

12/10/2018 3:27 pm

MICHAEL P. KIER
CITY CLERK

NOTICE and AGENDA
Combined Meeting of
TULSA AIRPORTS IMPROVEMENT TRUST - SPECIAL MEETING
and TULSA AIRPORT AUTHORITY - REGULAR MEETING
THURSDAY ~ DECEMBER 13, 2018 ~ 8:30 a.m.

(or as soon thereafter as the 8:30 a.m. meetings of TIADT and TMAAT are concluded)
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 NOVEMBER 5, 2018 SPECIAL MEETING OF TAIT AND THE COMBINED NOVEMBER 8, 2018 MEETINGS OF TAIT AND TAA.**

- 2. FINANCIAL AND OPERATING.**
 - 2.A. RECEIVE AND FILE OPERATING REPORTS – TUL/RVS.
 - CEO REPORT
 - FINANCIAL REPORT
 - MARKETING REPORT
 - OPERATIONS REPORT

 - 2.B. RECEIVE AND FILE THE TULSA AIRPORTS IMPROVEMENT TRUST AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2018, ALONG WITH OTHER RELATED REPORTS – TUL/RVS.

 - 2.C. RECEIVE LANDRUM & BROWN TULSA LANDSIDE IMPROVEMENT FINAL REPORT – TUL. (FER)

 - 2.D. APPROVE FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2020-2024 – TUL/RVS.

 - 2.E. ACCEPT BID AND AWARD CONTRACT (TAIT BID NO. FY18-046-02, PRE-CONDITIONED AIR) TO VERDE GSE, INC., THE LOWEST RESPONSIBLE BIDDER, IN THE AMOUNT OF \$205,298.88 – TUL.

 - 2.F. AWARD CONTRACT (MISCELLANEOUS ENVIRONMENTAL SERVICES) WITH TERRACON, INC. IN AN AMOUNT NOT-TO-EXCEED \$25,000.00 – TUL/RVS/OKM.

- 2.G. APPROVE ATTORNEY ENGAGEMENT AGREEMENT WITH CENTER FOR ECONOMIC DEVELOPMENT LAW, PLLC (LESLIE BATCHELOR) FOR LEGAL SERVICES RELATED TO THE TULSA INTERNATIONAL AIRPORT DEVELOPMENT TRUST (TIADT) TIF DISTRICT, FOR A TERM NOT-TO-EXCEED ONE (1) YEAR AT THE STANDARD RATE, EFFECTIVE JANUARY 1, 2019 – TUL.
- 2.H. APPROVE RENEWAL OF ATTORNEY ENGAGEMENT AGREEMENT WITH CONNER & WINTERS, LLP (JASON COUTANT) FOR COMPREHENSIVE LEGAL SERVICES AS TAIT COUNSEL, FOR ONE (1) YEAR AN AMOUNT NOT-TO-EXCEED \$75,000.00, EFFECTIVE JANUARY 1, 2019 – TUL.
- 2.I. APPROVE GROUND TRANSPORTATION OPERATING AGREEMENT WITH LYFT, INC., EFFECTIVE JANUARY 1, 2019 – TUL.
- 2.J. APPROVE GROUND TRANSPORTATION OPERATING AGREEMENT WITH RASIER, LLC (UBER), EFFECTIVE JANUARY 1, 2019 – TUL.
- 3. CAPITAL IMPROVEMENT CONTRACTS, AMENDMENTS, CHANGE ORDERS, OR OTHER ACTION.**
- 3.A. RESERVED. ~ NO ITEMS.**
- 3.B. CONTRACTS. ~ NO ITEMS.**
- 3.C. CONTRACT AMENDMENTS.**
 - 3.C.1. APPROVE AMENDMENT NO. 1 TO CONSTRUCTION MANAGEMENT SERVICES (TAXIWAY J PAVEMENT PROJECT) CONTRACT WITH ATKINS, NORTH AMERICA, INC. IN AN AMOUNT NOT-TO-EXCEED \$10,680.00 – TUL.
- 3.D. CHANGE ORDERS.**
 - 3.D.1. APPROVE CHANGE ORDER NO. 4 (TAXIWAY J PAVEMENT PROJECT) WITH INTERSTATE HIGHWAY CONSTRUCTION, INC. (IHC) IN THE AMOUNT OF - \$8,117.23 – TUL.
 - 3.D.2. APPROVE CHANGE ORDER NO. 7 (QUICK TURNAROUND AREA (QTA) PROJECT) WITH MAGNUM CONSTRUCTION, INC. IN THE AMOUNT OF \$8,060.22 – TUL.
- 3.E. CHANGE OF QUANTITIES. ~ NO ITEMS.**
- 3.F. OTHER CONTRACT ACTION.**
 - 3.F.1. ACCEPT PROJECT AND APPROVE FINAL PAYMENT (CONCOURSE A AUTOMATED EXIT LANE PROJECT) TO A.C. OWEN CONSTRUCTION, LLC, IN THE AMOUNT OF \$5,059.25 – TUL.

