



**PARTNER
TULSA**

Growing an economy with opportunity for all

Evans-Fintube Community Update Meeting | June 14, 2023



WELCOME

Agenda

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Tonight's Agenda



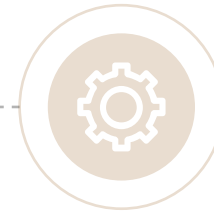
Welcome

Setting the table for the night



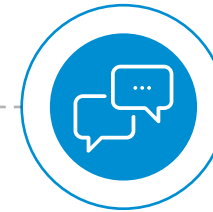
Work To-Date

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

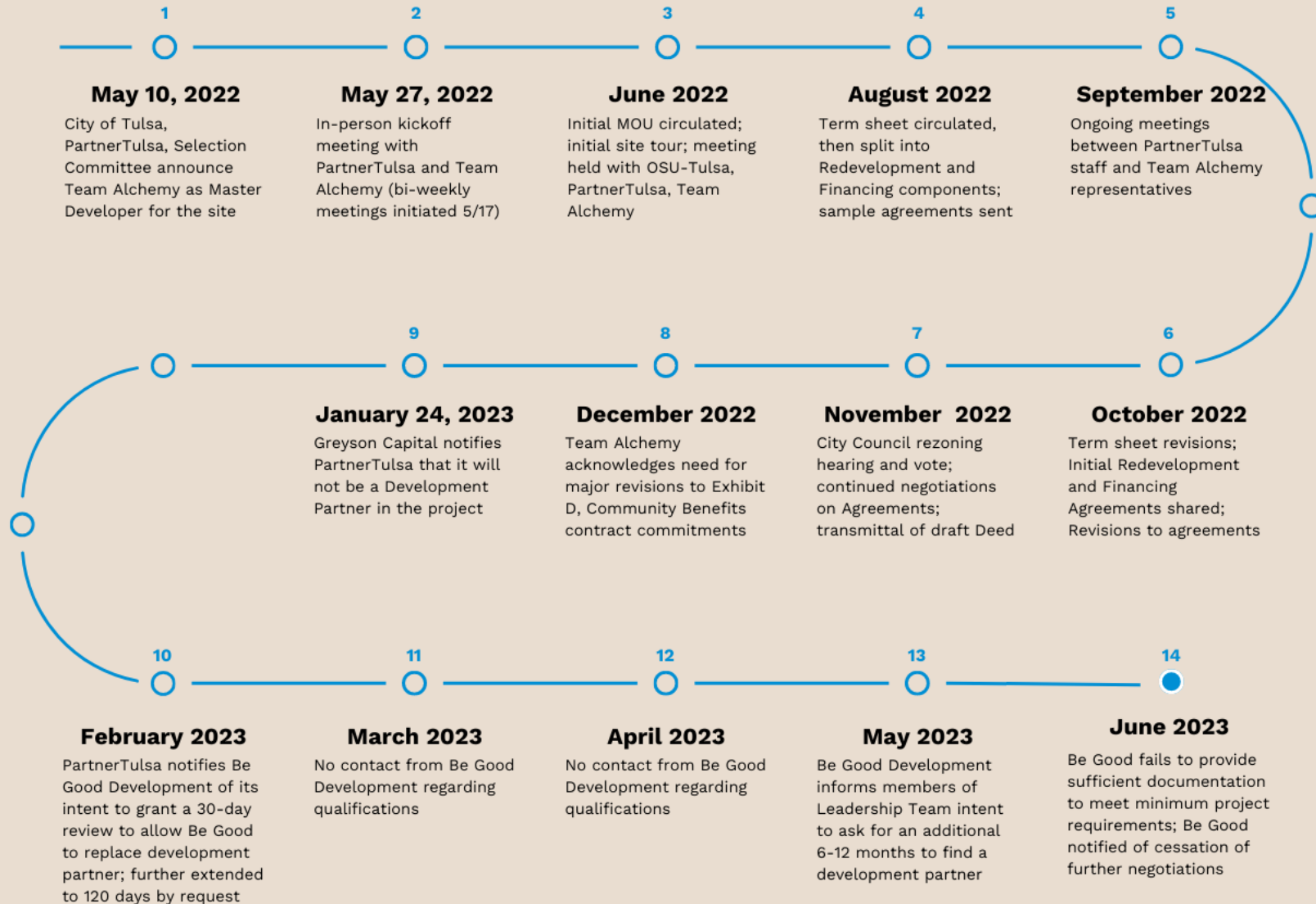
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Typical Path to a Redevelopment Agreement



