



Beyond Apology Commission

Special Meeting | October 18, 2024 | 1:00 – 2:30 pm

City Hall at One Technology Center | 10 North Conference Room

Meeting Minutes

Commissioners Present: Mayor Bynum, Councilor Hall-Harper, TheRese Anderson Aduni, Phil Armstrong, Jacqueline Evans, Corinice Wilson, Damali Wilson, Kristi Williams, Greg Taylor, D'Marria Monday, Mattece Mason

Commissioners Absent: none

I. Call to Order and Introductions

- a. Facilitated by Krystal Reyes
- b. Commissioners introduced themselves and shared what motivated them to apply to the commission

II. Commission orientation and grounding

- a. Facilitated by Mayor Bynum and Councilor Hall-Harper
- b. Mayor Bynum shared that this commission was intentionally modeled as a commission and not a taskforce, because taskforces sunset. Councilor Hall-Harper shared that this work also builds on the resolutions supported by the Greater Tulsa Area African Affairs Commission that established the Beyond Apology process – a community-led effort. The focus on housing is first since there is funding already identified through Improve our Tulsa (IOT)
 - i. Beyond Apology Report is available by QR code in Commissioner binder
 - ii. Councilor Hall-Harper recommended book to Commissioners: *Laying the Foundation for Local Reparations* and shared copies with the commission.
 - iii. National Reparations Conference in Evanston, IL hosted by First Repair, a national reparations organization. To take place in December – noted as possible trip for Commissioners

III. Executive order review (included in Commissioner binder)

- a. Facilitated by Krystal Reyes and Jack Blair
 - i. Tab # 3 of Commissioner binder contains the Executive Order (EO) - Duties of Commissioners is found in section 6 of the EO. This serves as an important reference document for the work of commission.
 - ii. Executive Orders, by function, will last beyond current administration
 - iii. November 30th date – concentrated effort to complete first recommendation related to Housing, but efforts will continue beyond

IV. Beyond Apology Community process and recommendations

- a. Facilitated by Kristi Williams



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- i. The Beyond Apology Report includes 8 priority areas including: education, financial compensation, housing, land, community and economic development, health and wellness, systems change, cultural identity.
- ii. There are other cities that are doing this work and Tulsa can learn best practices and lessons from their efforts.
- iii. D'Marria Monday raised need for individuals with felony convictions not represented in housing equality indicator

V. World cafe

- a. Facilitated by Krystal Reyes, Kyra Carby, and Rebecca Hubbard
 - i. The commission broke into three small groups and discussed three questions 1) hopes for the commission's work, 2) concerns or worries about the commission's work and 3) initial housing issues/concerns
 - ii. A summary of the World Café or 'Harvest' will be shared in next meeting

VI. Adjournment

- a. Meeting adjourned at 2:35pm.



Beyond Apology Commission

Regular Meeting | November 1, 2024 | 1:00 – 2:30 pm

City Hall at One Technology Center | 10 North Conference Room

Meeting Minutes

Commissioners Present: Keith Mayes, Mattece Mason, Greg Taylor, Jacqueline Evans, D'Marria Monday, Corinice Wilson, TheRese Anderson Aduni, Greg Taylor, Phil Armstrong

Commissioners Listening via Phone: Damali Wilson, Vanessa Hall-Harper, Kristi Williams

Commissioners Absent: None

- I. Call to Order and Introductions**
- II. Approval of Meeting Minutes**
 - a. Mattece Mason made motion to approve.
 - b. Greg Taylor second motion.
 - c. No discussion requested.
 - d. Approved by majority, Tim Newton abstained due to not being present at first meeting.
- III. Nominations for Commission Chair and Vice Chair**
 - a. Corinice Wilson nominated self for Chair.
 - b. Therese Anderson Aduni nominated Mattece Mason for Vice Chair.
 - c. Keith Mayes nominated Kristi Williams for Chair.
- IV. Guest Speakers**
 - a. Presentation on housing landscape and demographics in Tulsa from Tulsa Planning Office: Susan Miller (Director of Planning) and Daniel Jeffries (Principal Planner) presented on housing demographics such as number of owners, renters, household size, vehicle access and housing preferences. Much of the data was pulled from census data.
 - i. There was discussion among commissioners about specific needs and interests in Greenwood district, and that the overall data on housing preferences may not reflect what is desired in north Tulsa neighborhoods. The commission asked for more disaggregated data, specifically north Tulsa zip codes.
 - ii. Some of the issues raised by commissioners included bias in appraisals in specific neighborhoods, and zoning as agricultural in space within or surrounded by neighborhood that could provide additional housing supply. Zoning changes could be part of what the commission recommends.
 - iii. Planning office slides to be shared with Commissioners.



