



THE CASE FOR REGIONALISM

**Connecting Northeast
Oklahoma and
Northwest Arkansas
will lift both states**



**FROM THE DESK OF David Stewart
Chief Administrative Officer and
Board of Trustees Member**

Multi-state partnerships are key to developing America's newest emerging mega region

As metropolitan regions continue to expand throughout the United States, their boundaries begin to blur with integrated economic systems, shared natural resources, and connected transportation systems.

A new mega region is characterized by growing capital wealth, attracting and retaining talent, and generating innovation.

The future of economic development and quality of life initiatives are strengthened through the blending of political and geographic boundaries between the greater Tulsa region in Northeast Oklahoma and the expanding Bentonville region in Northwest Arkansas.

MidAmerica Industrial Park is centrally located between the largest concentration of Fortune 500 companies by revenue in the United States. We are also located within the historic boundary of the Cherokee Nation, the largest tribe in the U.S., which further supports the region with an economic and social contribution of more than \$1 billion annually.

Partnering on economic development and legislative initiatives will leverage our regions' industry concentrations, labor pools, infrastructure and pro-business government in order to compete globally for a talented workforce, capital investment, and new jobs.

Northeast Oklahoma and Northwest Arkansas are joined together by environmental, cultural, and fundamental interests, not just boundaries.

Recent examples of this burgeoning partnership are the consolidated efforts by the Oklahoma Department of Transportation



and the Arkansas Department of Transportation to convert the U.S. Highway 412 corridor to an Interstate status. This would not only further leverage our economic development goals to enhance transportation and distribution of manufacturing products, but will also expand our labor force recruitment region.

Additionally, our two regions are collaborating on quality-of-life initiatives by connecting bike trails, preserving the environment and investing in STEM education. The recently opened WOKA Whitewater Park on the boarder of the Arkansas and Oklahoma state lines is a public-private partnership between the Grand River Dam Authority, City of Siloam Springs, Ark., and the Walton Family Foundation.

We are at a crossroads and we have a unique opportunity to transform our entire region by working together and forming cooperative relationships between the public and private sectors.

“This is the right time for a forward-leaning vision and plan of action for connecting Tulsa to MidAmerica to Bentonville to create a super region and a true hub of manufacturing innovation and growth.”



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MidAmerica Industrial Park leverages regional collaboration for economic progress

For nearly six decades, MidAmerica Industrial Park has been at the forefront of shaping northeast Oklahoma's landscape through continuous development and a commitment to collaborative regionalism. With a focus on shared progress and economic prosperity, the Park stands as an example of unified growth across the region.

Since its establishment, MidAmerica has maintained a core commitment: enabling businesses to thrive. Major industry players like Google and DuPont have validated MidAmerica's appeal as a hub for growth and innovation, underpinned by a dedicated workforce, robust infrastructure and expansive potential.

Central to MidAmerica's approach is regionalism, a strategic departure from conventional competition that embraces collective advancement. Drawing inspiration from successful models, northeast Oklahoma's various stakeholders – cities, counties, chambers of commerce and economic development entities – have joined forces. This coordinated effort is designed to elevate the economic prospects of the entire region, demonstrating the potential of unified goals.

MidAmerica recognizes the vital connection between education, workforce development and economic growth. "Workforce binds our region together," said Scott Fry, MidAmerica's director of workforce development. "We must address workforce development from a collective standpoint if we want to succeed not just today, but for years to come."

A prime example of MidAmerica's commitment to regionalism is "MidAmerica Delivers." MidAmerica Delivers is a public-private

partnership to help connect local businesses with schools and industry to create a skilled local workforce. This initiative showcases a shared commitment to uplift the entire region.

As regionalism gains traction, individual communities reap tailored benefits. MidAmerica's surrounding communities have experienced population growth and witnessed significant investments in their main thoroughfares, sparking economic renewal. Tribal nations, counties and economic development entities have converged, leveraging their combined strength to attract employment opportunities and bolster overall economic well-being.

Yet, at the heart of these diverse outcomes, a singular belief unites the participants: the conviction that shared regional prosperity supersedes isolated accomplishments. MidAmerica Industrial Park's dedication to fostering collaboration highlights its commitment to a future where collective success shapes northeast Oklahoma's trajectory.

David Stewart, chief administrative officer at MidAmerica Industrial Park said, "Our legacy transcends structures and infrastructure; it's about the bonds we forge and the communities we empower. Our pursuit of regionalism underscores an investment in the dynamic future of northeast Oklahoma."

As MidAmerica Industrial Park continues its regionalism journey, its influence extends beyond its immediate vicinity. With each stride towards collaboration, it creates a path to a future where synergy propels the entire region towards ongoing success.

