

Mayor's Office of Economic Development

Update to Tulsa Development Authority
August 1, 2019



Major Expansions and Announcements

- **WPX Headquarters**

- Demolition commenced 7/1/19; subterranean work for building and parking garage to commence before end of year
- Currently working through process to close existing alley and relocate sewer line

- **Muncie Power Products**

- Finalizing agreement related to use of Vision Tulsa funds for site preparation and public improvements
- Site work expected to begin in late summer/fall 2019
- Beginning work related to TIF to cover site

- **Air Force Plant 3**

- Secured \$500,000 EPA Brownfields grant to support remediation
- \$11,000,000 planned investment to Buildings 116, 5, and 6 at AFP3
 - \$2,000,000 grant through Vision Tulsa Airport Infrastructure Fund
 - \$8,400,000 bond issuance through Tulsa Public Facilities Authority



Additional Development Activity

- **Airport Industrial Property**

- Work on Vision-funded improvements set to begin summer/fall to support Spirit AeroSystem's planned expansion
- Continue to work with multiple tenants on planned expansion projects that would result in additional capital investment and job growth
- Airport finalizing negotiations regarding planned speculative industrial building development in Mingo Development Area (abutting U.S. 169)
- In coordination with Airport and Councilor Patrick, investigating feasibility of commercial development to serve this corridor

- **Downtown Development Projects**

- RFQ/RFP process for TPA Arts District parcel is underway; expect to issue RFQ in August
- RFP being finalized for master planning effort related to the former UCAT property
- Multiple housing projects underway: Davenport Lofts, Hartford Commons, The Reunion, Adams, The View



Major Projects Underway

- **Downtown and Near Downtown Housing Study**
 - Project launched on 6/10 and 6/11 with strong participation from a diverse range of stakeholders
 - July-August: “Understand” Phase of the project focused on existing data, reports, plans and programs, development trends, supply and demand, and economy and place.
 - September: 2nd visit by consultant team
- **Retail Market Study and Strategy**
 - Working with legal and key implementation partners July-September to finalize policy documents and any required agreements related to proposed programs
 - Proposed strategies focus on four (4) key themes:
 - Support and encourage infill development and use of existing building stock
 - Support and encourage transit-oriented development to ensure the success and value of the Bus Rapid Transit system
 - Increase the tools available to support the startup and growth of small and local commercial and retail businesses
 - Increase the tools available to support recruitment of retail throughout the city