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- b. Presentation on Improve our Tulsa Housing funding: James Wagner (Director of Department of City Experience) and Travis Hulse (Housing Policy Director) presented on Improve Our Tulsa Housing Initiative (Handout of slides provided). Travis and James reviewed the background on the 3H Task Force, the Improve Our Tulsa (IOT) tax provision of \$75 million for housing initiatives, the Path to Home initiative, data from the Tulsa Housing Strategy, and proposed program buckets for the IOT funds. There are five categories outlined in the Improve Our Tulsa funds including: Housing grant fund; Housing investment fund; Housing acquisition fund; Housing infrastructure fund; Housing preservation and rehabilitation fund.
 - i. There are no specifics on what programs in these categories look like. The aim was that the commission's housing reparation program recommendations can be funded from these buckets.
 - ii. Discussion among commissioners about specific data needs and interests related to housing in Greenwood District/north Tulsa/by zip code.
 - iii. There was a concern from commissioners that because the IOT funds are spread across many needs, the recommendations may not be prioritized.
 - iv. There was about question equity in the bidding process for developers who would apply for tax credits.
 - v. The commission was reminded that the housing recommendations delivered this month are only the first piece in a larger process the commission will undertake.
- c. Presentation on legal framework: Jack Blair (City Attorney, Legal Department) presented on the legal framework of the Beyond Apology Commission including Oklahoma Constitution limitations, protections of racial equity challenges, city of Evanston Class Action Complaint, observable geographical disparities present in ordinances, City of Tulsa Equality Indicators data, and the importance of documented observable geographic disparities with objective data and the broader public purpose and public benefit. Jack offered guidance to the commission: Focus reparative work on documented effects of the 1921 Massacre and observable geographic disparities reflected in objective data, and continually demonstrate the broader public purpose and public benefit of the commission's work.

V. Election of Commission Chair and Vice Chair

- a. Moved to next meeting.

VI. Adjournment

- a. Motion to adjourn by Corinice Wilson.
- b. Second motion by Phil Armstrong.
- c. All in favor.
- d. Meeting adjourned at 3:01 pm.



Beyond Apology Commission

Special Meeting | November 8, 2024 | 1:00 – 2:30 pm

City Hall at One Technology Center | 10 North Meeting Room

Meeting Minutes

Commissioners Present: TheRese Anderson Aduni, Phil Armstrong, Jacqueline Evans, Vanessa Hall-Harper, Keith Mayes, D'Marria Monday, Tim Newton, Greg Taylor, Kristi Williams, Corinice Wilson, Damali Wilson

Commissioner Listening via Phone: Mattece Mason

Commissioners Absent: none

I. Call to Order and Introductions

- a. Lexi called meeting to order at 1:03 and reviewed housekeeping items, especially noting the Beyond Apology Commission Dropbox that has been created to compile resources given to and requested by the Commission.

II. Approval of Meeting Minutes

- a. Lexi entertained a motion to approve the November 1 meeting minutes.
 - i. Commissioner Armstrong made a motion, Commissioner Mayes seconded.
 - ii. Aye: 10, Nay: 0, Abstain: 0
 1. Tim Newton was not present in the meeting at this time.

- b. Motion passes, minutes approved.

III. Election of Commission Chair/Vice Chair

- a. In the November 1 meeting, Commissioner Corinice Wilson and Commissioner Williams were nominated for Chair. Lexi opened the floor for additional nominations, and none were made.
 - i. Each nominee shared why they are a good fit for Chair, and the Commission held a democratic election on paper ballots.
 - ii. Commissioner Williams was elected Chair.
- b. In the November 1 meeting, Commissioner Mason was nominated for Vice Chair. Lexi opened the floor for additional nominations and Commissioner Corinice Wilson was nominated.
 - i. Each nominee shared why they are a good fit for Vice Chair (Lexi read an emailed statement from Commissioner Mason). The commission held a democratic election on paper ballots.
 - ii. The vote for Vice Chair was a tie.
 - iii. The Commissioner came to a consensus to hold another vote for Vice Chair at the next meeting.

IV. Guest Speaker: Greg Robinson, Beyond Apology Report

- a. Chairwoman Williams invited Greg Robinson from the public audience to speak about the Beyond Apology Report as someone who was integral to the process.
- b. Greg shared a summary of the intent of the report and highlighted some sections. Encouraged commission to ground themselves in the report and to pay special attention to recommendations section.
 - i. Mandate for housing and other priority areas



