

# Streamlining the Economic Development Infrastructure Funding Process

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# EDIF Overview

- City program to assist with valid public infrastructure needs related to business retention, expansion, and attraction.
- Mostly used to make industrial sites commercial ready (improved roads, utilities, access, etc.)
- If approved, either:
  - City builds and pays for public infrastructure to private sites for public benefit (jobs, etc.)
  - Private company builds and pays for public infrastructure (under City supervision) and is payed back by Engineering Services over time.



# Problem Statement

- The Economic Development Infrastructure Fund (EDIF) application process is laborious for Economic Development staff, confusing for the review committee tasked with awarding the incentive, and takes a very long time to process.



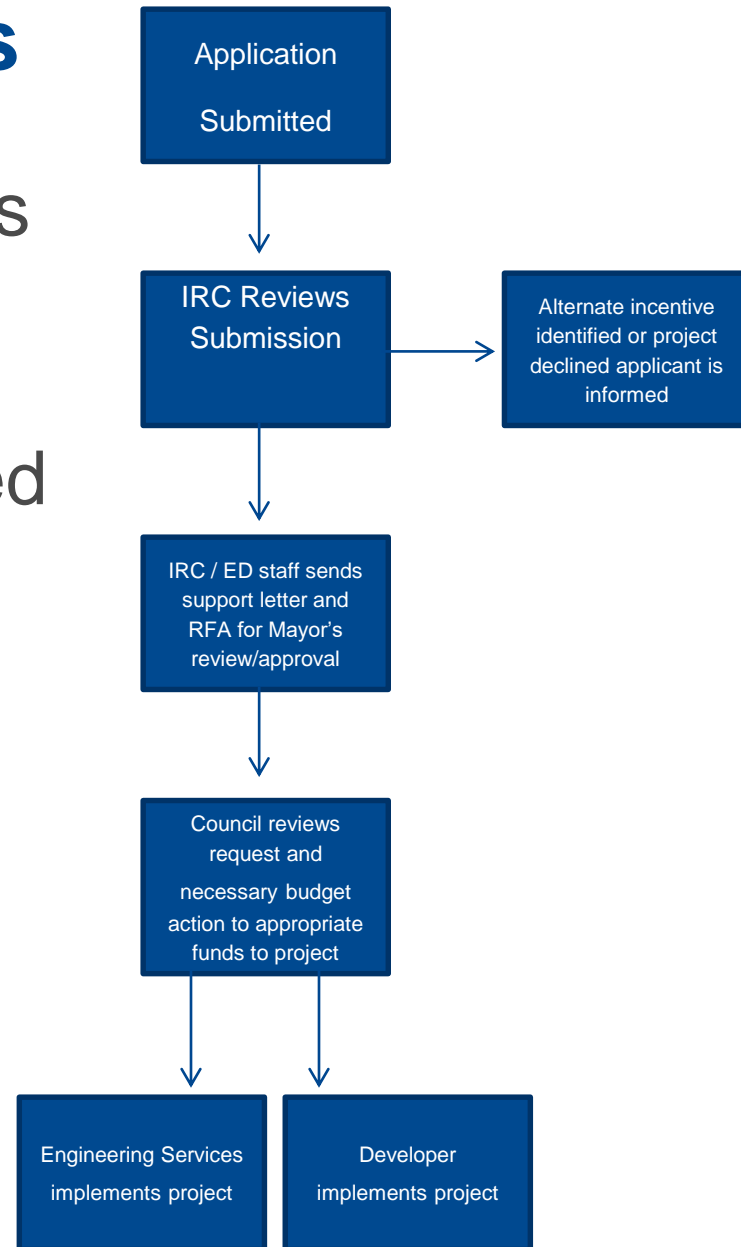
# Project Overview

- We are attempting to make the EDIF application and approval process more efficient by utilizing Six Sigma tools and analysis.