COLLABORATION AND RESOURCES

MidAmerica Industrial Park's regional, committed stakeholders

- Grand River Dam Authority
- Tulsa Regional Chamber
- Oklahoma Department of Commerce
- Cherokee Nation
- Northwest Arkansas / Bentonville
- Tulsa Ports
- CareerTech
- Rogers State University
- Northeast Tech
- Tulsa Community College





MidAmerica Progress Report

Williams Street Opening

MidAmerica Industrial Park will unveil a new highway named “Williams Street” in the spring of 2024, aimed at enhancing access to new developments within the park, including the mega site.

The road’s strategic placement facilitates smoother traffic flow, benefiting businesses and industries operating within the Park. As MidAmerica continues to prioritize business retention and workforce development, the opening of Williams Street contributes to the park’s overarching goal of fostering a dynamic and efficient business environment.

A celebratory event is planned for the near future to mark the official opening of Williams Street.

Cherokee Nation Child Development Center construction underway

Construction is underway for the Cherokee Nation Child Development Center, a collaborative effort between the Cherokee Nation and MidAmerica Industrial Park.

MidAmerica Industrial Park contributed 12 acres of land, showcasing the partnership’s foundation for the \$22 million childcare center. The 27,000-square-foot center will feature 12 classrooms, two of which will be dedicated to a Head Start/Early Head Start program in the facility.

The center is positioned adjacent to MidAmerica’s ‘The District,’ aligning with the region’s expansion. The collaboration underscores the commitment of both entities to community advancement.



Artist rendering of the Cherokee Nation Child Development Center now under construction.





MidAmerica Industrial Park announces new airport terminal as part of new transportation infrastructure capital investments

MidAmerica Industrial Park will break ground on a new terminal at its on-site airport as part of its ongoing master plan for strategic capital investments to enhance transportation infrastructure for its current and future employers.

In operation since 1961, the Oklahoma Ordnance Works Authority's Board of Trustees that oversees MidAmerica Industrial Park assumed management of the airport in 1989 to ensure continuity of service and maintenance.

The project plan includes a new 4,000-square-foot terminal including hospitality areas, an on-site conference room, pilot's lounge and back office management space. The upgrade emphasizes functionality and provides an accommodating environment for pilots, executives and guests

"MidAmerica's long-term vision for the airport involves an ongoing update to the airport master plan and capital improvement plan," said CEO David Stewart. "Future expansion plans include the addition of enclosed hangars and an overnight hangar for corporate aircraft. Also under consideration is a potential runway extension of up to 1,000 feet within the next five to 10 years to adapt to evolving aviation needs."

The updated terminal is expected to stimulate local and regional economic growth, particularly through increased

corporate flights and subsequent fuel sales.

In the planning phase of the new terminal, MidAmerica gathered input from the local pilot community, ensuring the updates meet the needs of those directly impacted by the airport's services.

Businesses within the Park will benefit from the upgraded terminal, companies to host guests and executives in a professional and comfortable setting, enhancing overall business development.

The anticipated opening date for the new terminal building is January 2025.





WEST 530
LUXURY APARTMENTS

NOW LEASING!

West 530, luxury, multi-family living complex opens today next to Phase I retail center

MidAmerica Industrial Park completes Phase II of The District master plan

MidAmerica Industrial Park officially opened Phase II of The District. Phase I opened in July 2021 and included 32,000 square feet of retail and event space. Phase II marks the construction and opening of West 530 luxury apartments and completes a fusion of walkable retail areas and residential living combined with a natural environment that offers wide open spaces and outdoor activity. The multifamily living complex includes amenities such as a park area, swimming pool, fitness center and basketball court.

The District project is a strategic component in a three-part MidAmerica master plan which includes ongoing capital investments in infrastructure, workforce development and quality of life initiatives. With a considerable critical mass of more than 80 companies and an employment base of more than 4,500 people in different and diverse industry segments, the park generates more than \$732 million in wages and salaries each year. It is home to five Fortune 500 companies, including the second-largest Google Data Center in the world.

“Employers at MidAmerica thrive because we provide an “all-of-the-above” approach for infrastructure development, workforce recruitment, and livability initiatives which create a business environment conducive to growth, expansion and profitability,” said MidAmerica CEO David Stewart. “The continuity of leadership and conservative, strategic investments by MidAmerica’s Board of Trustees



have laid the groundwork to prepare our employers, our communities and the greater Northeast Oklahoma region for substantial job growth.”

Planning for Phase III of The District development is complete and includes a master-planned community with 100 residential homes and 10 acres of parks and outdoor spaces, which will all connect via walking and biking trail systems. Groundbreaking is expected in 2024.



