

# Tulsa Regional **ADVANCED MOBILITY** Cluster Project

Build Back Better  
Regional Challenge

## **Appendix B** **Regional Assets**

SUBMITTED BY



## APPENDIX: REGIONAL ASSETS

### COALITION MEMBERS

The linked [EDA BBB Coalition Statement of Cooperation](#) demonstrates the commitment of the ten coalition members to work collaboratively to execute against the component projects of the TRAM cluster. This section describes the role played by each and the commitment to economic growth. (The respective Letters of Support are hyperlinked below).

**The City of Tulsa** comes to this Challenge having invested in major public assets since the 1940s, and having seen nearly \$750 million in planned investments announced by employers in the last three years alone. These investments are the direct result of deep, cooperative relationships across the City and key regional partners including the Indian Nations Council of Governments (INCOG) and the Tulsa Regional Chamber. As a co-sponsor for two of the four proposed projects, the City is prepared to contribute a 20% **match of \$6 million** across the development of a new hangar at Tulsa International Airport and the wastewater project at the Robson Ranch

**The City of Tulsa-Rogers County Port Authority (“Tulsa Ports”)** operates the Tulsa Port of Catoosa as a publicly owned catalyst for private investment, job creation, and commodities transportation. In 2019, Public Service Company of Oklahoma transferred 2,200 acres of land at the Tulsa Port of Inola to the Port Authority for industrial development. As the sponsor for the wastewater infrastructure component project proposed at its Tulsa Port of Inola, the Port Authority is committed to providing **\$4 million in matching funds** for the project and to collaborating with the coalition to ensure pad-readiness of the industrial site for Advanced Mobility players.

**The George Kaiser Family Foundation (GKFF)** is Oklahoma’s largest charitable entity, with a mission focused on breaking the cycle of intergenerational poverty in the Tulsa region. GKFF has invested \$100 million+ in recent years to strengthen the regional economy. As evidence of GKFF’s conviction in the criticality of this proposal and its alignment with the foundation’s vision, GKFF is prepared to dedicate considerable assets to ensure the success of the TRAM cluster, including up to a **\$10 million cash match** across the Flight Corridor, LaunchPad Research and Technology Center, and AM-Oriented Certification and Training projects.

**Oklahoma State University (OSU)** is the state’s leader in aviation and aerospace, and will play an integral role in driving the growth of the TRAM cluster. OSU was the first in the nation to offer a Unmanned Aerial Systems-focused advanced degree, as well as the first institution approved to conduct Beyond Visual Line of Sight (BVLOS) testing outside an FAA test site. The university’s Unmanned Systems Research Institute (USRI) has been awarded \$20 million+ in funding from public and private sources. OSU is a co-sponsor of the Launchpad Research and Technology Center and the owner of the Helmerich Research Center that will house the Launchpad as well as AM-Oriented Certification and Training programs. In addition, USRI has been deeply involved in crafting a unified vision for the Flight Corridor, working closely with Osage Nation and Tulsa Innovation Labs.

**Tulsa Innovation Labs (TIL)** was founded to develop a city-wide strategy that positions Tulsa as a tech hub and leader in the future of work, working across a diverse coalition of public and private partners (led by GKFF) to make Tulsa the nation’s most inclusive tech community. As a key collaborator in crafting the Flight Corridor project, a co-sponsor of the Launchpad Research and Technology Center, and the sponsor for the AM-Oriented Certification and Training programs, TIL is committed to leading the strategic development of these projects, working across regional bodies, innovation leaders, and research and training institutions to drive planning and implementation.

**The Indian Nations Council of Governments (INCOG)** is a voluntary association of county, local and tribal governments in Northeast Oklahoma, dedicated to providing regional planning and coordination services across five counties as well as the Cherokee, Muscogee, and Osage Nations. As the lead institution and the organization that will employ the Regional Competitiveness Officer, INCOG is committed to supporting further development of all projects selected for Phase II, and subsequent implementation of any projects awarded an EDA grant.

**The Tulsa Regional Chamber**, in its capacity of representing 2,150+ member organizations and 178,000+ workers, has developed and delivered a wide range of programs for the benefit of Tulsa-area businesses (e.g., the Tulsa's Future partnership that has supported the creation of 14,000+ jobs and \$1.1 billion+ in capital investment). The Chamber is excited to shape the TRAM Corridor and play a key role in execution of the proposed projects, ensuring access to industry expertise for the AM-Oriented Certification and Training Programs, driving partnerships with innovation leaders for the Flight Corridor and Launchpad Research and Technology Center, and leveraging its network to attract investments to the AM-focused Industrial Parks.

**The Tulsa Authority for Economic Opportunity (TAEO)** arose from the merging of five formerly separate public entities into a single authority focused on managing a portfolio of nearly 200 residential, commercial, and industrial assets, and nearly half a billion dollars in special funds and public incentive programs. In collaborating to execute the proposed projects, TAEO will build upon its current role to incorporate wage and benefit requirements, and community benefit outcomes, into the contract language with any industry partner benefiting from public investments.

**Osage Nation** is a nation of 23,400+ tribal members. The nation is the owner of Skyway36 (Ref. below for further detail) and has been a key collaborator in the development of the Flight Corridor project. The nation recognizes that the TRAM cluster will have a direct impact on its citizens, and looks forward to continued collaboration with the coalition to plan for operationalization of the corridor.

