Growing an economy with opportunity for all

Evans-Fintube Community Update Meeting | June 14, 2023
Agenda
Tonight’s Agenda

Welcome
Setting the table for the night

Work To-Date
What work occurred between May 2022 and now; how have decisions been made to-date

Next Steps
What learnings are we taking away and what does this mean for how we approach development

Q&A
Scan the QR Code or submit question cards to a staff member
OUR PROCESS

To-Date

PARTNER TULSA
Typical Path to a Redevelopment Agreement

Average time to complete process: 13.5 months

**DEVELOPER SELECTION**
- Selection criteria for Request for Proposal is met
- Evidence of financing confirmed
- Negotiations commence

**DRAFT TERM SHEET**
- Negotiate key terms of development
- Informs development agreement
- Led by PartnerTulsa staff

**DRAFT DEV. AGREEMENT**
- Draft legal contract governing development
- Holds PartnerTulsa and Developer accountable
- Led by staff, Developer, Counsel

**APPROVE DEV. AGREEMENT**
- Mayor must initiate and Council must approve disposition of property to PartnerTulsa (TAEO)*
- TAEO Trustees approve Development Agreement with Developer

*Disposition steps only required for property currently owned by the City that has not yet been surplused
Decision
Our Decision Framework: Request for Proposals Criteria

01 Co-development partners JE Dunn CP, Greyson Capital withdraw from Team

02 Evaluation of whether Team meets minimum requirements

03 Request to confirm min. qualifications; pause in contract negotiations

04 June 1 submission does not meet RFP minimum criteria
Next Steps
What You’ve Told Us To-Date

Development plans should reflect the input community has provided

The Evans-Fintube project must honor the past, but plan for the future

Development should be focused on building wealth for North Tulsans while protecting against gentrification

The project must be connected to downtown, but create linkages between the site, Greenwood, and North Tulsa

Mixed use development with entertainment, housing, and other opportunities is desired
Evaluating Next Steps

- **Examine market conditions.**
  How do current market conditions impact viable uses – either increasing or decreasing demand or limiting the ability to finance development?

- **Engage community.**
  Does past feedback on desired uses on the site remain consistent with current desires and market conditions?

- **Evaluate structural approach.**
  How does our approach to redevelopment support or limit our goals and outcomes?
  Is there an alternative approach that would better support small and Black developers?
Single Family Home Development
8 of 11 current projects on property sold by PartnerTulsa* are led by minority developers

73%

Multi-Family, Commercial Development
2 of 6 current projects on property sold by PartnerTulsa* are led or co-developed by minority developers

33%

Affordable Housing Trust Fund Awards
3 of 6 current projects funded through the Affordable Housing Trust fund are led by minority developers

50%

*PartnerTulsa oversees the development and disposition of properties owned by the Tulsa Authority for Economic Opportunity and Tulsa Development Authority. Additional, PartnerTulsa contracts with the City to support redevelopment efforts.