Several FREE public skate nights! Follow 'Life at the District' on Facebook for updates.

THE DISTRICT

District on Ice open for holiday season Google returns as premier sponsor

This holiday season, District on Ice returns to MidAmerica Industrial Park, bringing back the winter tradition of ice-skating fun. After its successful debut, 'District on Ice' opened for the 2023 season on Saturday, November 25.

"We are pleased to bring back District on Ice to our community," said MidAmerica CEO David Stewart. "Our commitment, along with our partners, has made it possible to create a family-friendly winter experience. With so much to offer, Mayes County is a place of celebration and unity during the holidays. District on Ice is an opportunity to bundle up, bring the kids, and make lasting memories."

The pop-up attraction, nestled within The District, transforms the space into a winter wonderland and a secure gathering place for all age groups, replete with interactive features. Among the offerings are a spacious outdoor skating rink accommodating up to 95 skaters, skate rentals, complimentary on-site parking, vibrant music, lighting,

and décor, as well as food and drinks available from The District businesses.

Collaboration with MidAmerica's resident businesses has been pivotal in bringing District on Ice back to Mayes County this season. Sherry Alexander, business development director at MidAmerica, emphasized, "Our collaboration with the local businesses at MidAmerica has made the return of District on Ice a reality. Our goal has always been not just to attract exceptional businesses and foster careers but also to enhance the lives of our community members. Partnering with the MidAmerica Ambassadors, high school volunteers, and dedicated community members will allow us to once again transform The District into a captivating winter spectacle."

Running through December 31, District on Ice is open for all to enjoy. General admission tickets are priced at \$10 for individuals aged five and above, while children under five enter for free. Tickets include skate rentals and unlimited skating time. Rental packages catering to private parties are also available.



MidAmerica participates in CASA “Cherish the Children” paper doll project

MidAmerica supported CASA’s first “Cherish the Children” paper doll project by “fostering” three paper dolls displayed throughout Mayes County.

CASA – Court Appointed Special Advocates – is dedicated to advocating for the best interests of abused and neglected children in district and tribal courts across Northeast Oklahoma. The primary aim of the paper doll project was to raise awareness and crucial financial support for foster care children living in Mayes County.

CASA’s Paper Doll Project features child-shaped wooden cutouts - paper dolls - to represent children who have experienced abuse and neglect. MidAmerica sponsored three of the dolls by dressing their dolls and displaying them in various places around the Park. At the end of the month, the doll’s clothing was donated to foster children through CASA.



MIDAMERICA COMPANY UPDATES

Q&A with Canoo’s Battery Operation Facility leadership

On November 2, 2022, Canoo unveiled plans for a battery module manufacturing facility at MidAmerica Industrial Park. This significant expansion marks a strategic move to bolster Canoo’s manufacturing capabilities and employment opportunities in the region. Once fully operational, the facility is projected to achieve 3,200 MWhs of battery module manufacturing capacity. Corporate Communications Director Jim Schartz provided an update on the facility’s progress.

CAN YOU PROVIDE US WITH RECENT UPDATES OR CHANGES AT THE BATTERY OPERATION FACILITY?

We have spent the past several months on the commissioning, installation, and validation processes for our battery module production. This has included a wide range of activities such as installing new electrical lines, adding heating, ventilation, and air conditioning equipment, as well as integrating the battery manufacturing components. We have several more months of work ahead of us but remain on track to achieve our production volume readiness goals by the end of 2023.

CAN YOU SHARE AN ESTIMATED DATE OF COMPLETION FOR ANY ONGOING PROJECTS?

As we communicated in our last earnings announcement, we are building toward establishing a manufacturing readiness level that would support our vehicle manufacturing readiness level of 20,000 per year. We also are engaged in similar activities at our vehicle assembly plant in Oklahoma City. When both facilities are complete and fully operational, we expect to employ approximately 1,360 people in Oklahoma.

ARE THERE ANY DEVELOPMENTS ON THE HIRING OR STAFFING FRONT?

Yes, we are actively recruiting for roles in Pryor and in Oklahoma City. We currently have about 30 positions open and will soon have many more, bringing the number of advertised positions to about 80-90. These roles range from hourly paid manufacturing employees to mid- to senior-level engineers. Those who have joined Canoo in Oklahoma are very pleased with their choice and like the friendly people, shorter commutes, lower cost lifestyle, great schools and wonderful outdoor opportunities.