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- ii. Wholistically addressing the issue
- c. Some things have been done as a city to acknowledge; a lot hasn't been done yet.
- d. During the report creation process, the group brought in national reparations experts like FirstRepair and infused with local context.
- e. Commissioner Armstrong: Do you see the commission as part of the work identified in the report or separate from?
 - i. Greg: The line between good policy and reparations is very tight. Equitable policy is not a substitute for reparations.
- f. Greg encouraged the Commission to study, but not over study. Pick what you will base your work on. For example, Evanston chose a particular data set to base their work on.
- g. Commissioner Corinice Wilson encouraged the Commission to review data the City of Tulsa provided in response to questions at the last meeting as homework.
- h. Commissioner Taylor asked about the legal requirement to focus programs on geographical locations rather than race.
 - i. Greg Robinson noted that the mandate in the report is the harm done in the race massacre & ongoing harm. Need to know what exists and know what has happened in recent years. Part of what has been so challenging is ambiguity and years of silence.
- i. Commissioner Corinice Wilson: Do we have folks who are conducting research or capturing ongoing loss in housing?
 - i. Commissioner Armstrong: Some data is kept, then data collection stops at a certain point. There is a gap in information.

V. Guest Speaker: Robin Rue Simmons, FirstRepair

- a. Robin Rue Simmons with FirstRepair joined virtually to speak about FirstRepair as an organization, share about the reparations work ongoing in Evanston, IL, and provide advice to the Commission.
- b. FirstRepair supports housing as first form of redress in reparations. Defining a narrowly tailored path for reparations is most effective.
- c. In Evanston, FirstRepair worked to provide a \$25,000 direct benefit to residents who lived in Evanston during period of harm and their direct descendants. Eligibility is based on if you were harmed, not lineage (ie descended from enslaved individuals). Just so happened that it was the Black community who was directly harmed.
 - i. Reparations committee continuing to fight for additional funding.
 - ii. Recipients as young as mid-20s, oldest is 102.
 - iii. Inter-faith community raised an additional million dollars to support, committed to supporting community fund in perpetuity.
- d. Robin shared that she tells folks that Black Wall Street/Tulsa is an example for local reparations.
- e. Commissioner Q&A
 - i. Commissioner Corinice Wilson: how are you addressing legal challenges?
 - 1. Robin: Federal suit after funds had begun dispersing. As there has not been an injunction, they are continuing to disperse funds. Have outside legal counsel, legal support is necessary, City legal will need to contribute.
 - ii. Commissioner Armstrong: In reference to the reparations book given to the Commission, if you could go back and do something differently what would it be? Anything that can help this commission?
 - 1. Robin: Have more organized community engagement process, Councilor Hall Harper and Greg Robinson did this during the report development process.
 - iii. Councilor Hall Harper: Is the legal framework a public document?

1. Robin: Yes, on FirstRepair's website.
- f. Robin advises the Commission to have City staff co-lead early on.
 - i. Process racism is rooted in government, and there is distrust between community and government, so it's important to have that involvement.
 - ii. Municipal government is not solely responsible – universities, school board, hospitals, insurance, banking are all industries that must address this.
 - iii. Also need to prioritize ongoing public education so the community understands the process and goals.

VI. Guest Speakers: Tulsa Housing Programs and Initiatives

- a. Each presenter's full slides are available in the Commission's Dropbox folder.
- b. **Cameron Walker: Green Country Habitat for Humanity**
 - i. To begin, Cameron noted critique that Habitat for Humanity has encountered as they re-enter north Tulsa as a focus area. He stressed the importance of, under his leadership, designing homes that north Tulsans will be proud to live in and building household wealth.
 - ii. Habitat for Humanity programming's edibility is based on income.
 - iii. 2020, Habitat adopted an advocacy position to advance Black homeownership opportunities on a national level.
 1. North Tulsa initiative goals:
 - a. Build 250 new homes (going to surpass goal)
 - b. Create more pathways for homeownership in n Tul
 - c. Increase household wealth of n Tul residents
 2. Black Wall Street Square is co-developed with a Black-owned housing development company.
 3. Trying to be mindful of gentrification from a racial and economic perspective.
 - iv. Anti-displacement tax relief fund will cap taxes and insurance, fund pays overage based on income. Helps mitigate houses that appraise for higher than Habitat wants to sell them for.
 - v. Challenges:
 1. Infrastructure: 100+ years old in north Tulsa. Things are either falling apart, too small, or not in the proper location to build on.
 2. Household income: down payment assistance is critical as we become a city and nation of renters.
 - vi. Additional information is available in the slide deck from Habitat for Humanity, located in the Commission Dropbox.
- c. **Kandy Whitley-White: Be Well CDC, North Tulsa Forward**
 - i. The program's goal is eliminating housing as a contributing factor to poor health. Created to support potential and existing homeowners with navigating the lifecycle of the homeownership process. Aimed to eliminate as many barriers and thresholds as possible.
 - ii. Have supported 57 families purchased a home in north Tulsa in under 2.5 years. 95% of these families identify as BIPOC.
 - iii. Families can utilize this funding alongside other sources.
 - iv. Challenge: Expanded funding sources required min home purchase price and there is a shortage of available housing stock and qualified applicants.
 - v. Additional information is available in the slide deck from Be Well CDC, located in the Commission Dropbox.



