



**WORLD CLASS DESTINATION
FOR BUSINESS AND LIFE**

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AND I2E ANNOUNCE
AWARD WINNERS
FOR HIGH SCHOOL
ENTREPRENEURSHIP
PROGRAM**

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

Strategic Infrastructure Investments for Future Growth

In the dynamic realm of industrial development, MidAmerica Industrial Park continues its commitment to strategic progress and innovation. In preparation for our next project, we have allocated tens of millions of dollars to fortify essential infrastructure components across 2,000 acres within the park.

The targeted enhancements encompass water, sewer, electricity and roads — essential elements for accommodating the requirements of a sizable corporate entity. The meticulous approach to infrastructure development aligns with our vision of establishing a robust community within the Park.

Our Board of Trustees continue to make strategic capital investments in constructing a 275,000-square-foot warehouse, a new airport terminal and a \$20 million enlargement of our wastewater treatment plant — currently the third-largest in the state. These developments underscore our board’s commitment to creating an environment conducive to growth and operational efficiency.

A key element of our connectivity strategy is the projected opening of Williams Street, a four-lane highway designed to intersect the Park. This strategic infrastructure addition will streamline internal movements and improve overall accessibility.

The completion of Phase II of The District is another pivotal achievement, featuring West 530 luxury apartments and expansive residential spaces interconnected by walking and biking trail systems. As we are striving to cultivate community, this comprehensive development approach distinguishes MidAmerica within the industrial landscape.

While navigating challenges to meet the ever-changing demands of industry, MidAmerica continues to evolve and



remains nimble. Fluid market dynamics require readiness to capitalize on new opportunities. Our focus on electric vehicle infrastructure, environmental studies and ensuring shovel-ready properties positions us as a prominent player in the evolving site development landscape.

Looking forward, our commitment to innovation and evolution remains steadfast. MidAmerica’s strategic location, transportation capabilities and commitment to excellence position us as an ideal destination for businesses pursuing growth and success. The journey ahead holds promise, and I invite all businesses, whether part of our community or considering relocation, to be part of this forward-looking chapter.

In unity and progress,
Dave Stewart



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MidAmerica Industrial Park is Paving the Way with Modernization and Industry Adaptation

Multi-million dollar infrastructure investment prepares the park to meet the needs of existing and future industries of all sizes

In its commitment to modernization and preparing for the evolving needs of existing and future industries, MidAmerica Industrial Park has strategically allocated nearly \$80 million in capital since 2015. This substantial capital injection is aimed at enhancing the Park's infrastructure, ensuring it remains agile, competitive and capable of supporting the growth of advanced manufacturing companies of all sizes.

The six-member professional team at MidAmerica and board of trustees is steering the helm of this vast industrial landscape and is well aware of the complexities that come with preparing for a project of substantial proportions.

"We're preparing for significant growth, and all the things that it takes to build a city need to be enhanced. It's a very complex set of requirements to prepare for high-profile prospects seeking a site location," Stewart remarked.

Spanning 9,000 acres in Mayes County, MidAmerica has channeled \$60 million into critical water, sewer, electricity and road infrastructure improvements on approximately 2,000 acres earmarked for the forthcoming large project. This includes the construction

of a 275,000-square-foot warehouse building tailored for potential companies, accompanied by a new terminal for its airport and an expansive runway. And nearly \$20 million has been allocated for the expansion of its wastewater treatment plant, currently the third-largest in the state.

MidAmerica has dedicated over 1,200 acres for new housing initiatives, with a master plan in place for approximately 1,100 new homes. The park has invested \$1.1 million in this endeavor, completing multi-family housing constructions and laying the groundwork for a regional community development plan focused on further infrastructure investments.

Roads and accessibility are another integral component of MidAmerica's development strategy, with an investment of \$18.9 million in new roadway construction. This includes expansions such as Zarrow Road, Armin Road and the upcoming Williams Street expansions, along with an additional half-million dollars dedicated to wayfinding construction and design.

Navigating through various opportunities, MidAmerica remains steadfast in its vision. The Park maintains an unbiased approach

toward potential project suitors, recognizing the evolving market trends, particularly in the electric vehicle (EV) space. Stewart emphasizes, "The consumer will ultimately shape the market."

Navigating through challenges, including high interest rates, low demand and technological shifts, Stewart sees a pause in the market as companies reassess their strategies.

"Now everybody is sorting out all of these issues and determining their strategy going forward. So all of these big companies are hesitating."

