

PARTNER WITH



Delivering on our commitment to increased economic opportunity requires collective action and meaningful partnerships across all sectors. If you're interested in joining us in our work, you can:




1. Sign up for our newsletters
2. Follow us on social to stay updated
3. Visit PartnerTulsa.org to learn more



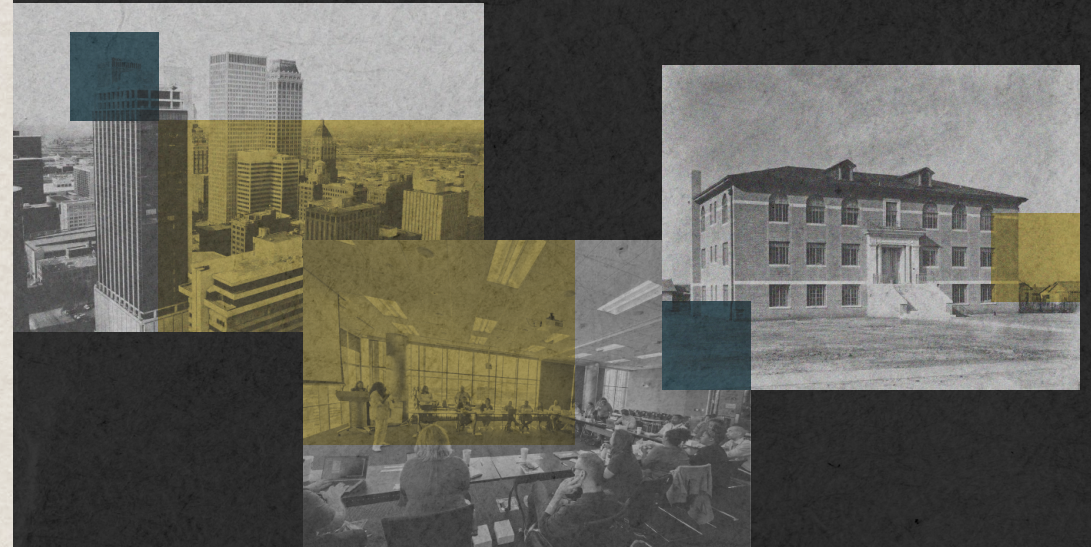
**PROUD
PARTNER**

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A Year of Progress
Through Partnership

**PARTNER
TULSA**



2025 ANNUAL REPORT

table of contents

01	letter from the mayor
03	formation
05	mission, vision, values
07	letter from the director
09	objectives
11	project map
13	major outcomes
15	equality indicators
16	focus areas
17	program highlights
21	partnertulsa staff
23	board & partners

LETTER *FROM THE* MAYOR

Winning the next decade for Tulsa means making bold, forward-looking investments that expand opportunity for everyone in our city - not just a few.

Achieving this reality means confronting the barriers that hold too many of our neighbors back, and it means committing ourselves to a future where all Tulsans have the chance to thrive.

Right now, one in four Tulsans live in poverty, and in North Tulsa, that number inches closer to one in three. These numbers aren't just statistics - they reflect real disparities that weaken our economy, limit our growth, and keep us from reaching our full potential as a city.

If we're going to win the next decade, we must do better.

As we look ahead to what the next several years will bring, I'm committed to focusing on inclusive, citywide economic development. This happens when you prioritize investments in every part of Tulsa so that no community is left behind.

To do this, we must prioritize workforce development to help residents build the skills they need for stable, high-paying jobs. We also must invest in infrastructure that supports long-

term growth, from roads and transit to strong partnerships with our public utility partners.

We also must champion our local businesses and invest in the next generation of entrepreneurs - and we have to remove the red tape at City Hall to reduce the cost of doing business and make it easier to launch and grow a company here.

We must do all of this as we actively recruit diverse industries that strengthen our economy and create opportunity across all sectors.

