

Partner with PartnerTulsa





Excited about what we've achieved in the past three years? We're just getting started.

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:



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PROUD PARTNER



FY 2024
ANNUAL REPORT

Table of Contents

03 Vision Statement

05 Letter from the Mayor
Letter from the Executive Director

07 Our Focus Areas
Key Metrics

09 Vibrant Neighborhoods
& Commercial Centers

13 Access to Quality Jobs

15 Quality, Affordable Housing

17 Major Outcomes

Where We've Worked **19**

Vibrant Neighborhoods
& Commercial Centers Impact **21**

Quality Jobs Impact **24**

Quality, Affordable Housing Impact **25**

Growing an Economy
with Opportunity For All **28**

Our People **29**

Opportunity for All

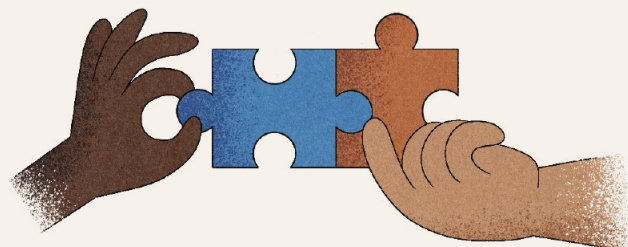
We're looking back on and celebrating three years of impact and success, and the collective efforts that made it all possible. Behind the stories and the numbers is an

organization deeply grounded in our commitment to increasing equity and economic opportunity in Tulsa. Get to know us and what drives the work we do.



OUR MISSION

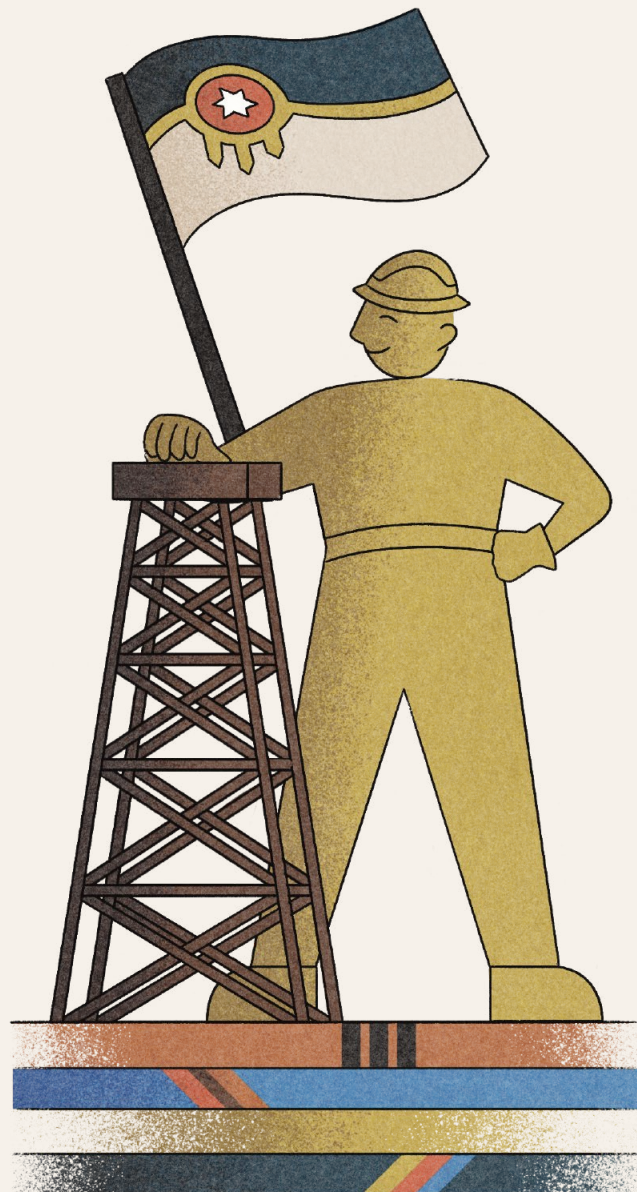
We are innovators who create and manage public assets and resources to drive economic growth. We invest in Tulsa's economy, businesses, neighborhoods, and people with the goal of leveraging our resources to create economic opportunity and drive equitable outcomes.



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.

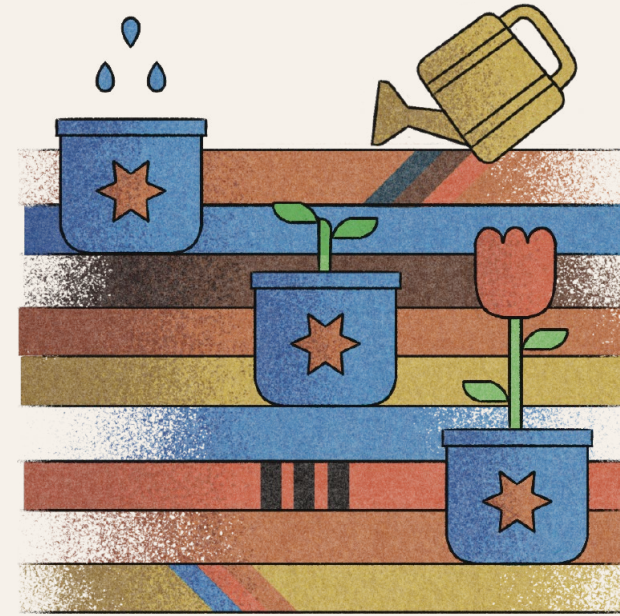
OUR VALUES



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.

OUR VALUES



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.



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.



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.

Tulsa's Path Forward



Nearly eight years ago, I embarked on a journey serving the city that my family has served for generations. This journey has been informed and driven by realities I was shocked to discover existed: that Tulsans living just a mile north could live more than 10 years less than a Tulsan living a mile to the south.

Over the course of two terms, we have sought to implement transformational change at the City of Tulsa to address this troubling reality. We built a City department focused on increasing resilience and equity, and more recently consolidated this work into the Department of City Experience, with the goal of leveraging the collective work of core City functions to improve the lived experience of our residents.

As we have sought to increase opportunity and address the institutional failures that have led to dramatic disparities in life expectancy across our city, we knew that bold moves were necessary. Chief among these has been the work to create the Tulsa Authority for Economic Opportunity (TAEO), which realized decades of desires by previous mayors to consolidate disparate public economic development entities into one organization.

Three years after its formation, working alongside the City, TAEO - known publicly as PartnerTulsa - is delivering an incredible impact across Tulsa. This annual report celebrates not just our work in Fiscal Year 2024, but the collective results of this work since the merger that created TAEO. Most notably, since 2021 our collective efforts have delivered:

- \$1.314 billion in announced capital investment in Tulsa
- 2,948 new jobs announced
- 1,442 housing units contracted, of which 482 are affordable

As we look to the future and the opportunities that exist for Tulsa, it is clear that these results are just the beginning of our work. To truly increase economic opportunity for all Tulsans, we must continue to collaborate across the City, its public agencies and authorities, the business community, and the philanthropic community.

Tulsa's history is grounded in ambitious, oftentimes audacious, goals. Our economic development efforts must continue to capture this spirit.

G.T. Bynum
Mayor of Tulsa

This is a Team Sport



With a commitment to reshape how the City of Tulsa envisions and executes economic development, I began my career in public service for the City in 2017 and had the privilege of becoming PartnerTulsa's first executive director a few years later.

Thanks to the vision of Mayor G.T. Bynum, Tulsa set out an ambitious goal to model its efforts after international "urban wealth fund" models, which leverage public assets and resources to drive economic growth. In 2019, through the collective efforts of Mayor Bynum, the Trustees and Commissioners of the Economic Development Commission, Tulsa Development Authority, Tulsa Industrial Authority, Tulsa Parking Authority and the Tulsa City Council, we initiated work to study how we might reshape the economic development organizational landscape in Tulsa.

As a result of this work - which focused on a recognition that we can do more together - we launched the Tulsa Authority for Economic Opportunity in the spring of 2021, later publicly branding the organization as PartnerTulsa.

This Annual Report celebrates and recognizes the work not just of PartnerTulsa, but of the countless partners who have been an integral part of every story, every impact number, every project, and every "win." As economic developers often say, this is a team sport. Tackling the economic inequities that are the result of decades and centuries of policies takes deliberate, consistent work and investment.

It is work that cannot and must not be done alone.

It has been an honor of a lifetime to play a role in founding and leading PartnerTulsa and building the team of proud Tulsans with whom I have had the privilege of working alongside each and every day. Our values are the embodiment of who we are and how we conduct our work across the city: we love Tulsa. We are public servants, first and foremost.

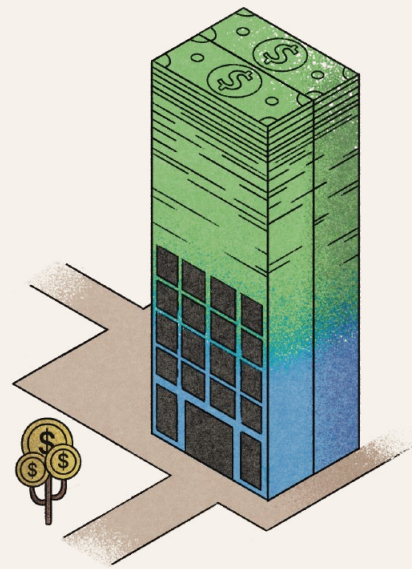
As I move on to new opportunities in Tulsa, I am cheering on my colleagues at PartnerTulsa, the City, and our partner organizations, who are working tirelessly to ensure Tulsa's economy benefits everyone. I'd like to extend a heartfelt welcome to my successor and PartnerTulsa's new CEO, Garry Clark, Jr., whose potential to achieve great things and drive positive change is truly inspiring. PartnerTulsa's founding commitment to equity and institutional change remains strong, and I look forward to seeing the impact of the work in the years and decades to come.

