTIVE JANUARY 12, 2017 – TUL.
- 4.I. APPROVE ACKNOWLEDGMENT AND CONSENT TO NAME CHANGE FROM L-3 COMMUNICATIONS TO L3 TECHNOLOGIES, INC., EFFECTIVE UPON APPROVAL – TUL.
- 4.J. APPROVE ACKNOWLEDGMENT AND CONSENT WITH L3 TECHNOLOGIES, INC. TO EXERCISE THE FOURTH OF FIVE (5) ONE-YEAR OPTIONS TO EXTEND THE TERM OF THE AGREEMENT, EFFECTIVE FEBRUARY 1, 2017 – TUL.
- 4.K. APPROVE LICENSE AGREEMENT WITH AIRCRAFT INSPECTION & REPAIR, LLC (BARRY BERDENSTEINER), SUBTENANT OF SOUTH TULSA HANGARS, (LOT 14, BLOCK 6, SOUTHWEST COMMERCIAL AREA) FOR ONE (1) YEAR AT THE STANDARD RATE, EFFECTIVE FEBRUARY 10, 2017 – RVS.

REQUIRED HANGAR INSPECTIONS (ASSIGNMENT OF SUBLEASE, NEW SUBLEASE AND EXERCISE OF OPTIONS TO EXTEND THE TERM) HAVE BEEN CONDUCTED FOR THE FOLLOWING AGENDA ITEMS AND NO MAINTENANCE ISSUES CURRENTLY EXIST.

- 4.L. APPROVE ACKNOWLEDGMENT AND CONSENT WITH MOORE PERFORMANCE AIRCRAFT (LOT 1, BLOCK 7A NORTHEAST HANGAR DEV) (SAXON MOORE) TO EXERCISE THE SECOND OF TWO (2) FIVE-YEAR OPTIONS TO EXTEND THE TERM OF THE SUBLEASE AT THE STANDARD RATE, EFFECTIVE JANUARY 1, 2017 – RVS.
- 4.M. APPROVE ACKNOWLEDGMENT AND CONSENT WITH JESSE SCHNEIDER (LOT 10, BLOCK 7B 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 JANUARY 1, 2017 – RVS.

5. **OTHER TAIT BUSINESS.**
6. **TAA BUSINESS.**
7. **APPROVE THOSE ITEMS FROM THE JANUARY 12, 2017 SPECIAL MEETING OF TAIT WHICH SHOULD BE CONSIDERED BY TAA.**
8. **APPROVE THOSE ITEMS FROM THE JANUARY 12, 2017 MEETING OF TAA WHICH SHOULD BE CONSIDERED BY TAIT.**
9. **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.) FERANK 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 V. TULSA AIRPORT AUTHORITY, A/K/A T.A.I.T., CASE NO. CV-2014-924.**
10. **ADJOURN.**

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