



# Tulsa Market Brief

August-September 2018

## Spotlight on the Market

### **Reunion Building to be revamped in mixed-use project that includes about 80 apartments**

Tulsa World - September 28, 2018

Rose Rock Development Partners and downtown attorney and proprietor Ken Brune are teaming up on about a \$9 million conversion of the Reunion Building into apartments and retail. The 10-story fixture at the northeast corner of Fourth and Main streets was built in 1917. Plans call for the construction of about 80 apartments and a workout facility by summer 2020.

### **Architectural firm chosen for North Peoria Avenue grocery store**

Tulsa World - September 26, 2018

A local firm will design a full-service grocery store in north Tulsa that officials want to be completed in about a year. The Tulsa Economic Development Corporation awarded the architectural and engineering services contract to EWC1 Inc., whose majority owner is Thomas Boxley Jr., said Rose Washington, executive director of TEDC. Another Tulsa company, D.W. Gates Engineering will provide electrical, mechanical and plumbing design services. TEDC was awarded a \$1.5 million federal grant through the city of Tulsa to build a 15,000- to 17,000-square-foot grocery store at the Shoppes on Peoria, 1717 N. Peoria Ave.

### **OSU gets \$3.9 million grant to fight obesity in rural eastern Oklahoma**

Tulsa World - September 25, 2018

Oklahoma State University will use a \$3.9 million federal grant to fight obesity in the state, starting in a part of rural eastern Oklahoma that includes the town with America's lowest life expectancy, school officials announced Monday. The "Curbing Obesity" project will start in Muskogee County southeast of Tulsa and Adair County in far eastern Oklahoma, where residents in the town of Stilwell have an average lifespan of 56.3 years, the lowest in the United States and comparable to the poorest regions of southern Africa.

### **OSU Medicine opens new addiction clinic in Tulsa**

Tulsa World - September 24, 2018

OSU Medicine officially opened a new addiction clinic on Monday. The OSU Addiction Medicine Clinic has attained membership in the Hazelden Betty Ford Patient Care Network and will employ the state's first certified academic addiction physicians.

### **Mixed-used development 21 North Greenwood closer to construction**

Tulsa World - September 18, 2018

GreenArch LLC is adding to its resume in the Greenwood District. The company is preparing to build a four-story, mixed-used development at 21 N. Greenwood Ave. GreenArch this month presented a slightly amended plan to the Tulsa Development Authority.

### **Ground broken for mixed-use development in Broken Arrow's downtown Rose District**

Tulsa World - September 14, 2018

Officials broke ground Friday on the newest project in the Rose District. Milestone Capital LLC is developing an \$18 million, mixed-used building at the site of a former church building that was razed by the city in 2016. The four-story structure at 305 N. Main St. eventually will have 31,000 square feet of commercial space on the ground floor and 96 apartments on the remaining levels.

### **MidAmerica Industrial Park announces major residential/retail development near Pryor**

Tulsa World - September 13, 2018

Starting out as an ammunition plant during World War II, the MidAmerica Industrial Park has always been about manufacturing. And it still is, serving as the home for more than 80 employers. The park, sprawling across more than 9,000 acres between Pryor and Chouteau, broke ground Thursday afternoon on a new multi-use development called "The District," combining retailers, housing and public recreation areas.

### **Legacy Plaza West Tower to be hub for academic and social services**

Tulsa World - September 11, 2018

A future impromptu cafe conversation may plant the seeds of the next great idea in the mental health field at a growing hub of academia and social services in Legacy Plaza in midtown Tulsa. The Anne & Henry Zarrow Foundation on Tuesday announced the two recipients of donated floor space in the complex's largest tower: Family & Children's Services and the Oklahoma State University Center for Health Sciences.

## Research Wizard Tulsa Market Brief

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### **Farmers and artisans market to debut Saturday in Greenwood**

Tulsa World - August 30, 2018

The Greenwood Farmers and Artisan Market will make its debut from 9 a.m. till noon Saturday in the parking lot of the Greenwood Cultural Center, 322 N. Greenwood Ave. The event is being presented in collaboration with the Community Health Empowerment Project Inc., Vernon AME Church, Gathering Place, American Heart Association and Pathway to Health. The farmers and artisans market will be held every Saturday through September.