Kian Karas
Executive Director, 2021-2024

Our Focus Areas

PartnerTulsa envisions a future where race, nativity, gender or zip code do not determine economic opportunity. To achieve this, we're focused on developing and executing a comprehensive approach to economic and community development that builds a strong and stable foundation for the growth of Tulsa's economy and

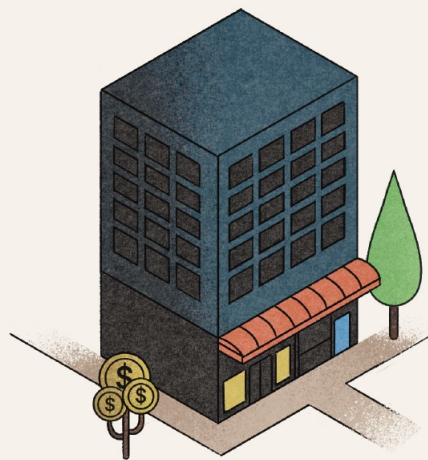
its people. As the lead economic development agency for the City of Tulsa, we work alongside City leaders, businesses, philanthropy, neighborhood associations, community-based organizations, and residents. We understand that transformational change takes the collective effort of us all, and focus on:



1.
Increasing the presence of,
and access to, quality jobs and
employment



2.
Ensuring the availability of
quality, affordable housing



3.
Supporting the development
of vibrant neighborhoods and
commercial spaces

2024 Key Metrics

\$723.85M Private investment in Tulsa

\$2,762,600 Public funds invested

\$2,752,280 Grant dollars secured

157 Businesses supported or funded

418 Housing units contracted

5,768 Partners and stakeholders engaged

Co-Designing with Community

Kirkpatrick Heights-Greenwood Master Plan

Over one hundred years after the Tulsa Race Massacre, the North Tulsa community’s unwavering resilience and legacy of prosperity are stronger than ever and growing on a substantial scale—56 acres, to be exact.

The areas known as Kirkpatrick Heights and Greenwood have undergone dramatic social and physical changes over the last century, and as downtown growth and investment continue, many residents have feared displacement. But in 2018, the Tulsa Development Authority and City of Tulsa regained control of large tracts of undeveloped land, laying the foundation for an inspiring vision.

The Kirkpatrick Heights-Greenwood Master Plan (KH-GMP) has been a collective effort between PartnerTulsa, the City of Tulsa, and the community from the start. This renewed vision for a vibrant North Tulsa is rooted in community aspirations and historical significance. With a focus on equitable development, the plan aims to reclaim Greenwood’s legacy by developing mixed-use destinations, enhancing mobility, and fostering local ownership and entrepreneurship.

“The Kirkpatrick Heights-Greenwood Master Plan is essential to our holistic efforts to advance economic growth, social equity, and community well-being in North Tulsa. Through thoughtful collaboration in implementing this plan, we aim to build a more prosperous and inclusive future for the Black community in Tulsa, honoring the heritage of the Greenwood District and paving the way to wealth for descendants of the families impacted by the Tulsa Race Massacre,” explained

Dr. Lana Turner-Addison, a founding member of the North Tulsa Economic Development Initiative and one of nine active members of the KHGMP Advisory Committee that will steward the project.

While PartnerTulsa serves as a facilitator and guide, this effort is entirely community-driven.

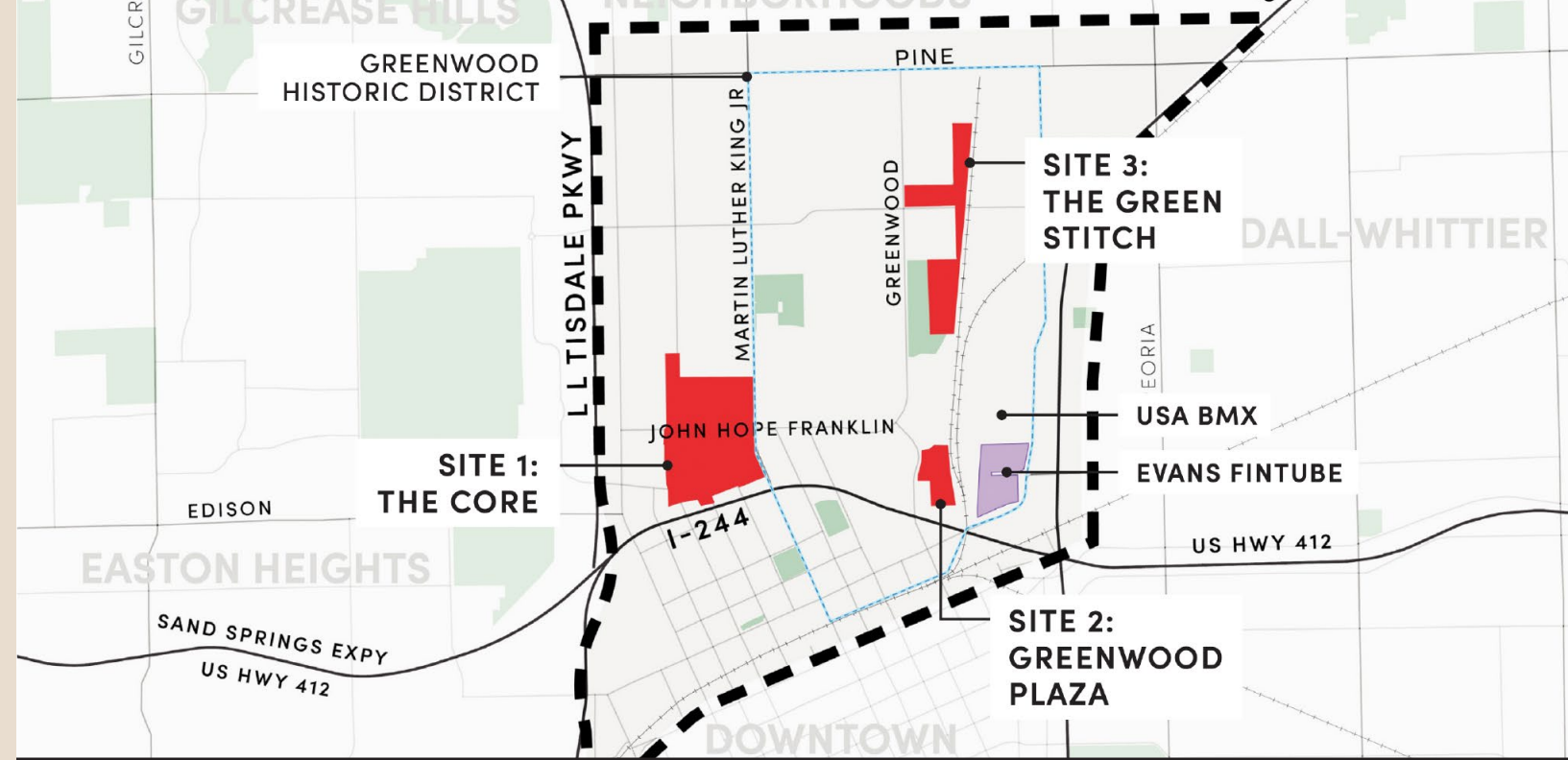
“This is a real example of how government can work with community to shape its own destiny,” said Jonathan Butler, PartnerTulsa’s Senior Vice President of Community Development.

Following more than 40 community meetings and events, connecting with 1,000 residents, and 16 months of community-led planning, the Tulsa City Council approved the Kirkpatrick Heights-Greenwood Master Plan, shifting the project from dream toward reality.

“This was not a case of – here’s your project, what do you think about it? This process put the community first, asking them to develop the plan,” noted Mayor G.T. Bynum. “When they did, we put it in their court by setting up a process by which the land and the development could eventually be owned by the community.”

Mapping Out a Monumental Plan

The focus of the master plan is the redevelopment of 56 acres of publicly-owned land grouped into three main opportunity sites:



The Core

Kirkpatrick Heights Addition
45.2 Acres

The Core, the largest and most visibly vacant site, is set to transform into a vibrant mixed-use community, honoring the spirit of Black Wall Street and entrepreneurship. This development aims to foster creativity and innovation, with high-quality sustainable buildings and green spaces designed to attract local talent in business, fashion, design, technology, and multimedia. The Core will become the heart of a walkable destination, blending residential, commercial, and civic uses, and promoting a unique local character through art, flexible workspaces, and community events that celebrate the rich legacy of Greenwood.



Greenwood Plaza

Greenwood Avenue
6.35 Acres

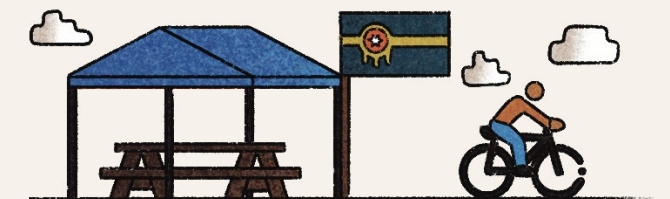
Located within the historic Greenwood District and home to the iconic Vernon AME Church and Greenwood Cultural Center, Greenwood Plaza is already a vibrant community hub and host for the Juneteenth Festival. Historically part of the Greenwood Avenue commercial corridor, this site will be transformed into a multifunctional space honoring Black Wall Street’s legacy. Ideas include a first-class performing arts venue, flexible parks and plazas, recreational areas, small businesses, and community amenities. The plaza will serve as a year-round gathering place, celebrating Greenwood’s rich history and fostering a sense of community through various events and activities.