4. CONTRACTS, LEASES, LICENSES OR OTHER ACTION.

- 4.A. APPROVE CARGO FACILITY SUBLEASE AGREEMENT WITH MEYER LOGISTICS, INC. FOR TWO (2) YEARS, INCLUDING A 90-DAY TERMINATION CLAUSE SHOULD THE AIRPORT REQUIRE THE CARGO BUILDING SPACE FOR A TENANT REQUIRING AIRFIELD ACCESS, EFFECTIVE FEBRUARY 1, 2019 – TUL.
- 4.B. APPROVE AMENDMENT NO. 1 TO SUBLEASE AND LICENSE AGREEMENT WITH ABM AVIATION, INC. TO RELOCATE FROM BB201 TO BB208 ADJUSTING SQUARE FEET FROM 142 TO 295 AT THE STANDARD RATE, EFFECTIVE JANUARY 1, 2019 – TUL.
- 4.C. APPROVE SUPPLEMENTAL AGREEMENT NO. 8 TO SUBLEASE/LICENSE AGREEMENT WITH THE OKLAHOMA AIR NATIONAL GUARD TO ADJUST THE PARCEL SIZE BY 4.3806 ACRES FROM SUPPLEMENTAL NO. 7, WHICH WILL CHANGE THE ACREAGE FROM 44.2406 ACRES TO 39.87 ACRES, EFFECTIVE UPON APPROVAL – TUL.
- 4.D. APPROVE SUBLEASE AGREEMENT (LOT 8, BLOCK 12, NORTHEAST HANGAR DEVELOPMENT) WITH NANCY E. CAMPBELL, TRUSTEE OF THE NANCY E. CAMPBELL TRUST DATED FEBRUARY 2, 2007, FOR FIFTEEN (15) YEARS WITH TWO (2) FIVE-YEAR OPTIONS TO EXTEND THE TERM AT THE STANDARD RATE, EFFECTIVE FEBRUARY 1, 2019 – RVS.
- 4.E. APPROVE ASSIGNMENT OF SUBLEASE AND ACKNOWLEDGMENT AND CONSENT TO ASSIGNMENT (LOT 5, BLOCK 3, SOUTHWEST COMMERCIAL AREA) WITH WADE AND RAE, LLC TO D & E ASSOCIATES, LLC, EFFECTIVE UPON CLOSING, BUT NO LATER THAN JANUARY 30, 2019 – RVS.
- 4.F. APPROVE ACKNOWLEDGMENT AND CONSENT TO COLLATERAL ASSIGNMENT (LOTS 1 & 5, BLOCK 3, SOUTHWEST COMMERCIAL AREA) FROM D & E ASSOCIATES, LLC TO TRIAD BANK, EFFECTIVE UPON APPROVAL – RVS.
- 4.G. APPROVE ACKNOWLEDGMENT AND CONSENT TO COLLATERAL ASSIGNMENT (LOT 14, BLOCK 6, SOUTHWEST COMMERCIAL AREA) FROM SOUTH TULSA HANGARS, LLC TO SECURITY BANK, EFFECTIVE UPON APPROVAL – RVS.

5. OTHER TAIT BUSINESS.

6. TAA BUSINESS.

- 7. APPROVE THOSE ITEMS FROM THE DECEMBER 13, 2018 SPECIAL MEETING OF TAIT WHICH SHOULD BE CONSIDERED BY TAA.**
- 8. ADJOURN.**

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY LISA MARTIN AT (918) 838-5000 BY DECEMBER 12, 2018.