### **Tulsa parks attract national recognition with new top-10 ranking**

Tulsa World - August 27, 2018

Comparing parks in the 100 most-populous cities in the United States, the national Trust for Public Land ranked Tulsa in the top 10 for some amenities. Tulsa parks, for example, have more disc golf courses than any other parks system in the country. And only a handful of cities have more splash pads. With more than 120 miles of trails, Tulsa has one of the most extensive bike trail systems in the country. And the Case Tennis Center at LaFortune Park was recently honored as one of the best public tennis facilities in America.

### **Saint Francis opens \$27 million Glenpool facility**

Tulsa World - August 25, 2018

Saint Francis Health Systems opened a new medical facility Friday in Glenpool, a rapidly growing community that hospital officials say is medically underserved.

### **Gathering Place announces opening-day schedule including parade**

Tulsa World - August 24, 2018

The much-anticipated grand opening of Gathering Place on Sept. 8 will include a parade, officials announced Friday. The city has spent about \$65 million on infrastructure in and around the park, including \$15.9 million to reconstruct and upgrade Riverside Drive. Developed by the George Kaiser Family Foundation, the park is transforming 100 acres of waterfront into green space from about 26th to 31st streets on the east side of Riverside and from 26th Street to 33rd Place on the west side.

### **New alternative school opens for Tulsa students with 'unique needs'**

Tulsa World - August 23, 2018

Tulsa gained a brand new school Wednesday tailored to suit some of the city's most vulnerable students. A second Street School location opened with a ribbon-cutting featuring big names in Oklahoma education, and the big donors that helped make it happen.

### **Black women-owned businesses making unprecedented growth in Oklahoma and region, report finds**

Tulsa World - August 3, 2018

The number of black women-owned businesses with employees grew 160 percent in Oklahoma from 2002 to 2012. That percentage represented the 23rd-highest level in the country, according to Black Women Business Startups, a report released by the Federal Reserve Bank of Kansas City. Of all businesses owned by blacks, 60 percent are owned by black women, making this ethnic group the only one in which women own a majority of the businesses.

### **Tulsa International Airport gets \$7.6 million in federal funding for runway renovation**

Tulsa World - August 3, 2018

Tulsa International Airport will receive a \$7.6 million federal grant to rehabilitate its taxiway. The funds are part of 54 grants totaling \$29 million and awarded through the Federal Aviation Administration and the U.S. Department of Transportation. U.S. Sen. Jim Inhofe, R-Okla., is chairman of the Subcommittee on Transportation and Infrastructure of the Committee on Environment and Public Works and member of the Senate Committee on Commerce, Science and Transportation.

## **Expansions, Openings, Relocations, Acquisitions**

### **Online auto dealer adds Tulsa to its growing market base**

Tulsa World - September 28, 2018

An online used car dealership and financing platform recently announced its expansion into the Tulsa market. Carvana allows customers to shop more than 10,000 vehicles online — including securing financing and trading in their current vehicle. The company owns all the cars it is selling and has distribution centers in Atlanta, Philadelphia, Dallas and Phoenix.

### **Spirit AeroSystems opens health center in Oklahoma**

Tulsa World - September 28, 2018

Spirit AeroSystems celebrated the opening of a direct primary care health center this week in Oklahoma. SolidaritUS Family Health Centers in Owasso, Tulsa and McAlester will provide Spirit employees and their families in Oklahoma access to personal physicians and broad-scope primary care services at no cost. Spirit employs about 1,600 people in Oklahoma, including about 1,300 in Tulsa.

### **Tulsa to be a part of Amazon's expansion of Whole Foods grocery deliveries**

Tulsa World - September 26, 2018

Amazon continues to expand delivery from its Whole Foods grocery stores, announcing new service in 10 cities — including Tulsa — while broadening delivery areas where it's already operating. Pickup and delivery are now available from Whole Foods Market for Amazon Prime members in Tulsa; Ann Arbor and Detroit, Michigan; Jacksonville, Orlando and Tampa, Florida; Madison and Milwaukee, Wisconsin; Omaha; and St. Louis. Tulsa has two Whole Foods stores, 9136 S. Yale Ave. and 1401 E. 41st St.