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d. Dion'Trae Hayes: Met Cares Foundation, Growing Greenwood

- i. Dion'Trae began her presentation with a shout out to Chairwoman Williams for laying foundation of the initiative that Growing Greenwood grew from.
- ii. Growing Greenwood was designed to address significant wealth gap in the north Tulsa community, and homeownership is a primary way to grow wealth. It supports efforts to restore Greenwood back to a state of prominence.
- iii. Challenges: Housing stock, residency stipulations, credible realtors/financial institutions not being familiar with local programming, favorable loan rates.
- iv. Recommendations: Higher down payment assistance, partner with banking institutions, lender education – ensuring lenders are familiar with downpayment assistance programs so they can recommend to clients, expand geographic area, and eliminate income restrictions.
- v. Additional information is available in the slide deck from Met Cares, located in the Commission Dropbox.

e. Travis Hulse: City of Tulsa, Emergency Repair and Rehab Loan Programs

- i. Both are long-existing programs, required to be a homeowner to receive funds.
- ii. Emergency Repair Program: Up to \$7,500 grant to repair a specific health/safety issue and make home livable.
 1. 150 households served every year.
 2. Program does not have geographic focus, but could in the future, eligibility is based on income.
- iii. Home Rehabilitation Program: Forgivable loan up to \$4,500 to return a home to a livable standard.
 1. 10 households served per year due to funding constraints, there is a 200-household waitlist currently.
 2. Provides lead testing for homes build prior to 1978.
 3. Title 55 City Ordinance defines livable standard.
- iv. Challenges: requires home ownership and a clear title.
 1. Many folks have a clouded title, so an area for opportunity is providing legal assistance to support folks with their titles so they can stay in their homes.
- v. Additional information is available in the slide deck from City of Tulsa, located in the Commission Dropbox.
- vi. Commissioner Damali Wilson: What are the common challenges from individuals who are applying that keep them from receiving assistance?
 1. Travis: Title issues, properties can't be located in flood plane, lead.

VII. Adjournment

- a. At the close of the meeting, Commissioner Armstrong proposed officially making the next meeting two hours instead of 1.5 hours. Chairwoman Williams agreed, and consensus was reached in the Commission to make this change.
- b. Lexi entertained a motion to adjourn the meeting.
 - i. Commissioner Armstrong made a motion, Commissioner Corinice Wilson seconded.
 - ii. Aye: 11, Nay: 0
- c. Motion passed, meeting adjourned at 2:46 pm.



Beyond Apology Commission

Special Meeting | November 15, 2024 | 1:00 – 3:00 pm

City Hall at One Technology Center | 10 North Meeting Room

Meeting Minutes

Commissioners Present: TheRese Anderson Aduni, Phil Armstrong, Jacqueline Evans, Vanessa Hall-Harper, Mattece Mason, Keith Mayes, D'Marria Monday, Tim Newton, Greg Taylor, Kristi Williams, Corinice Wilson, Damali Wilson

Commissioners Absent: none

City of Tulsa Staff Present: Lexi Bollis, Jack Blair, Kyra Carby, Ana Ibarra, Krystal Reyes, James Wagner

- I. **Call to Order**
 - a. Chairwoman Williams called the meeting to order at 1:02 pm.
- II. **Approval of Meeting Minutes**
 - a. Chairwoman Williams entertained a motion to approve the November 8 meeting minutes.
 - i. Commissioner Mason made a motion, Commissioner Damali Wilson seconded.
 1. Aye: 10, Nay: 0
 2. Councilor Hall-Harper and Commissioner Newton had not arrived to the meeting yet.
 - ii. Motion carried, meeting minutes approved.
- III. **Election of Commission Vice Chair**
 - a. In the November 1 meeting, Commissioner Mason was nominated. In the November 8 meeting, Commissioner Corinice Wilson was nominated. The commission held a democratic election on paper ballots.
 - b. Commissioner Corinice Wilson was elected Vice Chair.
- IV. **Review of Presentations, Data, and Resources to Date**
 - a. Greg Robinson facilitated an activity via Microsoft Teams enabling commissioners to review the materials provided to the commission thus far. The commission broke into three groups of four for the activity.
 - b. In framing, Greg encouraged commissioners to fully participate and not hold back any ideas or questions. This stage of the process can be messy in order to get everything out that needs to be said.
 - c. After small group conversations, the commission came together to discuss whole group.