The Green Stitch

Stormwater Resiliency Park
Osage Trail Stormwater Detention Area
18.5 Acres

The Green Stitch will be transformed into “A Park that Tells a Story,” blending stormwater management for flood control with spaces for reflection, healing, recreation, and wellness. Adjacent to the forthcoming Rudisill Library and B.S. Roberts Park, the southern portion will feature active recreation and youth programming, while the northern section will serve as a community memorial reflecting the site’s history. This park will balance its functional stormwater role with areas for gathering and remembrance, ensuring both environmental resilience and community engagement. Future design phases will incorporate additional engineering studies and stakeholder input.



VIBRANT NEIGHBORHOODS & COMMERCIAL CENTERS

While the full Master Plan lays out several recommendations for the land in coordination with planning and design consultant WRT, it will ultimately be up to the community to decide and drive this change.

“My vision for the 56 acres of land in the KHGMP area is to create a sustainable, inclusive, and vibrant community that prioritizes community involvement, cultural preservation, homeownership, entrepreneurship, economic empowerment, and resilience,” stated Dr. Turner-Addison.

Blueprint to Build

Tulsa was fortunate to receive a technical assistance grant from Results for America’s Opportunity Accelerator program to help identify the best path forward when determining what a governance structure for community benefits and eventual ownership of the land could look like.

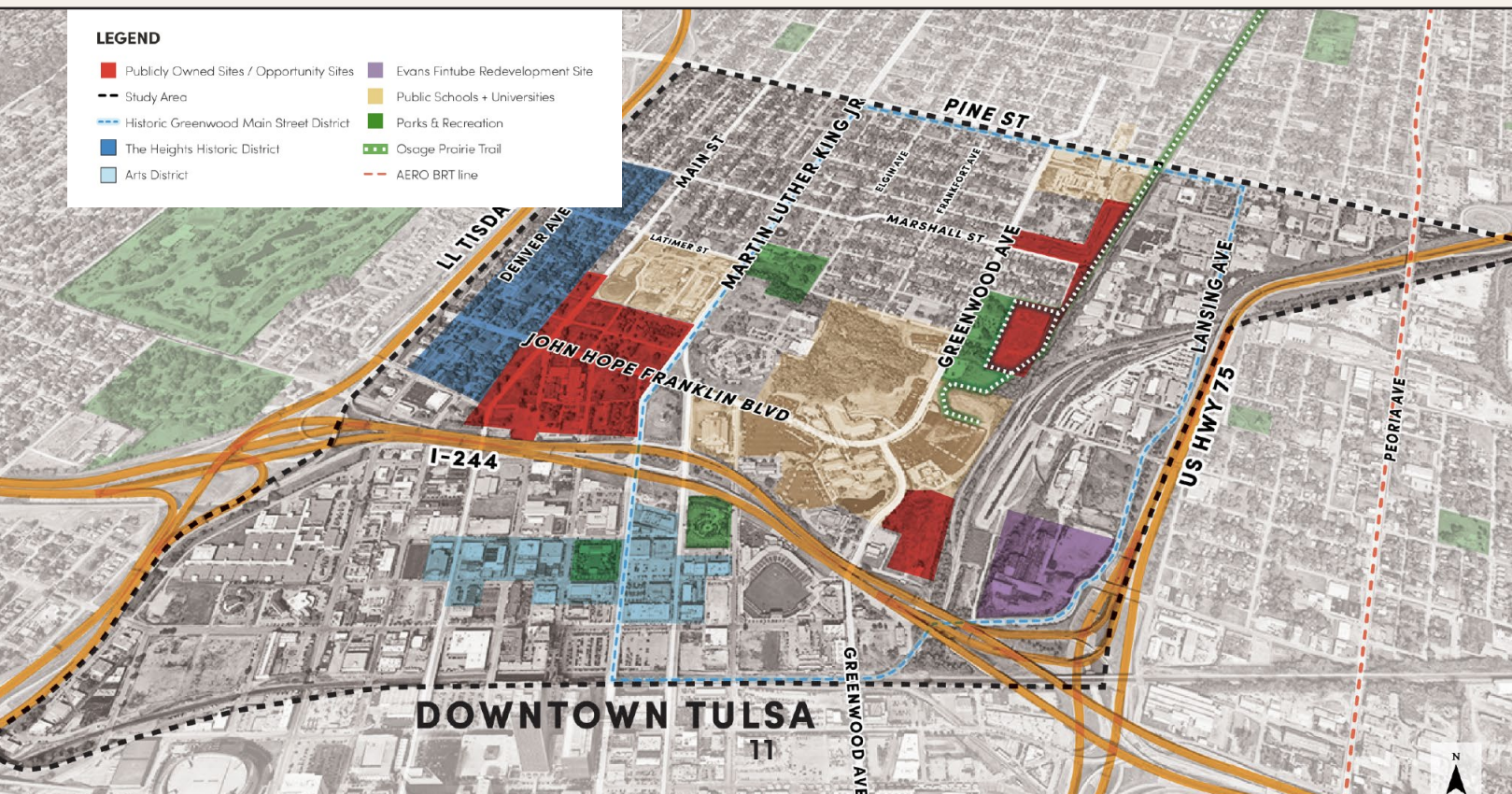
And as of April 2024, the KHGMP Master Plan reached an exciting milestone—approving a nine-member Advisory Committee of North Tulsa community leaders

who will work to create a Community Development Corporation (CDC), the governance structure ultimately responsible for the plan’s execution and operation..

“The formation of the Advisory Committee marks a significant step toward ensuring that the redevelopment of Kirkpatrick Heights and Greenwood not only preserves our rich history but also propels us toward a future where economic growth and equity are accessible to all, especially Black residents affected by urban

“PartnerTulsa has done an incredible job working with the City and our citizen-led Leadership and Advisory Committees to create one of the first processes of its kind in Tulsa and I’m excited to see what the community will continue to help move forward.”

G.T. Bynum
Mayor of Tulsa



renewal and the residual effects of disinvestment in North Tulsa,” Tulsa Development Authority chair Ashley Philippsen said.

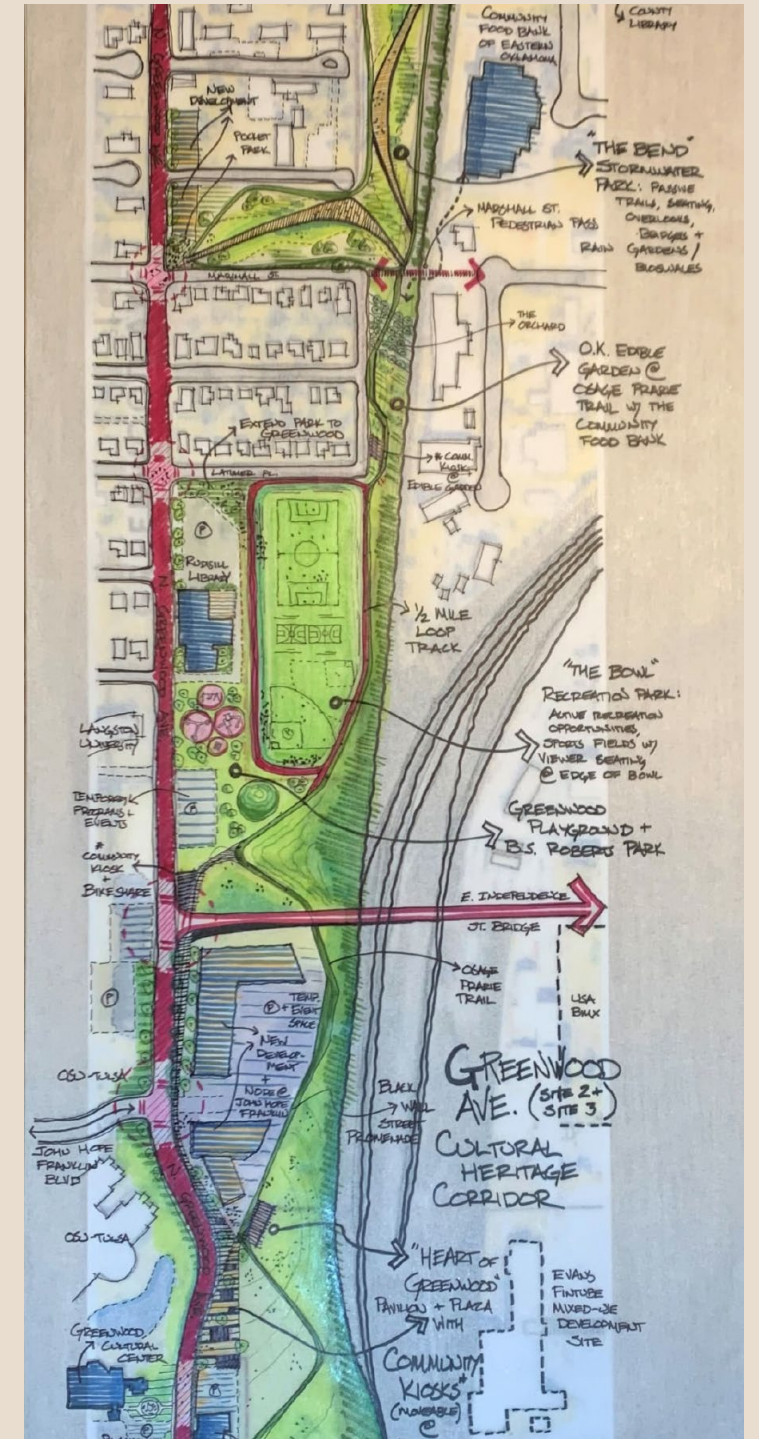
The City of Tulsa has been instrumental in early funding for this project. “In addition to \$2 million in the fiscal year 2023 budget dedicated to this process, Tulsans made it overwhelmingly clear when they went to the polls in August of 2023 that they wanted to see this process through,” stated Mayor Bynum. “They voted to approve \$5 million through the third installment of Improve Our Tulsa to go toward the implementation of the plan.”