MidAmerica, originally a munitions plant during World War II, has a rich history of reinvention, positioning itself as the eighth-largest industrial park globally and the third-largest in the United States. With more than 80 employers, the park supports the seven-county region where more than 4,500 workers live and raise families—MidAmerica generates over \$732 million in wages and salaries annually. The labor shed market boasts more than one million people within a 45-mile radius and grows to more than 1.5 million in a 60-mile radius.

Home to five Fortune 500 companies, including the second-largest Google Data Center globally, this expansive workforce underscores MidAmerica's vital role in the regional economy and its ability to draw from a diverse talent pool.

Looking ahead to 2024-2029, MidAmerica has ambitious plans for continued infrastructure enhancements. Water infrastructure investments include \$4.7 million for water treatment plant upgrades, \$3.6 million for wastewater treatment plant upgrades, \$19 million for water distribution system upgrades, and \$2.9 million for sanitary sewer collection system upgrades. Roads and accessibility remain a key focus, with a substantial investment of \$24.5 million earmarked for new

roadway construction. Additionally, a \$7 million investment is planned for the design and construction of an airport runway extension.

These forward-looking infrastructure investments underscore MidAmerica's commitment to creating a robust and dynamic environment, ensuring it remains at the forefront of attracting and accommodating large-scale projects. MidAmerica's proactive approach involves accelerating the timeline to make the potential sites shovel-ready. Despite the uncertainty in the market, Stewart remains optimistic, pointing out that the necessary groundwork, including environmental studies, has been diligently undertaken.

As MidAmerica looks toward the future, Stewart and Sherry Alexander, Director of Business Development and Corporate Governance, envision growth. The strategic location, within 300 miles of 10 major metropolitan cities and next-day service capability to 23% of the U.S. population, positions the park for continued success.

Stewart concludes, "Like any business, an organization must continuously evolve, not only to remain relevant but also to surpass the competition. For the last 10 years, we have methodically positioned MidAmerica as an expansive site for a large employer."

The journey continues for MidAmerica, a testament to its resilience, adaptability and unwavering commitment to shaping the future of industrial development.



THANK YOU

from MidAmerica's District on Ice



"My family and I love having the ice rink in town. My youngest daughter loves ice skating, and it's so convenient for us to stay in our hometown without driving 30 minutes or more to skate. We spend a lot of time here in December and look forward to it coming back next year." – KC Summerlin



THE DISTRICT

Upcoming Events

Farmers Market 9am-12pm

5/25 8/31
6/29 9/31
7/27 OCT TBD



MIDAMERICA COMPANY UPDATES

MIDAMERICA OUTFITTERS: Local Excellence in Safety Solutions

Adjacent to MidAmerica Industrial Park, MidAmerica Outfitters serves as a key supplier of safety clothing to various industries, specializing in industrial workwear, outdoor apparel and safety/non-safety boots.

In line with its commitment to local businesses, MidAmerica Industrial Park actively advocates for industries within the Park to source their safety wear locally. MidAmerica Outfitters recent integration into the Pryor Chamber, marked by a ribbon-cutting ceremony on January 22, underscores its dedication to community collaboration.

MidAmerica Outfitters offers a comprehensive range of products, ensuring a reliable supply of safety gear for the industrial workforce. The company's strategic location and operational schedule aim to facilitate efficient access for its businesses within the industrial park. MidAmerica Outfitters stands as a local solution, providing essential products to enhance workplace safety.

Open Monday through Friday, 9:00am to 5:30pm
1598 Highway 69A, Pryor, Oklahoma 74361

MidAmerica Business Leaders Association Welcomes New Chairperson

The MidAmerica Business Leaders Association recently underwent a transition in the chairperson position. Doug Harris, President and CEO of HE&M Saw, passed the gavel to Todd Fannin after serving as chair for three years. Under Doug's leadership, MBLA successfully transitioned from the former Plant Managers Association.

Todd Fannin, now assuming the role of chair, expressed enthusiasm for the next three years, stating, "I look forward to helping in the continued growth and success of MBLA. We have a great opportunity with the leaders here in the park to shape and sharpen one another as well as continue in the leadership development of our companies and future industry that may come."

Todd Fannin is a partner in three prominent companies located within the MidAmerica Industrial Park. Tack Designs, established in



Todd Fannin, chair, MidAmerica Business Leaders Association

2015, holds the distinction of being the state's largest textile screen printer. In 2021, Todd became partner at Premier Signs and Design. He assisted in their relocation to the Park in spring 2022. Premier is responsible for many of the marquees, digital boards and signage in the community and around the park. In late 2023, Fannin became partner at HICO Heat Transfer Inc., assisting with their move to MidAmerica as well. HICO specializes in commercial and industrial coils, brazed plates, and tube bundles for HVAC systems.