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### **Art Deco redux: Work gets underway on Adams Building renovation**

Tulsa World - September 21, 2018

Work is underway on a major renovation project to transform an historic downtown building into apartments. Local officials on Friday celebrated the start of construction to transform the Adams Hotel into a 65-unit apartment building. The 13-story building at the corner of Fourth Street and Cheyenne Avenue will also include 3,500 to 4,000 square feet of retail and restaurant space on the first floor.

### **Marshall Brewing Company to open new taproom Friday**

Tulsa World - September 19, 2018

Marshall Brewing Co., a trailblazer in Oklahoma's craft beer industry, will open its new taproom Friday, Sept. 21. Marshall was Tulsa's first craft brewery when it opened 10 years ago. The founders were instrumental in getting Oklahoma laws changed to allow taprooms. Now, every brewery has a taproom where they can sell what they make to consumers.

### **Cancer treatment center to hold grand opening in Claremore this weekend**

Tulsa World - September 13, 2018

Grand opening for a new radiation oncology clinic is Saturday. Partners invested about \$3 million into Northeastern Oklahoma Cancer Institute, a collaboration among its medical director, Dr. Diane Heaton, and Dr. Terry Styles — both board certified radiation oncologists — and their business partner, RBS Evolution, a Tennessee company that focuses on bringing cancer treatment to underserved communities.

### **Macy's new outlet store, Backstage, to open Saturday**

Tulsa World - September 11, 2018

Macy's is hoping to lure in deal-savvy shoppers with the opening of a Backstage fashion outlet at the department store's Woodland Hills Mall location. Macy's Backstage is a store-within-a-store experience offering shoppers access to both the traditional Macy's and the off-price retail stores.

### **Table Talk: Mahogany Prime Steakhouse to move to new location this fall**

Tulsa World - September 11, 2018

An exact opening date has not been set, but Mahogany Prime Steakhouse has announced it will be moving to its new location sometime this fall. The steakhouse, located at 6823 S. Yale Ave. since the summer of 2000, will be moving to 4840 E. 61st St. in the new Shops at Warren Place complex.

### **Business FYI: Blue Star named Small Business of the Year**

Tulsa World - September 9, 2018

Blue Star Integrative Studio was recently awarded the 2018 Small Business of the Year Award from the American Indian Chamber of Commerce of Oklahoma. Blue Star is a Native American and minority-owned creative business enterprise dedicated to quality design, environmental excellence and smart community building.

### **Business FYI: GH2 Architects named to Rising Giants list**

Tulsa World - September 2, 2018

GH2 Architects, an international architecture and design firm with offices in Tulsa, Oklahoma City and Phoenix, has been ranked No. 94 on Interior Design's 2018 Top 100 Rising Giants. The Rising Giants list includes the 100 firms right behind the top 100 Giants. This is the first time GH2 Architects has made the list.

### **Husband-wife team at Rye Design of Claremore tackles manufacturing entrepreneurship**

Tulsa World - August 23, 2018

Andy Fiegenger and his wife, Sarah, met at Oklahoma State University, where they graduated as mechanical engineers. Now, they are partners in a business, Rye Design in Claremore. In 2013, Andy Fiegenger founded Rye Design, a custom automation equipment manufacturer and integrator for a variety of components and robotic lines. Sarah Fiegenger joined the company a year later. The Fiegeners were among the state's Emerging Manufacturing Leaders honored Thursday at the annual Dream It Do It Oklahoma kickoff breakfast at Tulsa Tech.

### **Tulsa-based Big Elk is fastest-growing manufacturer on Inc. 5000**

Tulsa World - August 17, 2018

The meteoric success of Big Elk Energy Systems is garnering the west Tulsa-based company national recognition as the fastest-growing manufacturer in the country. In just its third year in business, the pipeline equipment manufacturing company generated \$20.6 million in revenue, and this year it is on track to grow to \$31 million. The \$20.6 million represented growth of 3,152 percent in three years and landed the company at the 123rd spot on the Inc. 5000 fastest-growing companies list. It is the fastest-growing company in the state and the fastest-growing manufacturer in the U.S.

