



PARTNER TULSA

Growing an economy with opportunity for all

City of Tulsa Presentation | 2025

Who We Are



Oklahoma Public Trust

Initially established as the Tulsa Industrial Authority in 1969; Amended and Restated Trust Indenture created the Tulsa Authority for Economic Opportunity in 2021 following strategic planning efforts.



Service Agreement with the City of Tulsa and Tulsa Development Authority

PartnerTulsa provides comprehensive economic development services to the City through an annual Service Agreement, and also staffs the Tulsa Development Authority. An Annual Work Plan sets priorities for the upcoming Fiscal Year and aligns resources with Mayor-Council priorities.



Governance and Oversight

PartnerTulsa is governed by the TAE0 Board of Trustees, which is Chaired by the Mayor and includes twelve (12) additional Trustees (five (5) of whom are TDA Commissioners). TAE0 meets on the 4th Thursday of each month at 9:00 a.m. on the 10th Floor in the North Conference Room. Immediately following TAE0's meetings, the TDA Board of Commissioners meets.

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Annual Report Highlights Impact

Total Impact

Private Investment in Tulsa

2021-2024

\$1,314,840,000

Jobs Created

2,948

Grant Dollars Secured

In coordination with City of Tulsa

\$55,470,405

Businesses Supported or Funded

378

Housing Units Contracted

1,442

Partners and Stakeholders Engaged

7,747



2024 Highlights



EDA Tech Hubs Grant

1 of 12 cities nationally to secure nearly \$51 million in federal funding to support growth of Tulsa's autonomous systems industry.



Industrial Development

Established Tax Increment District and public infrastructure fund in East Tulsa for Project Anthem, a catalytic \$800M datacenter project



Major Retail Developments

Scheel's opened its \$132 million project at Woodland Hills Mall, and Costco opened its location in north Tulsa.



Advanced Housing Investments

1 of 4 cities nationally to participate in the Just Home Project supporting housing solutions for justice-involved Tulsans.