While these numbers are substantial, the PartnerTulsa team and the City of Tulsa are committed to identifying a strategy to fully fund the project by leveraging the City’s implementation funds and federal grant opportunities.

“We are eager to continue to advance the implementation of the Master Plan with this impressive group and we appreciate the community volunteers who worked so hard to recommend such a strong slate of people,” Butler said. PartnerTulsa and the City of Tulsa are actively pursuing multiple national grant opportunities that are directly aligned with and will support the implementation of the vision articulated in the Master Plan.

The Kirkpatrick Heights-Greenwood Master Plan has the potential to make a profound impact on the North Tulsa community—and we’re just getting started.

To learn more about the Kirkpatrick Heights-Greenwood Master Plan, head to PartnerTulsa.org/khgmp



Conceptual design for Site 3: The Green Stitch

“This collaborative effort reflects our shared commitment to creating sustainable and inclusive prosperity and vibrant neighborhoods. TDA looks forward to working closely with PartnerTulsa, the City of Tulsa, and all involved stakeholders to establish a Community Development Corporation that reflects and serves the needs and aspirations of our community as indicated in our yearslong collaboration to actualize this land use plan.”

Ashley Philippsen
TDA Chair



Planting Trees for Others to Sit Under

Tulsa takes ambitious steps to advance the next generation of jobs in Tulsa

For the better part of the last decade, the City of Tulsa has been exploring the development of Fair Oaks, a long-held property of the Robson family situated in East Tulsa.

“Every time a major employer started looking at Tulsa, we pitched that site to them. Fair Oaks is in one of the fastest growing parts of our city and it’s close to major highways and a growing number of housing units being built,” explained Mayor G.T. Bynum. “We have a real desire to create a path for the next generation of great employers in Tulsa, and we believe Fair Oaks is going to help us get there.”

The Fair Oaks project, in collaboration with the landowners, would allow for 7,000 contiguous acres on the eastern edge of Tulsa to be developed cohesively. And while the site was under consideration by Tesla for a Gigafactory that ultimately landed in Austin, the campaign did spark a desire to identify why Tulsa wasn’t the right fit.

Despite the property’s exceptional location close to ports, highways, airports, and labor pool, Fair Oaks lacked the appropriate wastewater infrastructure—the systems used to move, store, treat, distribute, and dis-

pose of wastewater—to support the types of employers PartnerTulsa and the City of Tulsa were seeking to attract.

“Wastewater is one of the larger needs in the state,” Oklahoma Senator John Haste remarked. “And generally, cities don’t have the dollars in there to spend on that.”

With a considerable gap in funding for wastewater, this hurdle would impact a large portion of the land, hindering the development of the Fair Oaks project. So our team went to work, turning over every stone to find the financial solutions that would help future projects move forward. After a substantial amount of work and support, the City of Tulsa and PartnerTulsa secured \$50 million in ARPA (American Rescue Plan Act) funds.

“A decision we made was that for all ARPA funds, we wanted things to be transformational,” said Senator Haste, also a member of the ARPA committee and co-chair of the Health and Human Services committee.

And transformational it is.

With the help of this one-time grant, we were able to establish a joint development and purchase option agreement between PartnerTulsa, the City of Tulsa, and Fair Oaks, LLC. This allows us to market and sell up to 2,000 acres—known as the Fair Oaks Industrial Park—to major employers. Our work has focused on securing the initial employer at the site and using this to fund major needed infrastructure and due diligence to understand and market the remaining sites.

Additionally, PartnerTulsa received a \$135,000 grant from the U.S. Economic Development Administration (EDA) that supports pre-development planning for the Fair Oaks Industrial Park project, and we approved the Tax Incentive District and Development Financing & Assistance Agreement that will bring the first tenant to the business park, providing funding for more than \$100 million in public infrastructure over the life of the agreement.

“Thanks to the State of Oklahoma, the Robson family, and through the work of PartnerTulsa and the City, Fair Oaks will be one of the next large job-creation hubs for the city of Tulsa,” Mayor Bynum explained.

Fair Oaks is a great example of all three focus areas of our work. While our most immediate results have been



\$50M ARPA funding

\$135,000 EDA Grant

7,000 Acres

focused on creating quality jobs for Tulsans, the full vision is aimed at building a more dense, vibrant commercial center that deliberately plans for and incorporates a range of housing types using the city’s newly approved New Urbanism design standards.

As PartnerTulsa board member Carl Bracy likes to say, “We’re planting trees for others to sit under.” In the next 10-20 years, Fair Oaks will attract major employers from emerging industries—like Advanced Mobility—sparking economic and workforce development that creates better and brighter futures for Tulsans.

“Fair Oaks is in an incredible position to be the site where new and emerging industries and businesses can call home. For years, we had this mentality that if we just had the right incentives and a spot to build on that people would just come here. What we have realized with Fair Oaks is that we also need build-ready sites coupled with easy-to-navigate City development processes. Thankfully, a lot of that groundwork has been set, and we are ready to welcome the next generation of great businesses to Tulsa.”

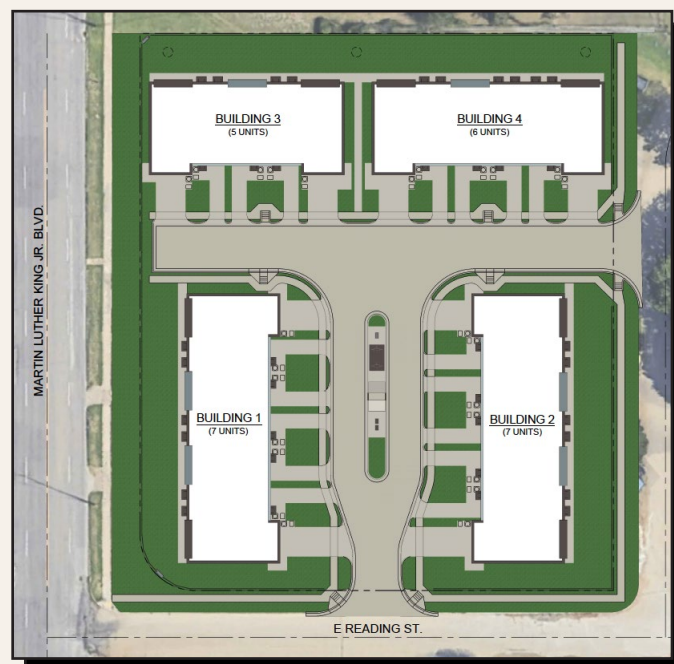
G.T. Bynum
Mayor of Tulsa

Transforming the City Lot by Lot

Ensuring quality and affordable housing is a core component of nearly every city’s economic development strategy. In Tulsa, we’ve identified a need for 13,000 new housing units over the next decade, with 4,000 needed today. That means new homes of every kind for Tulsans at all incomes.

In an effort to spur development, PartnerTulsa is leveraging our expertise in public and development finance, real estate development and public-private partnerships to support and accelerate the production of new housing units across the city.

When Casey Stowe, Senior Vice President, Finance and Real Estate at PartnerTulsa, was brought onto the team in 2021, he saw an opportunity to tap into existing, vacant Tulsa Development Authority (TDA) properties. Since then, PartnerTulsa has put a significant focus on the thoughtful sale of these lots, specifically



Black Wall Street Square



Rendering of Black Wall Street Square

in North Tulsa, to boost housing development.

Where most of these lots are sized for single-family homes, PartnerTulsa has identified larger areas that have the potential for greater development. In 2021, TDA distributed an RFP seeking a development partner to create multiple homes on a 2-acre lot off Martin Luther King, Jr. Boulevard and Reading Street.

The late Terry McGee, founder of McGee Enterprises and respected North Tulsa builder, came forward with a game-changing plan: Black Wall Street Square—a mixed-income residential development that would bring 25 single-family townhomes to an underserved area of his hometown.

“My father always believed in bigger and better things for North Tulsa,” stated Domanic McGee, son of McGee. McGee had a vision to remove historical barriers and inequities in his community—a vision shared by PartnerTulsa. Black Wall Street Square provides both affordable and market-rate pathways to homeownership in the same development, creating an opportunity to build generational wealth for all.

In partnership with Boomtown Development Company—an affiliate of Green Country Habitat for Humanity—and Twenty20 Management, McGee’s

Black Wall Street Square won the bid and had an official groundbreaking in January 2024. With an estimated Spring 2026 completion date, this project has the potential to be a blueprint for housing projects across the city and nation.