# The EDIF Process

- The official process as laid out in the guiding policy document approved by City Council



# EDIF SIPOC

Suppliers	Inputs	Processes	Outputs	Customers
The Developer	An explanation of the need/ public benefit of the project (IE. job expansion, public safety, increased revenue to the City).	Application submitted	RFA or Project Decline	The Developer
The Economic Development Team	The estimated cost of the public improvements	ED Team does impact analysis / prepares report for IRC to review submission	Engineering Services or a Developer making an improvement	Engineering Services
The Internal Review Committee	The benefit to both requesting party and the overall community	If accepted, IRC/ED staff sends supporting letter and RFA for Mayor's review/approval		The City and the public at large
	General background of the requesting party's business	Council reviews request and necessary budget action to appropriate funds to project		
		Either Engineering Services or the Developer implements the project		



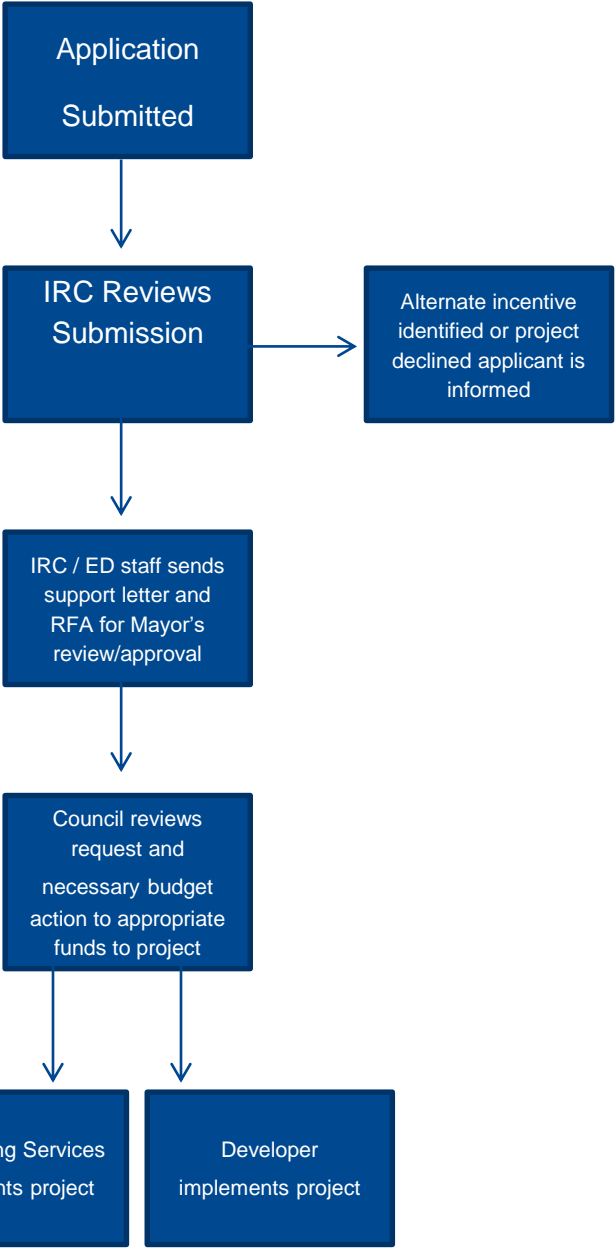
# The EDIF Process

ED team reviews, does economic impact analysis, depending on quality of information can take 2-4 weeks

IRC scheduling 4-6 weeks out to get necessary people in the room for an hour long meeting and give them time to review

Takes 4 weeks to get on necessary signing and hearing agendas + 10 days for publication in the Tulsa World before it is official

Project implementation timelines vary based on needs and are decided in conjunction with engineering and the developer



Starts engagement in a different process – realistically identified long before this point



# Surveyed IRC members

- Everyone likes the incentive
- Everyone likes the described process
- Everyone likes an in-person review committee, but it's not absolutely necessary to vote in person (4 week schedule)
- Everyone would prefer a more thorough vetting process for project needs





# Initial application

- Application is only a letter from the company outlining, in narrative form, their needed improvements, a dollar figure, and their business case (investment, jobs, industry).
- We call a meeting based on this very limited information.



# Specific feedback requests

- Engineering wants much stronger technical details nailed out ahead of time
  - Discussion with design consultants ahead of time
  - CoT engineering in on the conversation sooner
- Mayor's Office wants more ED numbers – quantifying public vs. private benefit
- More detailed information should be provided to the committee members ahead of time



# Recommendation

- Require more technical information with application to reduce confusion and streamline review process
  - At least an Engineer's Cost Estimate and a site plan for proposed infrastructure
- Require additional information on ED impact of proposed infrastructure (# of businesses served, acres opened for development, connection to adopted plans, etc.)
- Vote electronically and only hold an optional meeting if IRC members ask for it



# Time saved

- Requiring more detailed information up front
  - 1-2 weeks
- Communicating with CoT Engineering ahead of time
  - 2-3 weeks
- Making meeting optional
  - 2-4 weeks
- Frustration and confusion and brain power saved
  - Priceless



**Thank you!**