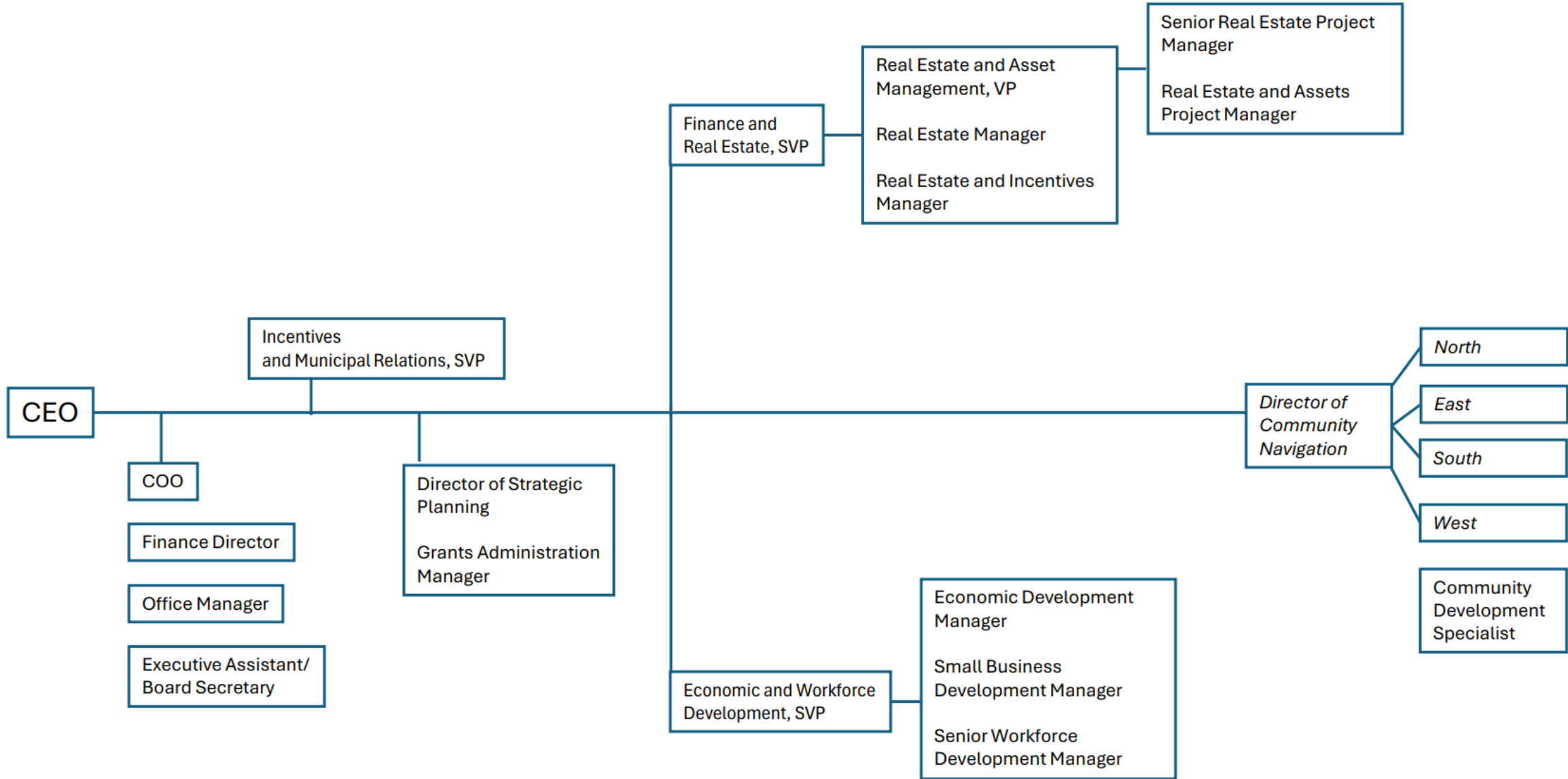
Advancing Historic Rehab Projects

Laura Dester construction completed and redevelopment of the historic Morton Hospital as the Greenwood Entrepreneurship Incubator is proceeding.



Kirkpatrick Heights-Greenwood

Greenwood Legacy Corporation was formed; 5 Board of Trustee members were elected to serve. PartnerTulsa announced that the Tulsa Development Authority (TDA) has been awarded a \$990,000 grant from the U.S. Department of Transportation's (DOT) Innovative Finance and Asset Concession Grant Program (IFACGP).





Community Navigation

➤ Community Navigation

Launching quadrant-based neighborhood and small business engagement focus. *Community Navigation Director* role to lead initial phase.

- Greenwood Legacy Corporation

PartnerTulsa provided a workplan to outline ongoing efforts for the deployment of the KPHGMP.

- Attended the Grand opening of the North Tulsa Family & Children Services Morton Ribbon Cutting.

- Kirkpatrick Heights-Greenwood Master Plan – Update meeting

April 7th Rudisill Regional Library 6 to 8 p.m.

Economic Development Highlights



City Convention Center Hotel Project

Tulsa is planning a new 650-room convention center hotel downtown, aiming to complete the development to support a 2029 opening. This anticipated \$390 million project will feature expanded meeting space and is expected to generate \$1.6 billion in new spending while creating over 400 permanent jobs.

March Highlights – Project Intake

15 proposals – 3630 jobs – \$19 Billion in Capital Investment (Capex)

TIF Projects - Crutchfield, Pearl, Southern Villa – 2,000 units of housing; estimated \$1 billion in capital investment.

Sixt Automotive –

Sixt, a global rental car provider, is establishing its Oklahoma presence in downtown Tulsa with a new customer service center. The 15,000-square-foot office at One Technology Center (175 E. Second St.) will initially create 70 new jobs.



Top Priorities

- **Haikey Creek Service Area**
Haikey Creek Lift Station Phase 4 Improvements
- **Downtown Infill**
- **Tulsa International Airport (Apache Lift Station)**
Apache Lift Station Upgrade
- **Kirkpatrick Heights Greenwood Master Plan**
Old infrastructure should be replaced where failure risk is high, as part of this redevelopment
- **East Tulsa**
Expansion on west side of Creek Turnpike

Current Priority Cost Estimate



➤ Water/Sewer Soft Estimate for top 5 short range projects

\$58.5 million in water & sewer improvement needs

➤ Priority improvement elements

- Housing, Commercial, Industrial, Mixed-use projects
- Key elements: maximum capacity, new infrastructure needed, old infrastructure.

Our Why?...Tulsa.

- Economic Opportunity for all Tulsan's Through...
- Holistic Economic Development. Liberation/Equity.
- Shovel Ready projects which means pre-development, forecasting, infrastructural efforts.
- BRE/Attraction – Business Retention Expansion Metrics.
- Entrepreneurship that includes the Rain Forest Model.
- For every project developed, every job landed, every house built; we plant seeds and make ripples to unlock the foundation for generational changes and a stronger Tulsa.