“The philanthropic community, the corporate community, locally, regionally and nationally, has jumped on to support this project in a huge way. We have companies that are donating windows, all the roofing material, and we had a company say, ‘We’ll take that material and install it for free,’” according to **Cameron Walker, CEO of Green Country Habitat for Humanity.**

PartnerTulsa is supporting Black Wall Street Square through a downpayment assistance program that allows developers to customize mortgages to fit a family’s income. “It’s a great vehicle to instill ownership, but also to incentivize building equity over time,” Walker said.

“It’s a really symbiotic relationship with [PartnerTulsa]. From a developer’s standpoint, it’s critical to have that

“We couldn’t have done that without the support of PartnerTulsa, without the support of the Mayor’s office. We’ve got a fantastic group of people that are really trying to help our community at PartnerTulsa.”

Cameron Walker
Chief Executive Officer
Green Country Habitat for Humanity

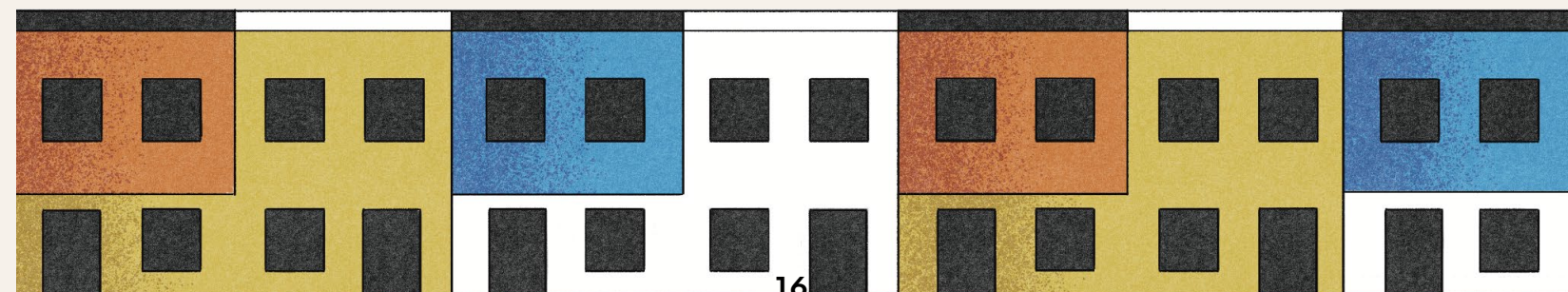


January 12, 2024 groundbreaking ceremony

kind of advocate that can speak your language, and actually get projects over the hump,” Walker explained.

The Black Wall Street Square project is the epitome of one of the key recommendations within PartnerTulsa’s housing strategy: a strategy focused on partnerships and thinking about how we can leverage public assets and real estate to drive outcomes.

PartnerTulsa has a host of projects in the works throughout the city to help meet the 13,000 housing-unit demand over the next decade. From the 72 additional units pending the completion of our Laura Dester/Quincy Park redevelopment project to the more than 700 units projected in the Kirkpatrick Heights/Greenwood Master Plan, we expect to see a transformational future for the city of Tulsa.

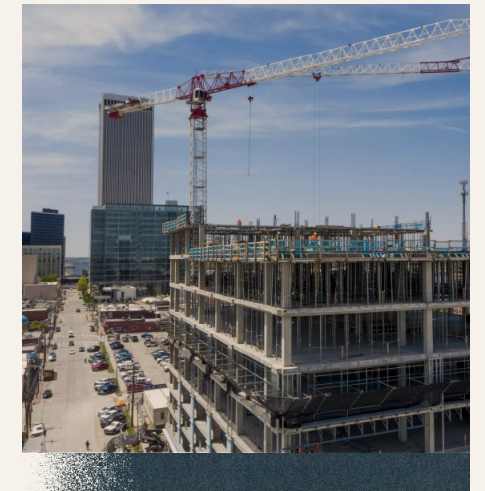
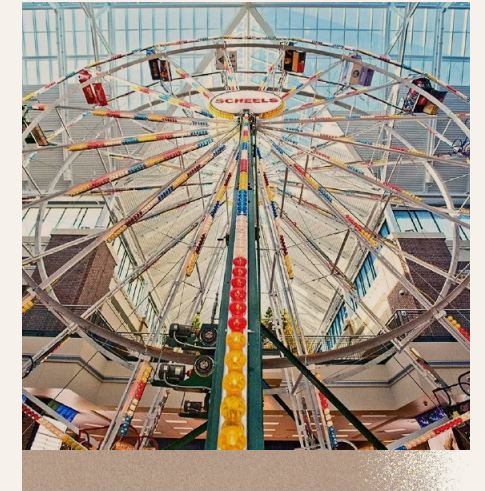


Cheers to

3 Years

We're celebrating our third birthday and with it, the collective impact achieved to increase economic opportunity in Tulsa. PartnerTulsa brings together a passionate team of 18 community and economic development professionals working in Economic and Workforce Development, Community Development, and Finance and Real Estate.

Together, we have sought to work alongside the City of Tulsa to build an organization that has the tools and resources needed to tackle Tulsa's biggest challenges. And while we feel we're just getting started, we're proud to see all that has been achieved since our launch in 2021.



Total Impact

Private Investment in Tulsa

Jobs Created

Grant Dollars Secured
In coordination with City of Tulsa

Businesses Supported or Funded

Housing Units Contracted

Partners and Stakeholders Engaged

2021-2024

\$1,314,840,000

2,948

\$55,470,405

378

1,442

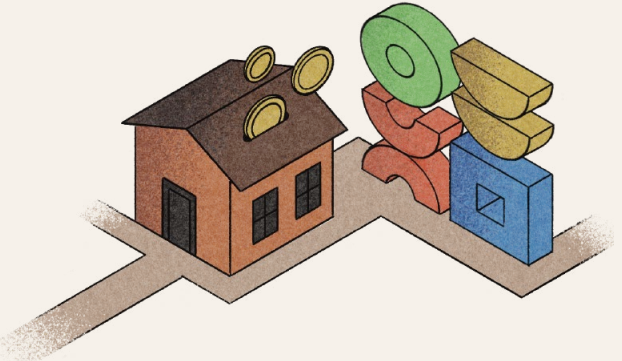
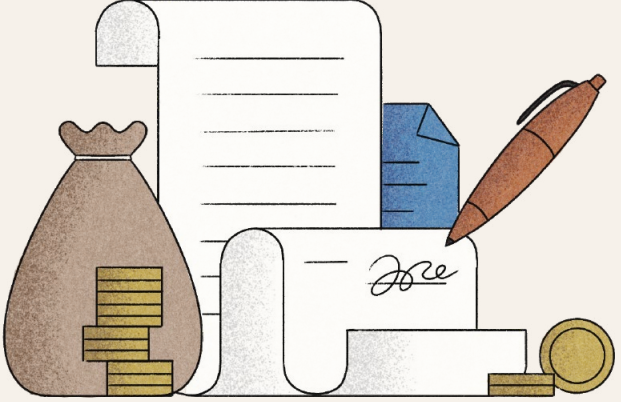
7,747

PARTNER TULSA

PartnerTulsa actively works on projects across the City of Tulsa to create more opportunities for all.

Commercial Revitalization Revolving Loan Fund

In partnership with TEDC and City of Tulsa, we supported redevelopment of Decopolis, ACT House, and Silk Salon with a combined \$451,000 in zero-interest loan funding to support investments in commercial corridors.



Global District Affordable Housing Trust Fund Rental Assistance Program

Provided a \$150,000 grant to the Global District to support a rental assistance program aimed at supporting immigrant renters in east Tulsa. 58 households were supported through the program.

Scheels and Woodland Hills

Recruited Scheels to Tulsa and led the creation of a Tax Increment Finance (TIF) District that will support Scheels' investment, and also provide funding for revitalization efforts along the 71st Street Corridor.

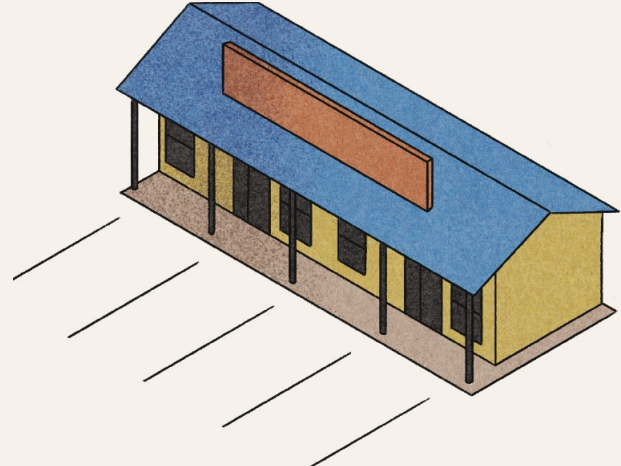
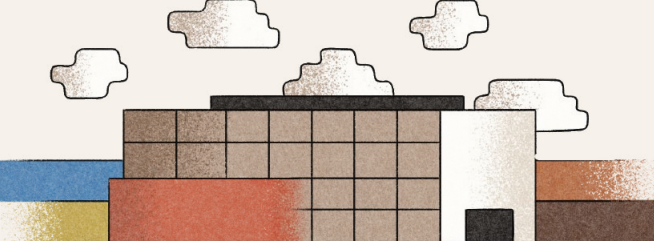
- Total investment by Scheels: est \$132M
- Total jobs created by Scheels: 450 employee owners
- TIF Budget: \$10M



Where We've Worked

Muncie Power Products

Supported Muncie Power Products expansion and site search, and the development of their new 250,000 SF facility that supports 250 jobs. Additionally, PartnerTulsa and the City of Tulsa established a TIF District over the industrial park to support housing development in the surrounding neighborhoods.