INTERPLASTIC

Interplastic Corporation is an American owned, privately held specialty chemical company with its origins dating back to 1959 in Minneapolis, MN. Interplastic Corporation stands as an industry leader in consistently delivering reliable polyester and vinyl ester resins, gel coats and putties tailored for the composites and cast polymer sectors. The primary market segments served include RV, Marine, Infrastructure and Cast Polymer (encompassing countertops, sinks, and more). Individuals who own fiberglass boats, engineered stone countertops, bathtubs or RVs likely have a connection with the company.

Over the years, Interplastic has continued to bolster the composites industry by expanding product capabilities and its operational presence in both existing and new locations. Currently, Interplastic has five manufacturing facilities located across the United States, complemented by three World Class R&D Labs. All Interplastic manufacturing facilities are ISO 9001:2015 and ISO 14001:2015 certified.

Interplastic Corporation built the Pryor, OK facility in 1971, and it is currently the largest facility within the organization. The company is actively in the process of incorporating additional assets to uphold its commitment to the industries it serves and the supportive Pryor

community. In the upcoming months and years, the Pryor facility will continue to evolve as Interplastic dedicates substantial efforts to expand its business and ensure continued stable employment opportunities for the Pryor community.

The employees are considered the most valuable asset of Interplastic and a pivotal part of the company's commitment revolves around fostering a safety-first culture that attracts and retains top talent. To this end, an employee recognition program, known as the ImPact Award Program, has been created to celebrate the accomplishments of the dedicated workforce. This program acknowledges and rewards employees who exhibit exceptional performance in workplace safety, customer service, teamwork or who make significant and noteworthy contributions to internal projects. Award recipients exemplify ambition, ingenuity and agility in the execution of their job responsibilities.



MidAmerica partners with i2E to launch innovative pilot program fostering entrepreneurial education



MidAmerica, in collaboration with i2E (Innovation to Enterprise), recently launched an innovative pilot program known as the MidAmerica Cup business plan competition. The initiative is tailored for local school districts engaged with MidAmerica's Secondary STEM partners, with the primary aim of providing high school students with a competitive platform to explore entrepreneurship in a fun and engaging environment.

The MidAmerica Cup business plan competition is designed to expand students' understanding of entrepreneurship and innovation while fostering collaboration with businesses at MidAmerica. It not only creates a talent pipeline but also facilitates valuable connections between students and established companies within the Park.

"Our hope is that the MidAmerica Cup stands as an example of collaboration, innovation and skill development," said Scott Fry, MidAmerica's director of workforce development. "With a clear focus on nurturing entrepreneurial thinking and fostering connections between students and industry, we believe this program will contribute significantly to the advancement of both local and regional workforce."

"The MidAmerica Cup program serves as a showcase of MidAmerica's proactive involvement in shaping the workforce of the future," said Dr. Jenny Peters, Pryor High School STEM instructor. "It underlines their dedication to our students and their success. This program functions as a testament to the Park's commitment to workforce development and fostering innovation through the next generation of leaders."

Seven teams from four participating school districts are taking part in this exciting competition including: Pryor Public Schools, Pryor Innovation Center, Inola High School STEM Class and Adair High School STEM Class.

i2E provided valuable coaching sessions for the teams to prepare them for the competition. The teams worked diligently on

their business plans, with the first draft due on October 6. The culmination of their efforts was the presentation of their pitches on November 30. The MidAmerica Cup awards ceremony will take place on December 12, celebrating the innovative ideas and entrepreneurial spirit of the students.

The MidAmerica Cup draws inspiration from the Love's Entrepreneur's Cup, Oklahoma's only statewide collegiate business plan competition managed by i2E for the last 20 years. To date, the Love's Entrepreneur's Cup competition has seen participation from 2,700 college students representing 36 college campuses across Oklahoma and has generated more than 820 innovative ideas.

"We are thrilled to collaborate with MidAmerica on the launch of the MidAmerica Cup," Rex Smitherman, i2E president said. This initiative aligns perfectly with our mission to help develop Oklahoma's next generation of entrepreneurs. By providing high school students with a platform to explore their entrepreneurial potential, we hope to ignite a spark of creativity that will drive future innovation and economic growth in the region and our state."



PODCAST IN THE PARK

Learn about the past, present, and future during MidAmerica Industrial Park's debut podcast series. Listen to partners discuss topics such as the historical founding of the Park, issues impacting workforce attraction and development, and the growing career opportunities available at MidAmerica.



Use the QR code to listen to Podcast in the Park or find us on Amazon or Spotify

UPCOMING EPISODES

- MidAmerica Work Force Team Highlights / S1 E1
- Historical Perspective of MidAmerica Industrial Park / S1 E2
- MidAmerica Technical Training Opportunities / S1 E3



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