### **Brownies Hamburgers opens Sand Springs location**

Tulsa World - August 16, 2018

Brownies Hamburgers is officially open in Sand Springs as of Wednesday. The Sand Springs location has about 30 employees.

### **Alorica to add 300 additional jobs in Tulsa**

Tulsa World - August 16, 2018

Alorica announced Thursday that it will be adding 300 new, full-time jobs through the end of the year at its Tulsa location.

The customer service provider currently employs nearly 1,000 people at its Eastgate Metroplex office. Alorica, based in Irvine, California, has more than 100,000 employees in about 130 locations worldwide.

**Aerospace company plans to bring operations, jobs to OKC area**

Tulsa World - August 15, 2018

The state of Oklahoma is entering into a partnership with Valkyrie Systems Aerospace, with plans for manufacturing facilities, flight operations and training to take place in Oklahoma City. Valkyrie was recently awarded a 21st Century Quality Jobs Program incentive contract that will create 352 new high-paying local jobs within the next five years. Valkyrie CEO Glenn Dawson said the company expects to begin operations in Oklahoma later this year.

**Saltgrass Steak House opens in Tulsa**

Tulsa World - August 15, 2018

Saltgrass Steak House's first Tulsa location is now open. The Houston-based steakhouse chain built a \$1.5 million, 80,150-square-foot restaurant at 4550 E. Skelly Drive, an area between Kum & Go and Holiday Inn Express where Don Pablo's Mexican restaurant previously stood. Saltgrass has two locations in Oklahoma City and one in Norman.

**Gathering Place prepping for opening by assembling staff of 150 full-, part-time staffers**

Tulsa World - August 10, 2018

Officials are busy hiring about 150 part- and full-time employees for the Gathering Place opening on Sept. 8. Another 50 employees could join the staff in the park's first month. More than 320 people showed up for park's job fair in mid-July, according to Park Director Tony Moore.

**Redeveloped former TV station downtown gets first tenant: Poppi's Urban Spa**

Tulsa World - August 7, 2018

A redeveloped property that was formerly home to KOTV-Channel 6 has its first tenant. Locally owned Poppi's Urban Spa has signed a lease for 3,500 square feet of space at 302 S. Frankfort Ave. CBRE's Ben Ganzkow represented both the landlord, Core Associates, and the tenant.

**A movie theater auditorium with a playground inside? ScreenPLAY! has come to Tulsa**

Tulsa World - August 7, 2018

There is running, swinging, sliding and more that you might see in an action movie — and it's all happening before the movie even begins, as children enter the auditorium and find a playground. ScreenPLAY! is the name of the latest concept at Starworld 20, 10301 S. Memorial Drive, allowing children the opportunity to run and play and burn off some energy before the movie starts.

**Table Talk: The Bramble expected to open in Pearl District on Thursday**

Tulsa World - August 6, 2018

The Bramble Breakfast & Bar is tentatively scheduled to open its second location Thursday, Aug. 9, at 1302 E. Sixth St. in space that formerly held Phoenix Café, according to co-owner Johnna Hayes. The new restaurant will be serving the same menu from executive chef Stephen Lindstrom as it does at The Bramble on the Riverwalk in Jenks.

## Layoffs, Closings, Downsizes, Restructures

**NORDAM reaches agreement with Gulfstream that will shorten bankruptcy, resume PW800 program**

Tulsa World - September 4, 2018

Tulsa-based NORDAM Group has reached an agreement with Gulfstream Aerospace Corp. that NORDAM believes will lead to a Chapter 11 reorganization that will provide "substantial (if not complete) recoveries for all creditors," documents show.

**Mary's Italian Trattoria to close Aug. 18 after 33 years on Cherry Street**

Tulsa World - August 2, 2018

Mary's Italian Trattoria, 1313 E. 15th St., a mainstay on Cherry Street for some 33 years, will close Aug. 18, according to its Facebook page.

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## Comparative Unemployment Rates

Period	County %	MSA %	State %	U.S. %
2018 August	3.4	3.5	3.5	3.9
2017 August	4.3	4.5	4.3	4.5

Source: U.S. Bureau of Labor Statistics. Rates are not seasonally adjusted.