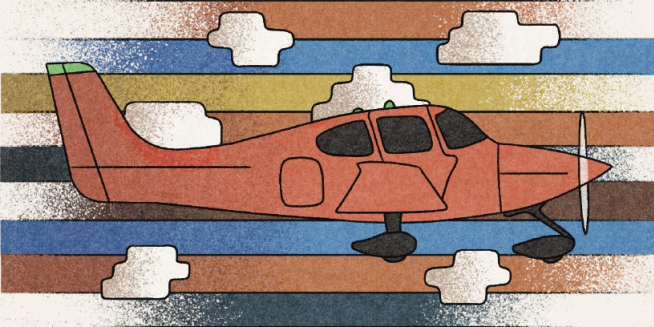
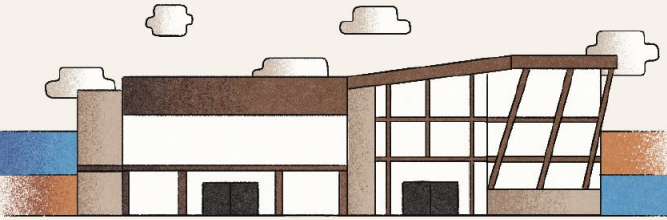


Hotel Conversion Projects

Enabled two hotel conversions through awards from the Affordable Housing Trust Fund, yielding a total of 157 affordable housing units. The total project cost for both hotel conversions was \$11,000,000.

West Tulsa YMCA

Through the Brownfields Program, we helped the Westside YMCA assess and clean up a former oil spill and construction dump to make way for Tulsa's Backyard the Herman & Kate Kaiser YMCA.



L3 Harris

In 2021, we supported expansion plans for L3 Harris's location at the Tulsa International Airport. \$125,000 from the City of Tulsa's Economic Development Infrastructure Fund (EDIF) was provided to L3 Harris to support their addition of 59 quality jobs.

Championing the Development of Vibrant Neighborhoods and Commercial Spaces

Tulsa is brimming with opportunity, and PartnerTulsa aims to channel this momentum into thriving communities. By leveraging partners to advance development in Destination Districts, attracting businesses to fill service gaps, partnering with the City of Tulsa to support critical infrastructure development, and increasing access to quality, affordable housing, we envision a Tulsa with opportunity for all.

In 2024, PartnerTulsa piloted its Community Impact Initiative, providing grants to six community-based organizations that work in disinvested Tulsa neighborhoods for projects of their choosing, ranging from murals with local artists to rehabilitation of culturally significant signage. PartnerTulsa leveraged internal funds combined with a grant from the George Kaiser Family Foundation for each organization to design, develop, and administer local projects that address economic, social, and cultural inequities for their residents.

To create long-lasting impacts, PartnerTulsa has created an intensive technical assistance program for the pilot initiative. PartnerTulsa is working with each organization every step of the way, aiming to increase resident participation in local planning efforts, help community organizations network with each other and the city, increase local understanding of government policies, and successfully implement grant-funded, community-driven development projects.

“One of the biggest things that may be unseen is our rewiring of our relationship with the government in terms of mental models about how we work together. So if we want to have this event, here’s how the permitting process works, we get some feedback. Having a more agile government ready to work with people, but also helping people see this is how the system works and how you can navigate it to have this block party, etc. So it just created more conversations and participatory processes.”