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- i. What data or information feels especially important to the work of this commission?
 - 1. Vice Chair Corinice Wilson: Information on geographic boundaries for the Equality Indicators, home ownership disparity for Race Massacre survivors and descendants. Need to identify a timeframe of harm, similarly to Evanston's program. Information on philanthropic organizations that support this work.
 - 2. Commissioner Aduni: Data on households with income less than \$30k. Defining descendant.
 - 3. Commissioner Monday:
- ii. Are there existing programs or initiatives the commission could or should build upon?
 - 1. Commissioner Aduni: Rehab programs for existing structures. Financial literacy and credit repair programs to help people purchase homes. More down payment assistance. Funds for seniors to maintain their yard and homes to keep property values up and entice developers to build.
 - 2. Vice Chair Corinice Wilson: Need to coordinate existing first-time homebuyer programs.
- iii. What gaps exist in existing programming, and how can the commission address those gaps?
 - 1. Commissioner Monday: Programs supporting low-income households and providing upward mobility. Programs that were presented have an income minimum requirement of \$30k. Funds to bring homes up to code. City of Tulsa making donations of land in north Tulsa to a community land trust to build people power. Provide education to those with property with clouded deeds. Address appraisal and assessment process.
 - 2. Commissioner Aduni: Infrastructure funds to aid developers, with a focus on Black developers. Freezing property tax.
 - 3. Commissioner Monday: Removing barriers for developers who have a criminal history.
 - 4. Commissioner Aduni: Creating options for seniors who have lived in their community for a long time and want to stay.
 - 5. Vice Chair Corinice Wilson: Setting aside funds specifically for Race Massacre descendants. Call on banks that have contributed to harm to provide funding.
 - 6. Commissioner Armstrong: Keep in mind historic Black-centered organizations that have done this work, need to reinvest in restarting those organizations locally.



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- iv. Are there urgent questions that the commission needs to answer to move forward?
 - 1. Commissioner Monday: City ordinance for abandoned homes. Can some money be allocated from the City's surplus budget? What parameters can be put in place for planned growth and development to protect existing residents from being pushed out?
 - 2. Commissioner Aduni: What does DNA testing for Race Massacre descendants look like?
 - 3. Vice Chair Corinice Wilson: How much money from the \$75M is designated for this initiative? How can we address housing reparations for renters?
 - 4. Commissioner Mason: Is there be an example of this type of commission in other locations that has gotten the money? How does this commission determine and follow a path that will increase chances of success?
- d. Greg provided a previous for tomorrow's design session. The commission will discuss what they want to occur. What is within the scope of the commission, what is important, who has been left out, who is being supported, what did the massacre take away and what will this commission provide, what can be rebuilt. Starting with the questions of what and for who instead of how.

V. Old Business

- a. Chairwoman Williams brought up interest and availability for the Reparations Conference in Evanston, Illinois. The City is working to get funding to send commissioners to this conference. She passed around a paper for commissioners to indicate their availability and interest. Opportunity to learn from other cities about best practices and successes on reparations programs.

VI. New Business – no new business

VII. Adjournment

- a. Chairwoman Williams entertained a motion to adjourn.
 - i. Commissioner Armstrong made a motion, Commissioner Evans seconded.
 - 1. Aye: 11, Nay: 0
 - 2. Commissioner Mayes left the meeting before the motion.
 - ii. Motion carried, meeting adjourned at 3:05 pm.



Beyond Apology Commission

Special Meeting | November 16, 2024 | 9:00 am – 1:00 pm

City Hall at One Technology Center | 10 North Meeting Room

Meeting Minutes

Commissioners Present: TheRese Anderson Aduni, Phil Armstrong, Jacqueline Evans, Vanessa Hall-Harper, Mattece Mason, D'Marria Monday, Tim Newton, Greg Taylor, Kristi Williams, Corinice Wilson, Damali Wilson

Commissioners Absent: Keith Mayes

City of Tulsa Staff Present: Lexi Bollis, Jack Blair, Kyra Carby, Ana Ibarra, Krystal Reyes, James Wagner

I. Call to Order

- a. Meeting called to order at 9:13 am.

