

# Mayor's Office of Economic Development

---

Update to Tulsa Development Authority  
November 7, 2019



# Major Expansions and Announcements

- **WPX Headquarters**

- Demolition commenced 7/1/19; subterranean work for building and parking garage has commenced

- **Muncie Power Products**

- Agreement for Vision Tulsa funds for site preparation and public improvements approved this week
- Site work expected to begin in coming weeks
- Beginning work related to TIF to cover site with focus on identifying potential public projects

- **American Airlines**

- Announced 400 new positions at end of August; 165 additional new positions announced October 31<sup>st</sup>

- **Spirit AeroSystems**

- Leases renewed at all Tulsa facilities
- Work to commence on Vision-funded facility improvements in next few weeks



# Additional Development Activity

- **Airport Industrial Property**

- 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; hosting site visit for prospective developers on 11/19
- RFP being finalized for master planning effort related to the former UCAT property
- WPX, The View, OKPOP have all broken ground; additional projects in final planning, with potential announcements in coming weeks



# Additional Development Activity

- **Tax Increment Finance**
  - Downtown Master TIF
    - Finalizing TIF policies, which will serve as the guiding document to determine support provided to private projects through the TIF
    - Next step will focus on policies for prioritizing public projects to be funded through the TIF
  - Peoria Mohawk TIF
    - Currently developing Project Plan and finalizing projected budget
    - Conducting a review of relevant Small Area Plan to identify potential projects
    - Will conduct call for projects to relevant departments and partner entities that could have public projects funded through the TIF
  - 11<sup>th</sup> and Lewis TIF
    - Initial designs for streetscaping presented to City
    - Working with developers on potential projects for intersection
    - Working on additional potential development along 11<sup>th</sup> street corridor
  - Arena District Master Plan TIF
    - Draft budget completed early summer 2019
    - Project plan work slated for 2020



# 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
  - Consultant in town today presenting draft strategy
  - Continuing to work toward a December completion
- **Retail Market Study and Strategy**
  - Planning November announcement related to comprehensive strategy, with likely effective date for new programs set for January 2020
  - Spencer Mitchell to present full strategy to TDA in December
  - Key themes:
    - Supporting investments and efforts along the Bus Rapid Transit Corridor and in Destination Districts
    - Promoting infill development and redevelopment
    - Supporting the launch and growth of local retail and commercial small businesses



# Major Projects Underway

- **Bloomberg Economic Mobility Grant**
  - 1 of 10 cities selected for inaugural grant related to economic mobility; funded by Bloomberg Philanthropies, the Bill & Melinda Gates Foundation, and the Ballmer Group
    - Newark, NJ; Rochester, NY; Cincinnati, OH; Dayton, OH; Detroit, MI; Lansing, MI; Racine, WI; New Orleans, LA; Albuquerque, NM
  - Provides intensive technical assistance and \$150,000 over 18 months in support of the Next Up program with Tulsa Community Work Advance, which focuses on employment pathways for disconnected youth (age 18-24)
- **US-169 Employer Transit Partnership**
  - Hosted meeting with Tulsa Transit, City of Owasso, and major employers to discuss opportunities to establish transit service to the US-169 corridor
  - Positive feedback from employers in attendance
  - Follow-up survey aims to collect key data needed to assess potential transit usage and identify revenue models for transit service



# Major Upcoming Projects

- **Economic and Community Development Strategic Planning**
  - RFP released on October 10<sup>th</sup>, with proposals due on November 20<sup>th</sup>
  - Meetings scheduled with working committee for proposal review and interviews of respondents, with goal of selecting consulting firm by end of year
  - Expected launch of work is currently March 2020
    - Mayor Bynum has sent invitations to Steering Committee members, which includes the Chair of each trust authority (TDA, TIA, TPA, TPFA, EDC)



# Welcome to New MOED Staff

- **Austin Britt**

- Economic Development Specialist supporting Michelle Barnett and the City's business attraction, retention, and expansion efforts
- Previously served as Economic Development Assistant Prince George County in Virginia
- Brother relocated to Tulsa as part of Tulsa Remote

- **Rachel Strassberger**

- Senior Administrative Services Officer providing support to Chief and Department

- **Clay Holk**

- Senior Policy Advisor for Small Business, Entrepreneurship and Economic Innovation
- Completing MBA at Northwestern; Masters in Public Policy from Harvard