Ashley Philippsen
Executive Director
Impact Tulsa

2024

Overall Impact

\$397,121

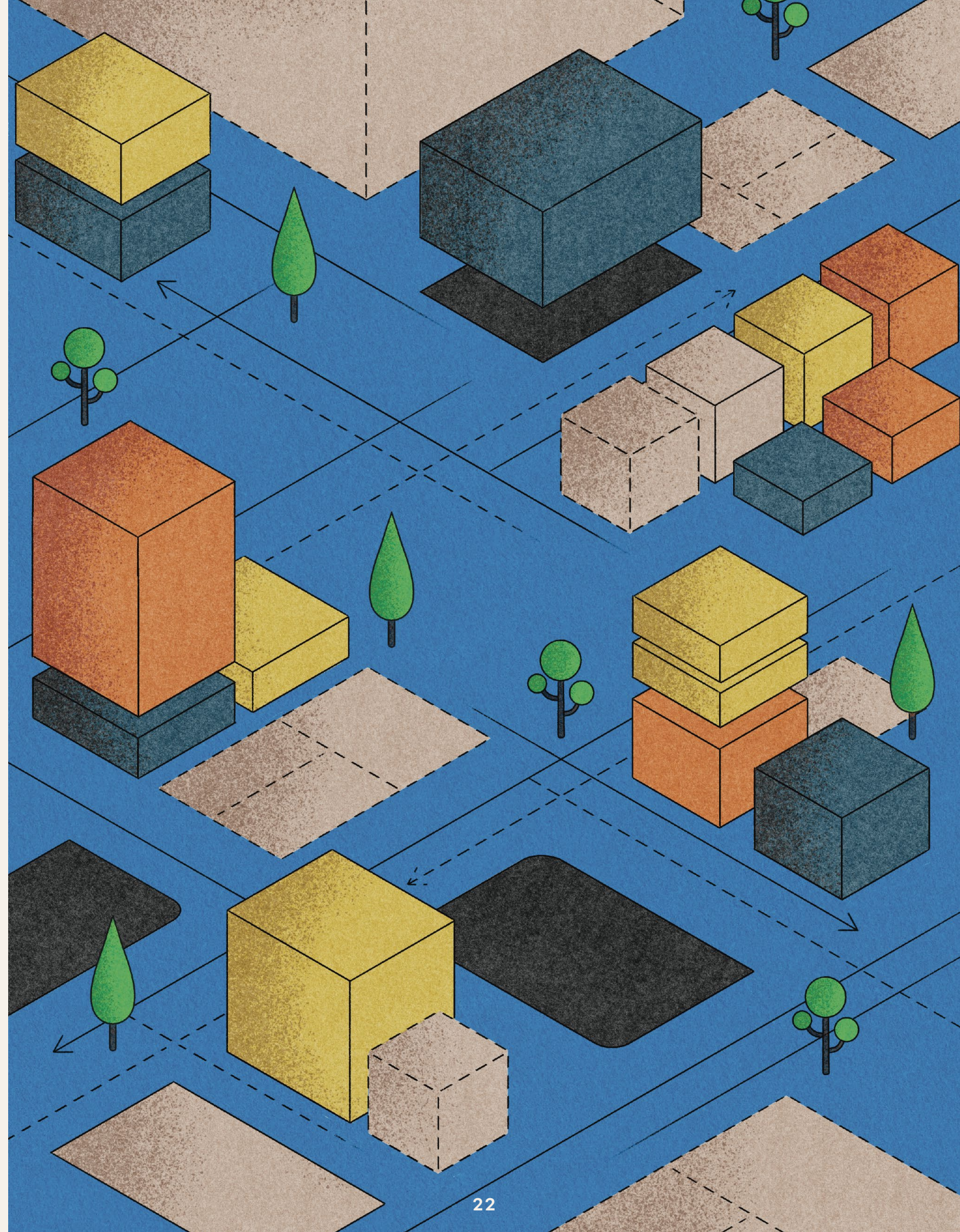
Community Program \$ Invested

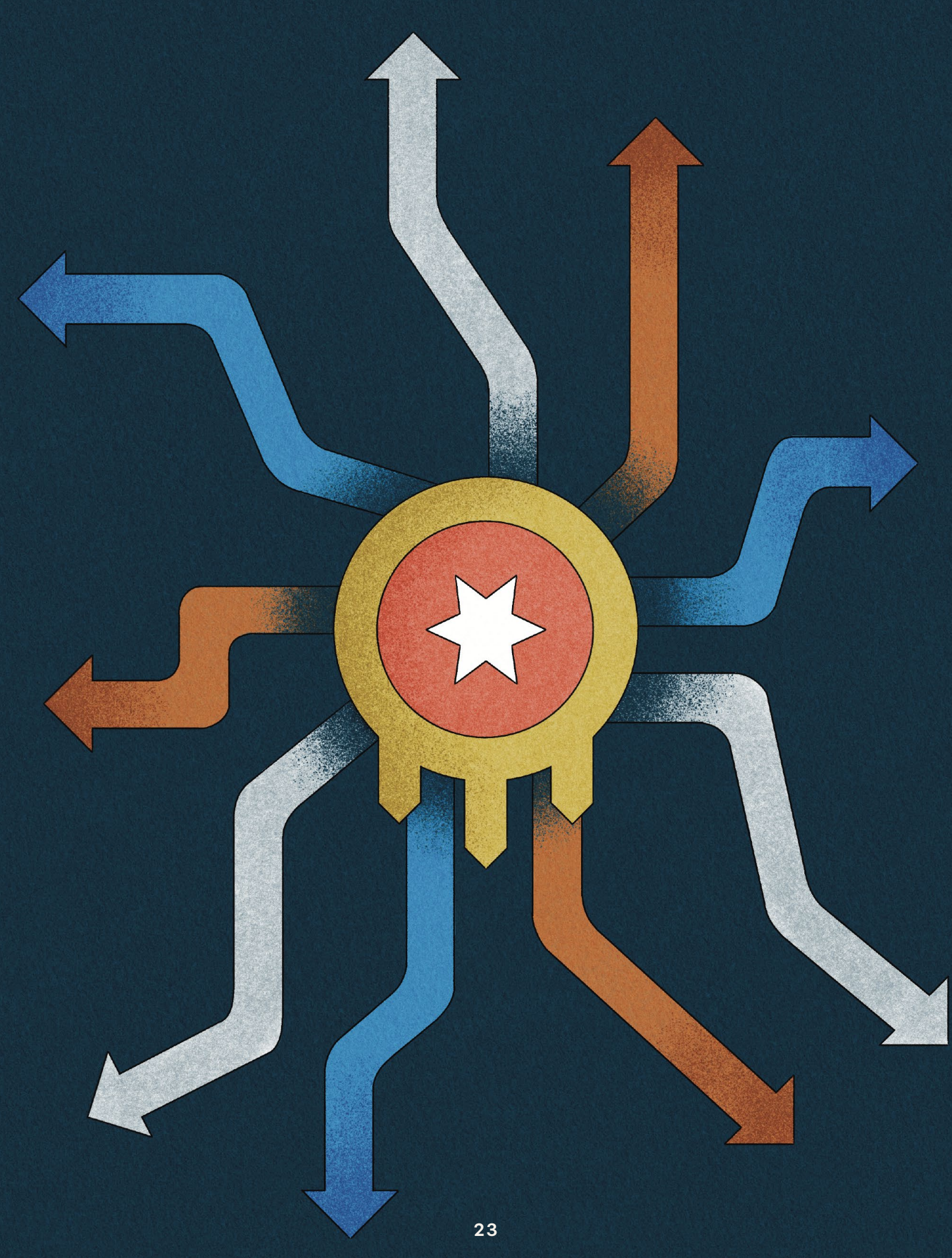
5,768

Community Members Engaged

191

Outreach Events Conducted





ACCESS TO QUALITY JOBS

Creating Pathways to Quality Jobs

One of the key strategies driving economic impact in Tulsa is access to quality jobs. To promote quality job creation, wage growth, and access to employment opportunities in emerging industries, Partner Tulsa works to attract new business and industry to Tulsa, facilitate the growth of existing business, and support local workforce development providers that prepare Tulsans for good-paying jobs in growing industries.

With the award of Build Back Better Regional Challenge (BBBRC) funding in 2022, PartnerTulsa provided early stage workforce pipeline development by conducting advanced aerial mobility outreach with children and teens. By partnering with area summer camps and community events, our staff have been able to introduce hundreds of Tulsa children and their families to drone technology and aerial mobility careers. Going forward, PartnerTulsa will expand to provide network opportunities aimed at introducing adults to advanced mobility career opportunities and training.

“The leadership ... from PartnerTulsa over the past two years is the reason that Scheels has been able to successfully enter the market and stay on track with our development process... We have been a part of several situations like this as we expand into new markets and the experience we have had in Tulsa has been at the top of the list.”

Jason Loney
 Vice President of Store Development
 Scheels All Sports Inc

Overall Impact

Businesses Assisted

Capital Expenditures (CapEx)

Investment from Attraction and Expansion Projects

Jobs Created

Through Business Attraction and Expansion Projects

2024
157
\$655.5M
920

Ensuring the Availability of Quality, Affordable Housing

At PartnerTulsa, we seek to leverage our expertise in public and development finance, real estate development and public-private partnerships to support and accelerate the production of new housing units across the city. This work is guided by the Tulsa Housing Strategy and grounded in national best practices that help direct our actions and efforts, with the goal of maximizing impact by focusing resources to strategies proven to have a positive impact on housing development.

Housing is a core part of any city’s economic development strategy, and in Tulsa, we’re working to meet an identified demand for nearly 13,000 housing units over the next decade. Through collaborative partnerships and creative solutions, we’re focused on executing a targeted set of actions designed to spur housing development across all housing types and income levels.

“We couldn’t have done that without the support of PartnerTulsa, without the support of the Mayor’s office. We’ve got a fantastic group of people that are really trying to help our community at PartnerTulsa.”

Cameron Walker
Chief Executive Officer
Green Country Habitat for Humanity

“As we work to create a path to home for those who need it, it’s important that we understand how we got here and what key pieces we need to have in place to meet our housing needs over the next decade.”

G.T. Bynum
Mayor of Tulsa

2024 Overall Impact

418 Housing Units Contracted

\$68,291,155 Housing Investment

322 Affordable Housing Units Contracted





COMMITMENT TO EQUITY

Growing an Economy with Opportunity For All

As the city continues to grow, we want all Tulsans to benefit from increased economic prosperity. To do this, we are committed to eliminating systemic barriers that limit or prevent access to quality jobs, housing, and wealth attainment.

We facilitate and create strategic partnerships to support neighborhoods, residents, entrepreneurs, and businesses with the goal of ensuring all Tulsans, regardless of zip code, can live affordably, support families, and grow businesses.

We understand that addressing the disparities across a variety of indicators will take our collective focus and long-term investments. Since 2021, the City of Tulsa has produced the Equality Indicators Report as a means of measuring and tracking outcomes for Tulsa residents. Tulsa's overall score has advanced since 2023, as have the scores for economic opportunity, education, and housing.

But our work is far from done. We're committed to investing in the programs, strategies, and actions we know are critical to continuing the progress.

Board Diversity

Our board of 13 total is 54% Female (7), 15% Black (2), 15% Hispanic (2), and 8% Native American (1).

Staff Diversity

As of July 1, 2024, our staff of 18 total is 50% Female (9), 44% Black (8), and 11% Hispanic (2).

Equality Indicators

Overall Score

Economic Opportunity Score

Education Score

Housing Score

2021

40.93

39.56

43.11

40.78

2022

41.96

37.67

48.89

45.44

2023

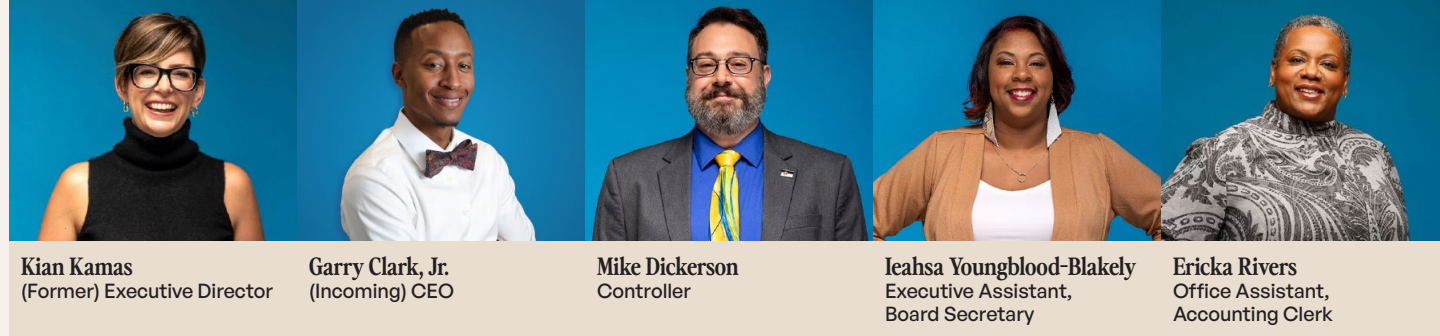
42.37

42.11

51.56

43.33

Administration



Kian Kamas
(Former) Executive Director

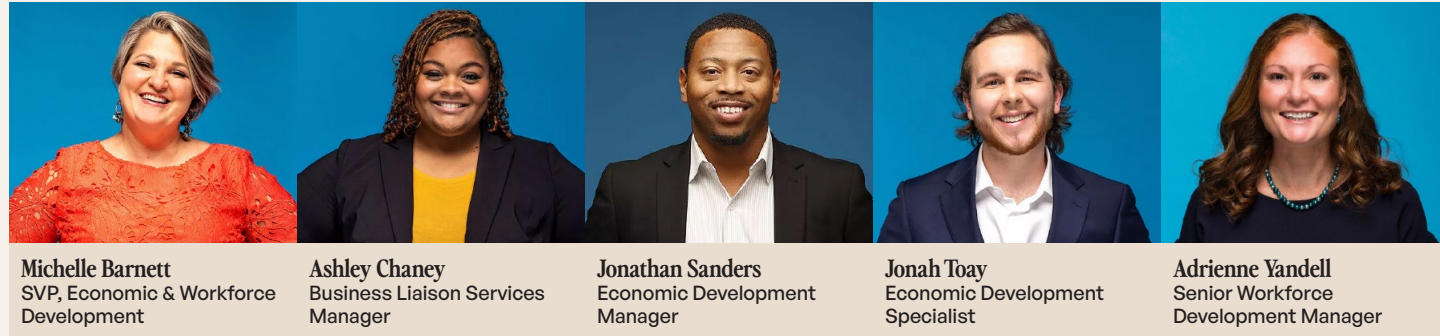
Garry Clark, Jr.
(Incoming) CEO

Mike Dickerson
Controller

Ieahsa Youngblood-Blakely
Executive Assistant,
Board Secretary

Ericka Rivers
Office Assistant,
Accounting Clerk

Economic & Workforce Development



Michelle Barnett
SVP, Economic & Workforce
Development

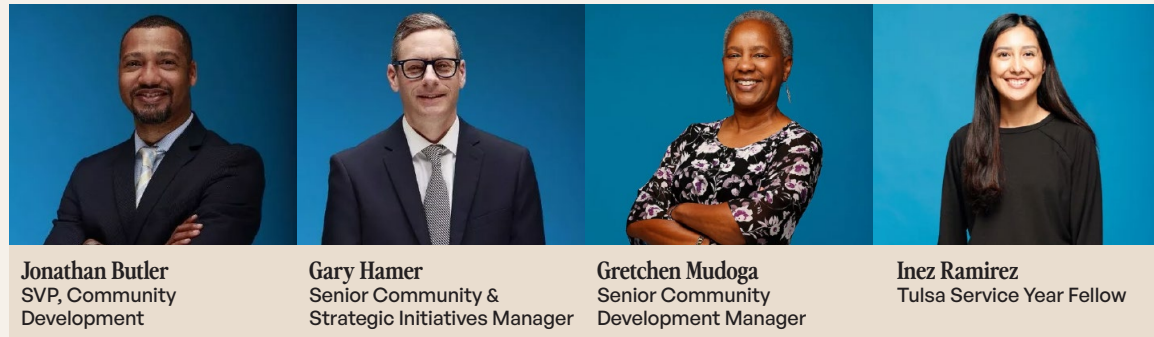
Ashley Chaney
Business Liaison Services
Manager