**The Tulsa Airports Improvement Trust** administers, manages, and operates Tulsa International Airport. The trust will provide industry expertise, access to assets, and resources for the development of a new hangar at the airport, which directly addresses a current gap in being able to accommodate the growth of new entrants in the emerging Advanced Mobility space.

## **REGIONAL ASSETS CRITICAL TO THE SUCCESS OF THE CLUSTER**

### **Burgeoning Entrepreneurial Ecosystem**

Tulsa is home to a burgeoning tech ecosystem anchored in strong support from local corporate, philanthropic, academic, and community partners dedicated to making the city amenable to launching and growing startups. In the past several years, organizations have launched locally-focused venture capital funds, talent matching programs, co-working spaces, and entrepreneurial support for underrepresented founders. Most recently, the City of Tulsa invested \$5.25M to launch an incubator in City Hall, and to fund the Greenwood Entrepreneurship Incubator at Moton, which will provide dedicated support to Tulsa's black-owned businesses. The TRAM Corridor proposal has received whole-hearted support from these organizations, and their continued collaboration with this coalition will ensure that young AM companies have the resources they need to succeed and scale (Ref. Letters of Support)

### **Helmerich Research Center (HRC)**

The Launchpad Research and Technology Center as well as the Certification and Training programs will be housed at the Helmerich Research Center, a 123,000 square foot engineering research center owned by OSU. This facility is capable of hosting advanced materials testing, composite testing, chemical analysis, metallography, and more, and is currently underutilized. The existing capabilities and the presence of surplus space present an ideal opportunity to house the new programs. This state-of-the-art facility is already creating opportunities for integration of engineering research with educational programs. The City of Tulsa is currently executing a community-led master planning process (Kirkpatrick Heights Master Plan) for nearly 60-acres of publicly owned land adjacent to HRC, aimed at ensuring that the developing of the University does not result in the displacement of existing residents, and that Black Tulsans are able to participate in the growth of the neighborhood. This site is located within one mile of the downtown area and five miles from the Skyway36 node of the proposed Flight Corridor, making it an ideal hub for innovative startups looking to enhance and expand their capabilities.

### **Skyway36 Aerospace Research & Development Park**

Skyway 36 is a technology-focused innovation zone owned by Osage Nation. It comprises a set of purpose-built facilities, designed to enable technology-based projects in a strategic and accessible environment. These facilities, including the proposed flight corridor, are geared towards Unmanned Aerial Systems (UAS)/Unmanned Aerial Vehicles (UAV) Training, UAS/UAV Operations & Development, Autonomous Vehicle Operations & Development, and STEAM Education and Lab Development. Skyway36 represents a critical component of the regional growth cluster given the dedicated airpark assets (e.g., runway, vertical liftoff platform, hangar space, and newly renovated building facilities).

### **Robson Industrial Park**

The site represents 2,000 acres of high-visibility, privately-owned greenfield property at the intersection of I-44 and US-412/future I-42, on Tulsa's eastern edge; the acreage is a part of a larger 18,000 acre landholding by the Robson family and associated trust entities. The property is ideally located outside of major residential areas, with proximity to port infrastructure and multi modal transportation facilities. The property has seen steady interest from major industrial players and was shortlisted by Tesla and Ford for the expansion of their electric vehicle projects. The development of the proposed wastewater infrastructure at the site will contribute to the "pad readiness" necessary to successfully attract Advanced Mobility players.

### **Tulsa Port of Inola**

The site represents 2,500-acres of master-planned industrial space and has undergone a deep technical and engineering investigation in anticipation of full development. A two million square foot manufacturing and distribution facility is currently located at the site and 1,100 acres of the property is "site-certified" for shovel-ready development. The Tulsa Port of Inola site is central to the creation of stronger urban/rural linkages across the Advanced Mobility value chain. Additionally, the site offers unique logistics infrastructure in the form of an on-site barge slip and existing rail service. The development of the proposed wastewater infrastructure at the site will provide the "pad readiness" necessary to successfully attract Advanced Mobility players.

### **Tulsa Port of Catoosa**

This is a regional asset that will play a supporting role in the success of the regional growth cluster. It is a unique 2,500-acre industrial park located at the end of the McClellan-Kerr Arkansas River

Navigation System, and is the nation's largest ice-free inland waterway port and Oklahoma's largest publicly-owned multi-modal hub, providing tenants and shippers modal options via rail, truck, and barge. Its railroad assets connect to the BNSF mainline intermodal line which, upon development, funding and construction of intermodal facilities at this location, will be able to handle large volumes of inbound/outbound shipments and drive resiliency in regional and national supply chains. Should the TRAM Corridor become successful as a result of the proposed EDA project, the Tulsa Port of Catoosa will support the shipping needs of Advanced Mobility manufacturers.

### **Tulsa Airport**

As the region's largest and primary airport, Tulsa International Airport stands as a key asset for air service, while also serving as one of the region's largest industrial hubs. With a total of 4,911 acres and 13,000 on-airport employees, the airport's industrial property is home to major employers such as American Airlines, Spirit AeroSystems, Navistar, L3Harris, Lufthansa Technik, and numerous others. The Tulsa Airport Improvement Trust, City of Tulsa, and TAEO have a long history of partnering to promote economic growth, with established lease agreements in place that will ensure smooth execution of the proposed *Hangar* project.