II. Design Session: Tulsa's Housing Reparations Program

- a. Greg Robinson facilitated via Microsoft Teams.
- b. The commission opened with a puzzle activity highlighting the importance of each commissioner bringing forward the piece of the puzzle they have. The group may not have all the pieces or expertise needed, but collectively can bring in all needed pieces.
- c. Commissioners individually reflected on the question "What are we trying to accomplish?" in eight to ten words, without using the word "reparations." After writing, commissioners shared their answers in pairs.
 - i. Commissioners were then challenged to cut their answers down to four to five words. They shared their new responses in pairs.
 - ii. Commissioners then cut their answers down to one to two words. Each commissioner shared their words with the group.
 1. Commissioner Responses:
 - a. Commissioner Newton: Opportunity, restoration
 - b. Commissioner Taylor: generational land
 - c. Vice Chair Corinice Wilson: heal, transformative
 - d. Commissioner Aduni: restore neighborhoods
 - e. Commissioner Monday: invest in disinvestment
 - f. Councilor Hall-Harper: cash, land
 - g. Chairwoman Williams: restore wealth
 - h. Commissioner Damali Wilson: renewal, community
 - i. Commissioner Armstrong: restore
 - j. Commissioner Evans: funds, unity



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- k. Commissioner Mason: equity, protect
- 2. Lexi read all responses aloud and the commission discussed the words.
 - a. Councilor Hall-Harper asked Commissioner Monday to clarify her use of “disinvestment.” Commissioner Monday clarified her thinking that repairing systemic harm is the opposite of disinvestment.
 - b. Commissioner Taylor asked Commissioner Evans what she sees as the scope of unity. Commissioner Evans responded that she’s seen the community historically not have the togetherness that would benefit them.
 - c. Commissioner Mason was asked to elaborate on her choice of “protect.” Commissioner Mason shared that it came from equity—equality doesn’t get us to baseline, equity encompasses repair. Need to protect equity when it is achieved. Getting to baseline is not enough. If we can put policy, funds, or opportunity in place, need to protect what has been made whole.
 - i. Commissioner Armstrong: Protect from what?
 - ii. Commissioner Mason: system, racism, degradation of self-esteem.
 - iii. Chairwoman Williams: for example, freezing property taxes is a way to protect.
 - iv. Vice Chair Corinice Wilson: need to identify policy to codify protections.
 - v. Commissioner Armstrong: needs to be in bylaws, city ordinance.
 - d. Commissioners individually reflected on the questions: What do we need to recover from? What do we need protection from?
 - i. Systemic racism, white supremacy, hinderances from growing generational wealth, continued harm from 1921 Race Massacre, doing double the work to accomplish something
 - ii. Need to develop a harm report.
 - 1. First: 1921 Tulsa Race Massacre
 - 2. Then: Red lining, Urban Renewal (1926 – 1971)
 - 3. Then: Loan denial, disinvestment, appraisal discrimination, depressed property value (1971 – 2020)
 - iii. Data points to address
 - 1. Homeownership rate for Black vs white Tulsans
 - 2. Loan approval rates
 - 3. Black applicants face a 2.5x higher loan denial rate than white Tulsans
 - 4. Devaluation of homes based on the area
 - 5. Rent cost burden



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6. Wage disparity contributing to buying homes
 7. Commissioner Armstrong: Must quantify number of people displaced, leading to disparities.
 8. Commissioner Taylor: Data on disproportionate taxes paid by Black households based on appraisal system, therefore the City owes these families money back.
- e. What is our blueprint? City of Evanston
 - f. Commissioners individually reflected on the questions: Who needs to be able to access reparative support? Who goes first?
 - i. Need to clarify definition of descendant.
 - ii. Race Massacre survivors, their descendants, and residents of north Tulsa, particularly the historic Greenwood District and surrounding neighborhoods (from Beyond Apology EO).
 - g. Who do we need to make sure finally gets to come into the house?
 - i. Been 100+ years since the massacre, 3 – 4 generations. Need to at least think about remedies for at least 3 – 4 generations.
 - ii. Who has traditionally been left out? What do different generations need?
 - iii. Commission discussed and worked to come to consensus.
 1. Commissioner Monday: Keep in mind Black folks impacted by mass incarceration, leads to increased.
 2. Chairwoman Williams: Reminder the two living survivors.
 3. Residency conversation: city vs county, close descendants who live outside Tulsa or Oklahoma
 4. Greg reminds the commission not to limit themselves too much upfront, parameters will be put in place by City and legal, push legal to be creative.
 5. Consensus on priority order:
 - a. Survivors of 1921 Race Massacre
 - b. Descendants of those affected by 1921 Race Massacre
 - c. Black Tulsans impacted by historic housing discrimination between 1926 – 1971
 - d. Black Tulsans impacted by historic housing discrimination between 1971 – 2020
 - h. What are the bones of the program? Identify at least one direct and one indirect benefit to support each priority group. Tie support to group provided to.
 - i. Examples of direct benefits: cash, downpayment assistance, rehab assistance, rental assistance
 - ii. Examples of indirect benefits: policy, land acquisition, institutional support/development, tax incentives/waivers
 - iii. Commissioners discussed in small groups, then brought their ideas to the whole commission.
 1. Vice Chair Corinice Wilson: direct benefits – cash to survivors for housing costs, other direct benefits tiered based on priority group. Indirect benefits – creation of a land trust, tax incentives/waivers



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included so those part of appraisal/construction process address historical harm. Objective governing board for CDC that is created, not owned by any particular group, representative of those being served.