*Disposition steps only required for property currently owned by the City that has not yet been surplusd

Contract Negotiations Timeline



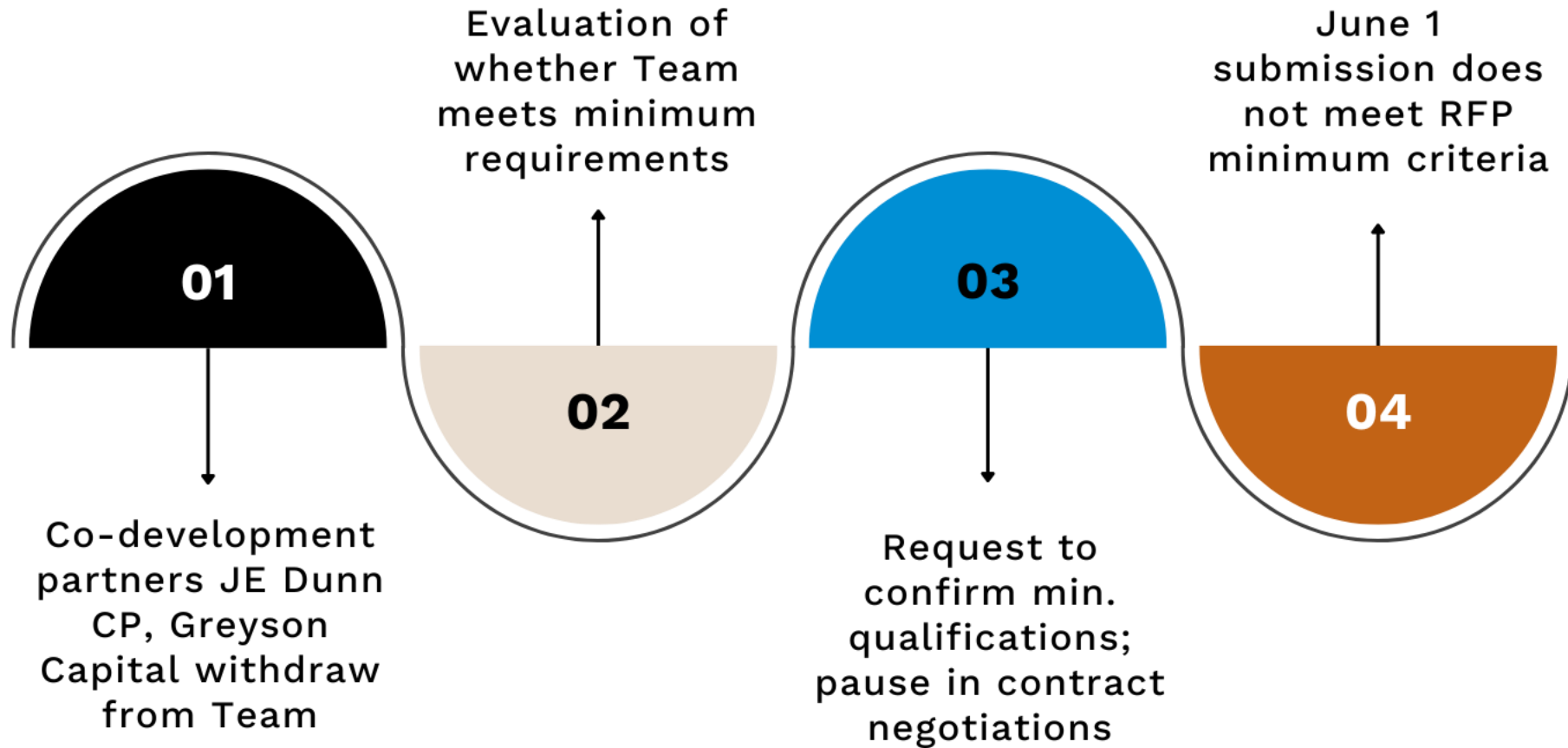
An aerial photograph of an industrial area in Tulsa, Oklahoma. In the foreground, there are several large, old industrial buildings with rusted metal roofs and walls. One building has graffiti on its side. In the background, there is a train yard with many freight cars, and further back, a city skyline with various buildings and a tall tower. The sky is clear and blue.

