

Mayor's Office of Economic Development

Update to Tulsa Development Authority
February 7, 2019



Our Team

- **Kian Kamas** – Chief of Economic Development
- **Michelle Barnett** – Deputy Chief of Economic Development
- **Jim Coles** – Director of Economic Development
- **Mike Dickerson** – Economist
- **Alex Nongard** – Economic Development Specialist
- **Spencer Mitchell** – Economic Development Specialist
- **Keri Fothergill** – Development Services Liaison
- **Peyton Haralson** – Executive Director, Tulsa Parking Authority
- **Vacant Position** – Entrepreneurship/Small Business
- **Brian Kurtz** – Executive Director, DCC
- **Ilesha Youngblood** – Admin Assistant
- **Lennie Gray** – Admin Services Officer



Strategic Outcomes

1. Developing and managing the economic development tools necessary to successfully foster economic growth
2. Intentionally working to recruit and retain companies, and grow entrepreneurial talent in key target industries to increase our economic well-being and per capita income
3. Creating a developer-friendly experience where the City enables a consistent, smooth and transparent development process while protecting life and safety



AIM Plan Alignment

- Add jobs and grow the workforce
 - Provide a development framework that promotes clear and predictable processes (SO 3)
 - Review and align city economic development tools and incentives to job creation goals and industry targets (SO 1)
 - Ensure Tulsa has adequate real estate options for primary job growth sites prepared for development (SO 1)
 - Support small business creation and expansion (SO 2)
 - Target existing and new businesses for job growth and expansion opportunities utilizing business intelligence (SO 2)



Developing and Managing Economic Development Tools

- Tax Increment Finance (TIF)
 - Downtown Master TIF, Route 66 TIF, Santa Fe Square TIF
- Retail Market Study & Commercial Revitalization Strategy
- Downtown and Near Downtown Housing Study
- Certified Sites effort
- Opportunity Zones resources
- Other tools:
 - Economic Development Infrastructure Fund, Retail Incentive Policy, Downtown Development/Redevelopment Funds



Intentional Business Recruitment and Retention Efforts

- **Amazon Fulfillment Center**
 - Construction progressing on schedule, with completion planned for July/August 2019
- **Greenheck Campus**
 - Phase 1 facilities open for operation; Phase 2 development has begun; planned operational date of January 2020
- **Whirlpool**
 - 800,000 SF expansion supporting addition of 150 new jobs
- **Spirit AeroSystems**
 - \$80,000,000 capital investment and 250 new jobs
- **AirForce Plant 3 and Airport Facility Investments**
 - Comprehensive investment strategy to maximize use at city-owned facilities
- **Peoria Mohawk Business Park**



Development-Friendly Processes

- Mayor's Development Services Strategy
 - Launch of Self-Certification program
 - Finalization of contracts for 3rd Party Plan Review services
 - Hiring eight (8) new staff
 - In addition to creation of stand alone Development Services Department reporting to Chief of Economic Development and consolidation of Planning into INCOG
- Goal: Go from 25 day KPI for start of initial plan reviews to 5 day KPI for start of initial plan review



Looking to the Future

- Ensure alignment of tools and incentives with AIM plan and economic development priorities
 - Investigating potential to engage external support for an analysis of effectiveness of past incentives; review of existing tools; and suggestions for modifications and additions to tools with a focus on ensuring equitable outcomes
- Management of significant TIF requests and activities across the City
- Ensure alignment among economic development-related ABCs