2. Commissioner Mason: direct benefits – homebuyer assistance to families (down payment assistance, closing costs) to increase access to homeownership, home preservation program for low income home owners to help them stay in their home, rehab and renovation program for current homeowners to help with essential upgrades to increase energy efficiency and keep property values up to address appraisal disparity, property tax distress assistance for seniors and individuals with disabilities to help them retain homeownership. Indirect benefits – property and foreclosure counseling, financial literacy and wealth-building program, community revitalization increase supply of affordable housing.
 - i. Components the commission didn't get to: What specialist do we need to build out the details of the program? What do people need to be able to see?
 - j. Greg will draft a memo based on everything brought forward by the commission today and share with commission.
 - i. Named that it will have gaps in terms of needed expertise, community engagement and feedback.
 - ii. What questions does the commission know we have but need expert support to answer them? Get those questions to Chairwoman Williams or Vice Chair Corinice Wilson.
 - k. In closing, Greg called forward how each commissioner has been placed here for a reason.

III. Adjournment

- a. Chairwoman Williams entertained a motion to adjourn.
 - i. Commissioner Aduni made a motion, Commissioner Monday seconded.
 1. Aye: 10
 2. Commissioner Damali Wilson left the meeting prior to the motion.
- b. Motion carried, meeting adjourned at 1:09 pm.



Beyond Apology Commission

Special Meeting | November 22, 2024 | 1:00 pm – 3:00 pm

City Hall at One Technology Center | 10 North Meeting Room

Meeting Minutes

Commissioners Present: TheRese Anderson Aduni, Phil Armstrong, Jacqueline Evans, Vanessa Hall-Harper, Mattece Mason, Keith Mayes, D'Marria Monday, Tim Newton, Greg Taylor, Taylor West, Kristi Williams, Damali Wilson

Commissioners Listening via Call: Corinice Wilson

City of Tulsa Staff Present: Lexi Bollis, Jack Blair, Krya Carby, Ana Ibarra, Krystal Reyes, James Wagner

I. Call to Order

- a. Chairwoman Williams called the meeting to order at 1:08 pm.

II. Approval of Meeting Minutes

- a. Chairwoman Williams entertained a motion to approve the November 15 and 16 meeting minutes.
 - i. Councilor Hall Harper made a motion, Commissioner Monday seconded.
 1. Aye: 10
 2. Commissioner Monday and Commissioner Newton had not arrived to the meeting yet.
 - ii. Motion carried, November 15 and 16 meeting minutes approved.

III. Discussion on Housing Reparations Program Recommendations

- a. Chairwoman Williams turned facilitation over to Greg Robinson, who presented via Microsoft Teams.
- b. Commissioner Mason invited the Commission to pause in honor of Coach Reed. Commissioners reflected on the impact of his life on the community.
- c. The Commission read the drafted Memorandum and Program Outline.
 - i. Vice Chair Wilson submitted notes via email to Chairwoman Williams and Lexi.
 - ii. Commissioner Armstrong shared that he made notes in the document, followed up by sending those notes to Chairwoman Williams, Greg, and Lexi.
- d. The Commission discussed the drafted Memorandum and Program Outline. They begin with general impressions and questions, then went section by section.
 - i. Commissioner Taylor suggested establishing how long an organization needs to exist before they participate. New people signing up in order to



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get funding that haven't previously been involved in north Tulsa could be a concern.

1. Commissioner Mason: Agree with Commissioner Taylor folks may try to jump on bandwagon to access funding that are not truly invested. Suggested giving preference to BIPOC and women-owned contractors and contractors that have been in north Tulsa doing the work for a specified period of time.
2. Commissioner Aduni: Are there certain criteria the City has for contractors? Will north Tulsa-based contractors meet the criteria, or will they need training and licensing?
 - a. Councilor: City can't prioritize contractors based on race, per state law. Need to focus on collaboration with a community entity to make that happen.
- ii. Commissioner Taylor: In Section 8, is \$10k of pre-construction cost too much?
- iii. Greg noted that the plan is very similar to Evanston's.
 1. Purposefully doesn't go into economic development strategies and focuses on housing.
- iv. Section 2 – Definitions: Greg Called out a difference between Direct Descendant and Descendant with Common Ancestry. Commission discussed possibly conflating the two and having just one category, "Descendants" encompass both direct and indirect.
- v. Greg called out eligibility for those who currently live outside City of Tulsa but plan to move back to Tulsa. The City can only disperse funds to those who live in Tulsa; however, this incentive could make it possible for eligible folks to move back to the area.
 1. Commissioner Mason: Including this in the program provides great opportunity to revitalize north Tulsa.
- vi. Section 5 – Program Descriptions. Greg notes this is very similar to Evanston's plan, but we go further.
 1. Commissioner Aduni appreciates the inclusion of housing and neighborhood benefit section.
 2. Ensuring entities/organizations that are receiving funding have at least 50% governance by people who are also eligible for individual benefits.
 3. Establishing reserve fund is important for growing and seeing continued benefits down the line.
- vii. The Home Ownership Readiness Benefit addresses a concern Commissioner Mason had around education to support financial readiness.
 1. Commissioner Monday: Do we need \$2M for that? There are other entities to partner with.
 2. Greg: Money is for things you need to address after receiving the education, such as paying down debt. Can partner with other