OUR PROCESS

Decision

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Our Decision Framework: Request for Proposals Criteria





OUR PROCESS

Next Steps

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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?





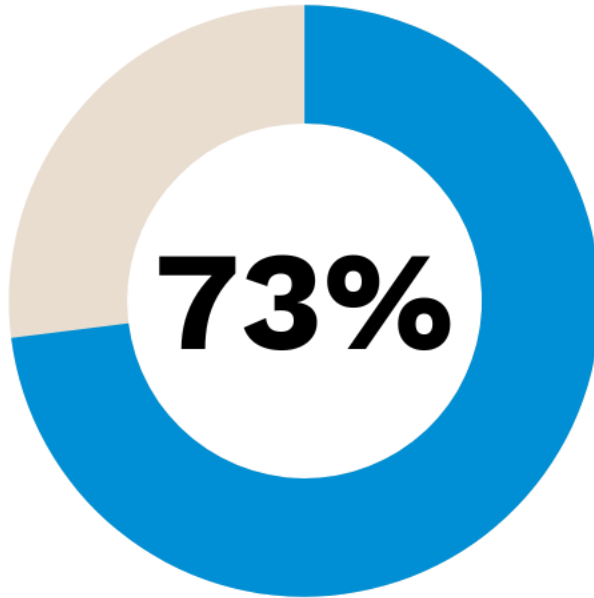
WRAP-UP

Questions

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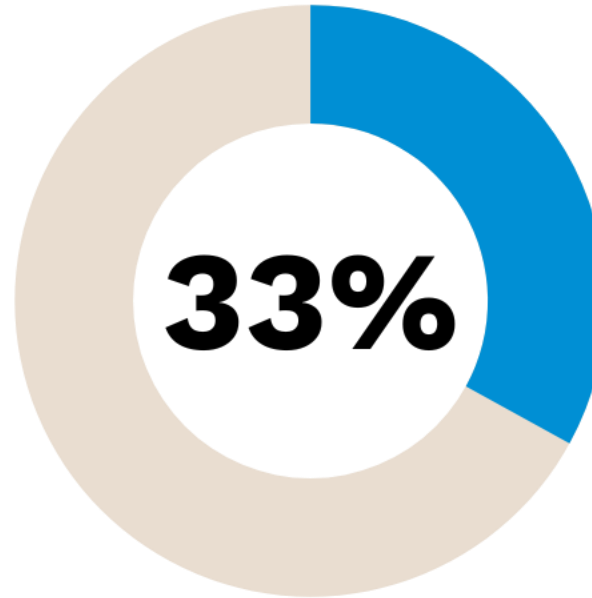
Single Family Home Development

8 of 11 current projects on property sold by PartnerTulsa* are led by minority developers



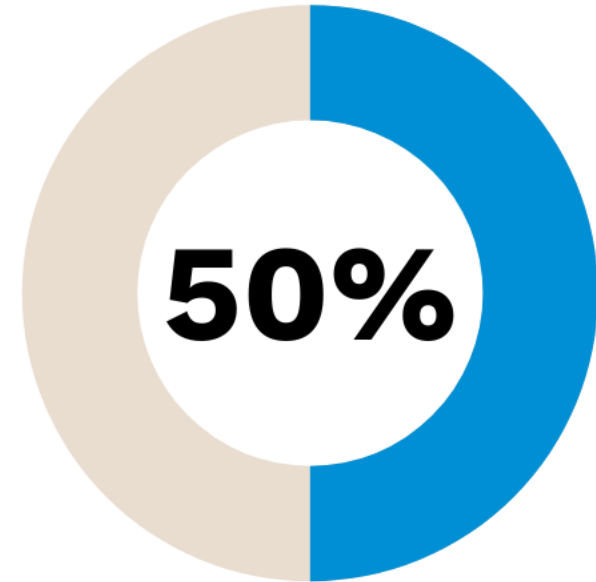
Multi-Family, Commercial Development

2 of 6 current projects on property sold by PartnerTulsa* are led or co-developed by minority developers



Affordable Housing Trust Fund Awards

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



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