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 31st

• 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
  - **11th and Lewis TIF**
    - Initial designs for streetscaping presented to City
    - Working with developers on potential projects for intersection
    - Working on additional potential development along 11th 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 10th, with proposals due on November 20th
  – 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