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organizations to deliver education, but the funding is to disperse money to help folks accomplish their financial goals.

3. Commissioner Evans: This part of the program will help address systemic failures.
- viii. Commissioner Newton noted the disparity in Black and white contractors and developers doing work in north Tulsa.
 1. Greg shares Evanston's Reparations program page, they have a Reparations Program Contractor Sign Up. Doing something similar in Tulsa can help address this.
- ix. Commissioner Monday: What is the difference between a reserve fund and community land trust?
 1. Greg clarifies that a land trust is utilizing a plot of land, and the reserve fund is intended to protect this work in the future, focused of financial side and growing money that becomes available.
- e. Greg provides an overview of how he came to the recommended dollar amounts.
 - i. Greg notes that \$25M is not transformational, but it's a start. What is the ultimate goal? There is still study to be done to understand the complete and total impacts. This can not be the end
 - ii. Commissioner Taylor: On the initial funding allocation, should we keep the language broad or is it necessary to specify nonprofit? Should the door be open for banks or other companies who have a role to play in addressing harm?
 1. Greg shared his rationale, suggested the program can prioritize nonprofits and leave an opening to for-profit organizations as well.
 - iii. Commissioner Monday: Is there surplus in the City's budget, and can that be invested before the sales tax start coming in in 2026? Would like to find a way to begin implementing the program earlier than the Improve Our Tulsa funds will be available.
- f. Commissioner Taylor: Can we acquire surplus land that is available in north Tulsa? Call on City to return land. Reference Beyond Apology Report
- g. Commissioner Mason asked what are next steps now that the commission has a framework for the program.
 - i. Chairwoman Williams noted that the intent was to vote on this document today.
 - ii. Commissioner Evans: What is the City Attorney's role?
 1. Attorney Jack Blair clarifies that his role is to help the commission, not to tell you no, but to provide guidance. In current eligibility, see historical harm and geography called out, which are historical fact. Moments that call out race could be pulled out and made a centerpiece by someone who finds issue with the recommendations. Can make reference to findings & fact in other reports (2001 Tulsa Race Riot Report, Equality Indicators, BA Report) as justification. Acknowledge and adopt the findings in those reports within this memorandum.



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- iii. Councilor Hall-Harper: What does Mayor Bynum expect at this stage?
- iv. Krystal: It will be important for the commission to say this is the initial report and the work is ongoing.
- h. Greg proposes sending a revised draft for commissioners for further edits.
- i. Attorney Blair advised that an email vote can be held to approve the revised materials before November 30th.
- j. Chairwoman Williams made a motion to move forward with the existing materials as a framework and conduct revisions and further discussion via email.
 - i. Commissioner Mason seconded.
 - 1. Aye: 11
 - 2. Commissioner Armstrong left the meeting before the motion was made.
 - ii. Motion carried.

IV. Vote on 2025 Meeting Schedule

- a. Commissioner Williams made a motion to approve the 2025 Meeting Schedule.
 - i. Commissioner Newton seconded.
 - 1. Aye: 11, Nay: 0
 - 2. Commissioner Armstrong left the meeting before the motion was made.
 - ii. Motion carried, 2025 Meeting Schedule approved.

V. Old Business

- a. Evanston National Reparations Symposium 2024
 - i. Councilor invited Mayor-Elect Nichols to the conference and he is considering attending.
 - ii. Commissioner West is interested in attending.
 - iii. Lexi passed around a sign-up sheet for commissioners to indicate what supports they need to book travel for the conference.

VI. New Business

- a. New commissioner Taylor West, filling the youth seat was recognized and introduced himself.

VII. Adjournment

- a. Chairwoman Williams reminded the commission this first memorandum and program recommendations are not the end all, be all, it's just a start
- b. Chairwoman Williams entertained a motion to adjourn.
 - i. Councilor Hall-Harper made a motion, Commissioner Monday seconded.
 - 1. Aye: 11
 - 2. Commissioner Armstrong left the meeting before the motion was made.
 - ii. Motion carried, meeting adjourned at 3:17 pm.