This is more than an economic strategy - it's a commitment to a stronger and more equitable future, and one that depends on our ability to unlock the talent and potential that exists in every community and in every neighborhood here in Tulsa.

Sincerely,



Monroe Nichols, IV
City of Tulsa Mayor



• STRONGER AS ONE •

ABOUT *PARTNERTULSA*

Formation

On July 1, 2021, the Tulsa Authority for Economic Opportunity (TAEO) launched as a consolidated, independent economic development authority of the City of Tulsa. The move was the result of recommendations from an 8-month study to streamline and strengthen the City's economic development efforts. In 2022, TAEO would be rebranded as PartnerTulsa.

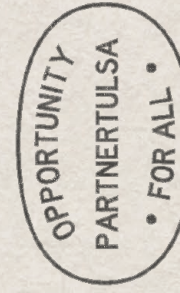
PartnerTulsa brings together the Mayor's Office of Economic Development (MOED), Tulsa Industrial Authority (TIA), Tulsa Parking Authority (TPA), and Economic Development Commission (EDC) into a single, enhanced Trust Authority; the entity also provides staffing for the Tulsa Development Authority.



Santa Fe Square
Mixed-use development in
Downtown Tulsa's Blue Dome District

Our Mission

We are innovators who create and manage public assets and resources to drive economic growth. We invest in Tulsa's economy, businesses, neighborhoods, and people with the goal of leveraging our resources to create economic opportunity and drive equitable outcomes.



We are committed to equity and institutional change.

We recognize both the urgency of increasing economic opportunity in Tulsa and that this takes time and sustained work. We hold ourselves accountable by investing in and institutionalizing policies, practices, metrics, and tools to foster transparency and prioritize community-wide engagement.

We grow Tulsa's economy for everyone.

We do this work because of the impact it has on our city. We acknowledge our decisions will have real consequences for people's lives and believe Tulsa is at its best when everyone benefits from participating in its economic vitality.



Our Vision

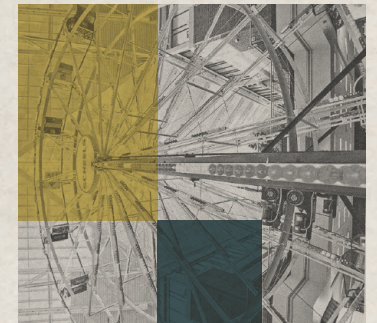
We envision a future where race, nativity, gender, or zip code do not determine economic opportunity, and all people can maximize their potential to create and share in Tulsa's economic prosperity.



Our Values

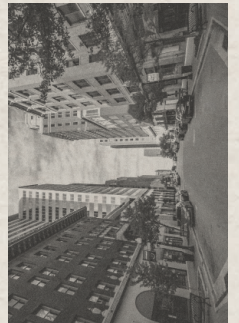
We love Tulsa.

We are passionate about this city and its people. We are inspired daily by Tulsa's rich culture, great neighbors, and quality of life, and we can't imagine wanting to work anywhere else.



We are public servants, first and foremost.

We strive to be humble stewards of public resources, oriented toward action, and dedicated to effective outcomes. We know our work is not about ribbon cuttings and project announcements, but about improving the lives of the people we serve.





LETTER FROM THE DIRECTOR



Dear PartnerTulsa Community,

As we reflect on the past year, it is with deep gratitude and a keen awareness of the significant shifts that have characterized this period. The landscape of economic development is ever-evolving, and at PartnerTulsa, we have embraced these changes as opportunities to strengthen our resolve, refine our strategies, and deepen our commitment to the prosperity of our city.

This has been a time of considerable transformation, requiring adaptability

and resilience from all of us. We have witnessed shifts in global economies, local market dynamics, and the very fabric of how we connect and collaborate. Through it all, PartnerTulsa has remained steadfast in its mission to drive inclusive economic growth, create vibrant places, and foster a thriving community in Tulsa.