Jonathan Sanders
Economic Development
Manager

Jonah Toay
Economic Development
Specialist

Adrienne Yandell
Senior Workforce
Development Manager

Community Development



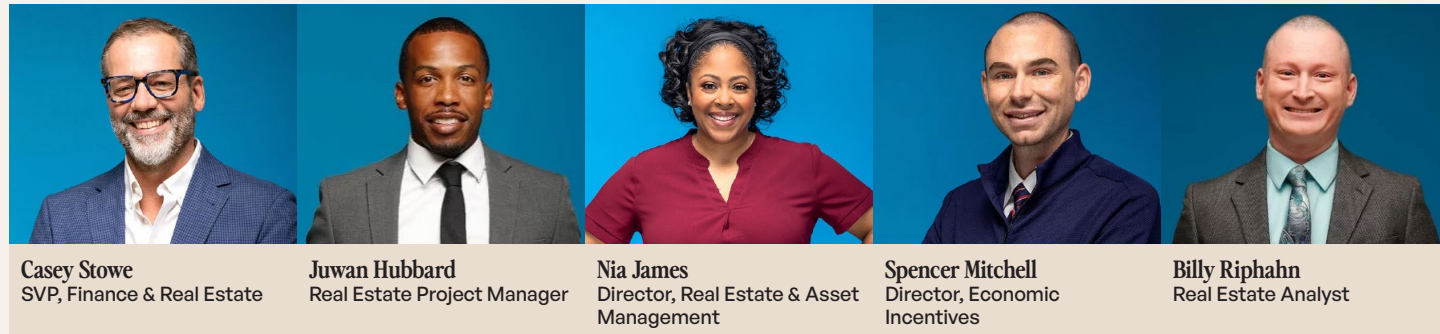
Jonathan Butler
SVP, Community
Development

Gary Hamer
Senior Community &
Strategic Initiatives Manager

Gretchen Mudoga
Senior Community
Development Manager

Inez Ramirez
Tulsa Service Year Fellow

Finance and Real Estate



Casey Stowe
SVP, Finance & Real Estate

Juwan Hubbard
Real Estate Project Manager

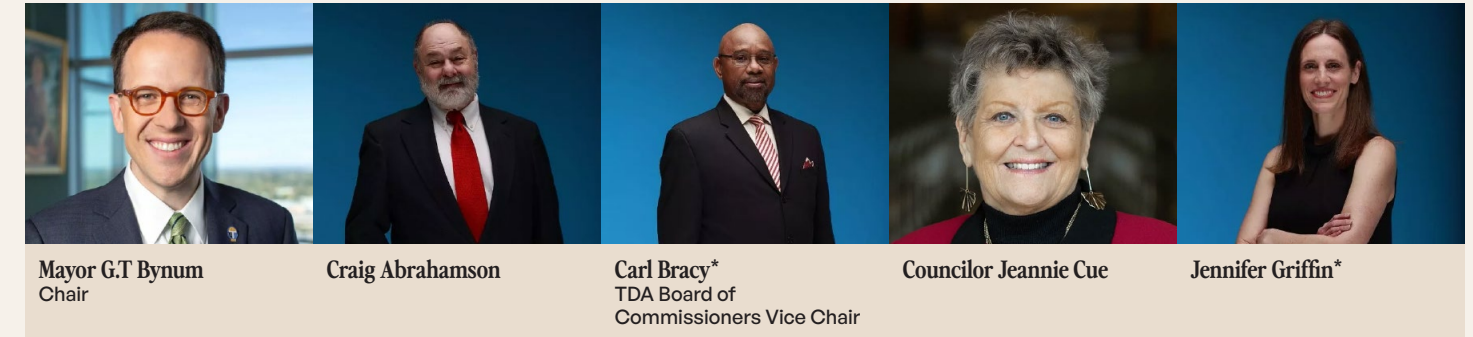
Nia James
Director, Real Estate & Asset
Management

Spencer Mitchell
Director, Economic
Incentives

Billy Riphahn
Real Estate Analyst

Board of Trustees

The Tulsa Authority for Economic Opportunity Board of Trustees, chaired by the Mayor, oversees PartnerTulsa. Our purpose is to centralize Tulsa's key economic development assets and resources to create a more efficient and impactful model for the City.



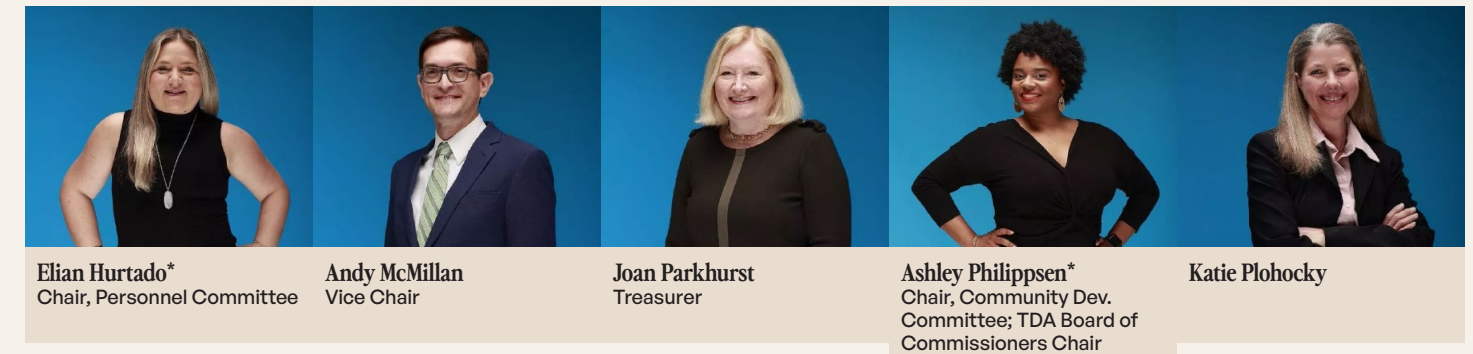
Mayor G.T Bynum
Chair

Craig Abrahamson

Carl Bracy*
TDA Board of
Commissioners Vice Chair

Councilor Jeannie Cue

Jennifer Griffin*



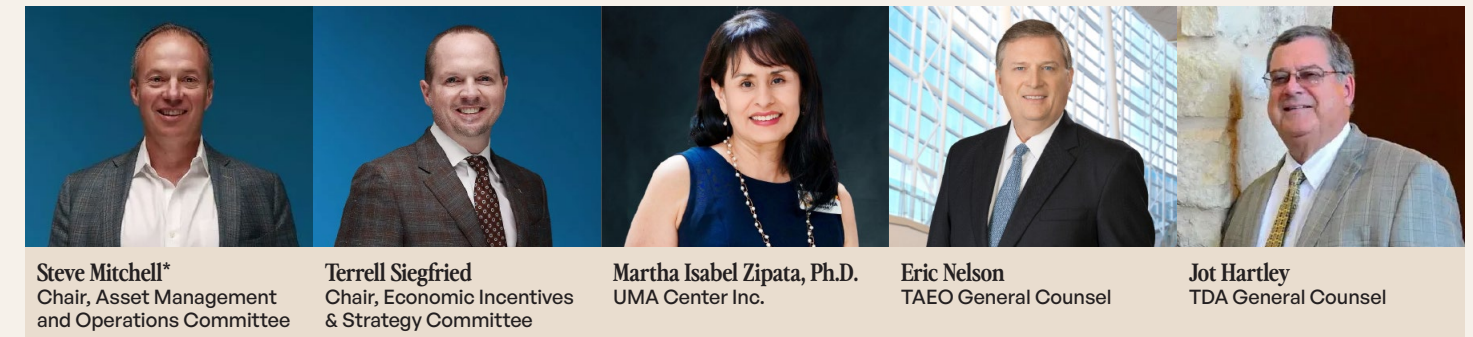
Elian Hurtado*
Chair, Personnel Committee

Andy McMillan
Vice Chair

Joan Parkhurst
Treasurer

Ashley Philippsen*
Chair, Community Dev.
Committee; TDA Board of
Commissioners Chair

Katie Plohocky



Steve Mitchell*
Chair, Asset Management
and Operations Committee

Terrell Siegfried
Chair, Economic Incentives
& Strategy Committee

Martha Isabel Zipata, Ph.D.
UMA Center Inc.

Eric Nelson
TAEO General Counsel

Jot Hartley
TDA General Counsel

*Serves on the Tulsa Development Authority (TDA) Board of Commissioners in addition to the TAEO Board of Trustees