I am incredibly proud of the dedication and hard work exhibited by the PartnerTulsa team, our partners, and the broader community. Together, we have navigated complexities, celebrated milestones, and laid

important groundwork for the future. The collaborative spirit that defines Tulsa has been our greatest asset, allowing us to pivot when necessary and innovate in the face of new challenges.

Looking ahead, I am filled with immense hope and optimism. The foundation we have built, coupled with our collective vision, positions us to seize new opportunities and address emerging needs. We are committed to fostering an environment where partnerships are built, businesses can flourish, where diverse talent can thrive, and where

every Tulsan has the chance to participate in our shared economic success.

Thank you for your continued partnership and trust. We are excited about what lies ahead and look forward to building an even stronger, more prosperous Tulsa together.

Sincerely,

Ronita Wade
Interim Executive Director
PartnerTulsa

OBJECTIVES



Craft transformative economic strategies



Create pathways to quality employment



Build capacity and empower communities

Support small businesses and entrepreneurs



Build and sustain robust operations



Leverage public-private partnerships

Invest in neighborhood infrastructure



**in various stages of planning and development*

PartnerTulsa Project Area Map

PartnerTulsa Projects*

- ① Black Wall Street Square (25 units)
- ② Greenwood Entrepreneurship at Moton (GEM)
- ③ Just Home Project - Project 2 (4 units)
- ④ Western Supply (318 units)
- ⑤ Just Home Project - Project 3 (12 units)
- ⑥ Just Home Project - Project 1 (5 units)

Affordable Housing Trust Fund*

- ① 61.4 Properties (18 units)
- ② North Star Community Residences - Project A (2 units)
- ③ City Lights Village (75 units)
- ④ Golf Course Studios (55 units)
- ⑤ 80% Chance of Sunshine (6 units)
- ⑥ Trinity Trails (145 units)
- ⑦ North Star Community Residences - Project B (2 units)
- ⑧ North Star Community Residences - Project C (2 units)
- ⑨ 22 North Utica (40 units)
- ⑩ Harvard Rental Project (7 units)
- ⑪ Maplewood Village (127 units)
- ⑫ Tulsa Square (147 units)
- ⑬ Avia Apartments (96 units)

Downtown Development and Redevelopment Fund*

- Ⓐ 3D Flats

Retail Revolving Loan Projects

- Ⓐ Rise and Develop, LLC
- Ⓑ Silk Salon
- Ⓒ Tulys Tacos, Inc
- Ⓓ ACT House, Inc
- Ⓔ New Story Brewing, LLC
- Ⓕ Decopolis
- Ⓖ Legacy Restoration Partners

Brownfield Program Sites

- Ⓛ Air Force Plant 3

PartnerTulsa Projects Continued

- Facade Grant Program
- Crutchfield TIF
- Peoria Mohawk TIF
- Pearl District TIF
- Southern Villas TIF
- Woodland Hills TIF
- Kirkpatrick Heights Greenwood Master Plan
- Unity Heritage Sector Plan
- Crosby Heights Sector Plan
- Project Anthem TID
- Riverwood Neighborhood Improvement Strategy
- Ⓐ Greenhill Retail Strategies Contract
- Ⓑ W 71st St Retail Strategies Contract
- Ⓒ E 71st St Retail Strategies Contract



\$951,562,379

Total Capital Investment Supported



1,212+

Touchpoints



20+

Engagement Events Held

MAJOR OUTCOMES

The 2024-2025 period marks a time of strategic advancement in PartnerTulsa's mission to drive economic prosperity and community development within the city. This past year, our efforts have translated into tangible outcomes that underscore our commitment to fostering a vibrant and resilient local economy. Through targeted initiatives and collaborative partnerships, we have continued to build on our foundational goals, delivering measurable impact across key sectors. This high-level overview details the primary outcomes of our dedicated work, reflecting the substantial progress made

in attracting investment, engaging stakeholders, and laying the groundwork for future growth. These achievements are a testament to the collective vision and persistent execution of PartnerTulsa, our partners, and the entire community. We are proud to present these results, which demonstrate our unwavering focus on creating sustainable economic opportunities and enhancing the quality of life for all Tulsans. Our firm resolve to advance these critical objectives remains at the forefront of all our endeavors, ensuring a robust and equitable future for our city.



3

Tax-increment Financing Districts in progress, with over 1,500 housing units estimated

Tulsa Equality Indicators

	2022	2023	2024
Overall	41.96	42.37	43.09
Economic Opportunity	37.67	42.11	48.44
Housing	45.44	43.33	45.11
Education	48.89	51.56	41.67

The Tulsa Equality Indicators provide an annual, data-driven assessment of disparities across key areas like economic opportunity, education, housing, justice, public health, and services, revealing areas of progress and ongoing challenges in achieving a more equitable Tulsa. <https://www.cityoftulsa.org/eq>

PartnerTulsa by the Numbers

Economic & Workforce Development



81
Businesses Assisted



350
Jobs Created With Our Support



\$950,500,000
Capital Investment Supported

Community Development



\$990,000
Grants Secured



438
Rental Assistance Recipients

Finance & Real Estate



86
Housing Units Contracted



\$29,441,032
Capital Investment Supported

FY25 PROGRAM HIGHLIGHTS



Global Entrepreneurs Week
Inaugural Food Truck Workshop

INVEST
★ IN ★
TULSA

Development Finance

PartnerTulsa is the key administrator of Tax Increment Financing (TIF) Districts, a local government tool to encourage development and public improvements in designated areas. Our team works closely with the City of Tulsa, City Council, neighborhood associations, philanthropic groups, commercial entities, and developers to create and manage TIF districts across the length and breadth of the city to help create vibrant and thriving communities. The increment generated from a TIF is used to fund improvements and projects within that same designated area, such as infrastructure development, beautification, and environmental remediation.

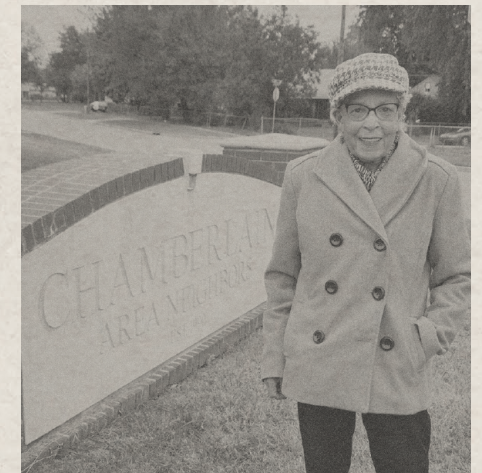
Small Business

PartnerTulsa celebrated Global Entrepreneurship Week by hosting its inaugural Food Truck Workshop, a key initiative to nurture local entrepreneurship. This event offered crucial insights into the licenses, permits, and ordinances necessary for legal and efficient operation within Tulsa.

Further bolstering support for mobile food vendors, PartnerTulsa also unveiled a new brochure. This resource features a detailed checklist of operational requirements, designed to streamline the startup process and ensure compliance for new businesses. By bridging the gap between food truck entrepreneurs and city and county officials, PartnerTulsa is effectively reducing barriers and cultivating strong relationships. These efforts are fueling the growth and dynamism of Tulsa's mobile food scene, with more workshops anticipated in the future.

Community Impact Initiative

PartnerTulsa proudly honored community advocate Jane Malone for her visionary leadership and lasting impact on the Chamberlain Neighborhood and across North Tulsa. A moving short film by Porch Space celebrated Jane's dedication through heartfelt stories from residents and community leaders, complemented by a custom portrait by artist Adam Carnes. This celebration, part of PartnerTulsa's Community Impact Initiative with George Kaiser Family Foundation, underscores our commitment to empowering Tulsa neighborhoods through community-led projects that highlight their unique history and culture. Join us in celebrating Jane Malone and the power of leadership and community-driven change.



Jane Malone
Chamberlain Neighborhood

TULSA
INSPIRED PEOPLE,
BUSINESSES,
& COMMUNITIES
OKLA.

Downtown Tulsa, Oklahoma

TIFIA Grant

PartnerTulsa and the Tulsa Development Authority (TDA) were awarded a \$990,000 DOT grant from the IFACGP, as part of a \$49.46 million national infrastructure initiative. This significant funding will bolster transit-oriented development and facilitate the exploration of innovative financing mechanisms for the Kirkpatrick Heights-Greenwood Master Plan. Both the Mayor and PartnerTulsa's Senior Vice President underscored the importance of

leveraging this grant to advance a community-led vision, foster economic growth, and drive wealth building, all while steadfastly preserving Greenwood's rich historical legacy. The allocated funds will be strategically disbursed over a three-year period, supporting essential staffing, expert analysis, and robust policy development to optimize public assets and attract vital private investment.

Housing Convening

PartnerTulsa's Common Cause Housing Convening united City of Tulsa housing officials, developers, and leaders to confront the city's urgent housing challenges, aiming to collaboratively find solutions to the ongoing crisis. Vickie Jordan, Senior Vice President of Housing and Finance at PartnerTulsa, highlighted the current administration's serious commitment to addressing the housing issues. The crisis is multifaceted, stemming

from regulatory hurdles, a shortage of diverse housing options, and escalating living costs. To track progress, the city has implemented a housing tracker, currently showing approximately 450 units with certificates of occupancy since December. PartnerTulsa is optimistic that the collective efforts of housing officials and city leaders will accelerate the resolution of the housing crisis, ultimately leading to an increase in housing units.

PartnerTulsa Staff

Leadership and Operations



Ronita Wade
Interim Executive Director



Gary Hamer
Interim Operating Officer



Linn Cain
Finance Director



Mike Dickerson
SVP, Incentives and
Municipal Relations



Iesha Blakely
Executive Assistant/
Board Secretary



Erica Rivers
Office Manager

Real Estate and Finance



Vickie Jordan
SVP, Real Estate and
Finance



Nia James
VP, Real Estate and
Asset Management



Karyn Weitz
Real Estate and
Incentives Manager



Ashley Chaney
Senior Real Estate
Project Manager



Billy Riphahn
Real Estate and Assets
Project Manager

Economic Development



Michelle Barnet
SVP, Economic and
Workforce Development



Jonathan Sanders
Senior Economic
Development Manager



Jonah Toay
Small Business
Development Manager



Jacob Gibson
Senior Workforce
Development Manager

Community Development



Gretchen Mudoga
Grants Administration
Manager



Inez Ramirez
Community
Development Specialist

Board of Trustees



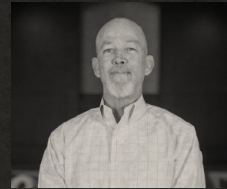
Mayor Nichols



Craig Abrahamson



Carl Bracy



Councilor Bengel



Jennifer Griffin



Elian Hurtado



Andy McMillan



Joan Parkhurst



Ashley Phillipsen



Katie Plohocky



Steve Mitchell



Terrel Siegfried

Our Partners



City of Tulsa



Zarrow Foundation

GEORGE KAISER
FAMILY FOUNDATION

GKFF



Muscogee
Creek Nation



CHEROKEE NATION
Businesses

Cherokee Nation
Business



Tulsa Regional
Chamber



INCOG



Rose Rock
Bridge

Rose Rock
Bridge

TULSA
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LABS®

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Labs



Tulsa Fire
Department



Avanzando
Juntos

TMUA

Tulsa
Metropolitan
Utility Authority

TEDC

TEDC

SKYWAY36

SkyWay36



U.S.
Environmental
Protection Agency



Center for Economic
Development Law



Downtown Tulsa
Partnership