Looking ahead to 2024-2028

MidAmerica has ambitious plans for continued infrastructure enhancements. Water infrastructure investments include:

- » \$8.3M for water treatment plant upgrades
- » \$16.7M for water distribution system upgrades
- » 6.1M for wastewater treatment plant upgrades
- » \$7.3M for sanitary sewer collection system upgrades





MAIP COMPANY SPOTLIGHT

RED DEVIL: A Century and a Half of Industrial Excellence

Strategic Location at MidAmerica Industrial Park, a Catalyst for Success

In 2022, Red Devil, Inc. celebrated 150 years of business, showcasing a steadfast commitment to innovation and adaptability. Originating as a glazier tool manufacturer in 1872, the company has evolved into a leading provider of hand tools and chemical products.

Strategically located at MidAmerica Industrial Park, Red Devil positions itself for success, leveraging the Park's unique attributes to propel its growth and efficiency. The decision to make Pryor, Oklahoma the company's primary location is a testament to the region's pro-business environment and aligns with Red Devil's operational goals.

Led by President William Lee, Red Devil's journey began with the foresight of its founder and Lee's grandfather, Landon P. Smith. During a trip to Sweden, Smith heard a blacksmith remark "those little red devils" after sparks from the forge singed his arm. This remark gave birth to the trademark name 'Red Devil.'

Today, Red Devil's primary focus lies in manufacturing paint sundry products, specializing in diverse construction and repair solutions. Their product catalog features an extensive range of hand tools and chemical products. The company produces caulks, sealants and tools under its brand name and manufactures private label products for major hardware and home center chains.

Recent years have seen Red Devil undergoing expansion and

modernization, with ongoing efforts to implement a computerized system for production efficiency. One notable development is the introduction of new packaging technology, addressing sustainability concerns by replacing single-use plastic cartridges with biodegradable foil packs compatible with standard caulk guns.

Red Devil's manufacturing flexibility sets it apart in the industry. The ability to produce batches ranging from small to large quantities caters to diverse customer needs. The company's commitment to quality and precision extends to color matching, where they excel in providing exact matches, incorporating microspheres and utilizing unique ingredients to enhance product performance.

Beyond the factory, the company actively engages in community outreach. The Red Devil Foundation contributes to diverse organizations including Habitat for Humanity, the American Cancer Society, and many local organizations.

MidAmerica Industrial Park has been pivotal to Red Devil's operations, providing a triad of essential elements: land, labor and energy. Originating from an agricultural history, the workforce at MidAmerica understands the value of hard work and the commitment to putting in a great day's effort—an ethos that resonates with Red Devil's own dedication to excellence.

Partnerships within MidAmerica, particularly with the Grand River Dam Authority (GRDA), have proven instrumental. The reliable energy source offered by GRDA, comprising both sustainable and traditional energy, ensures operational continuity for Red Devil.

The MidAmerica team itself has undergone significant development over the past 5-10 years, evolving to meet the dynamic needs of businesses located in the Park. When Red Devil required additional warehouse facilities, the MidAmerica team provided solutions, working closely with Red Devil to establish a setup that met their requirements, showcasing the collaborative spirit that defines the Park.

The support from the Oklahoma government, the state's pro-business stance and its central location—with easy access to shipping routes, just 1 ½ ship days to either coast—have further solidified Oklahoma as an ideal base for Red Devil's operations.

Red Devil's strategic decision to move its headquarters to Tulsa in 2005 was driven by a forward-looking vision. Recognizing Northeast Oklahoma as the future of the company, the move positioned Red Devil at the heart of a thriving business hub. A cost comparison between MidAmerica and Red Devil's previous location in New Jersey highlights the economic advantages, with MidAmerica offering a significantly more cost-effective option. This affordability extends to cost of living as housing costs in the region, ranking among the top three in the country.

In essence, Red Devil's choice of MidAmerica as its operational base is a strategic alignment meeting logistical and economic needs while fostering a collaborative business environment. This collaboration stands as a model for how the right location can serve as a catalyst for sustained success in the industrial landscape.

As Red Devil looks to the future, the company is poised for sustained success within the industrial landscape. Rooted in a history of providing solutions, Red Devil remains committed to delivering quality products and contributing positively to both local and global markets.

“Red Devils’ location in Oklahoma, specifically MidAmerica Industrial Park, has played a significant role in our success. Northeast Oklahoma’s unique blend of essential elements – land, labor, and energy – has driven our growth and operational efficiency. The collaborative culture within the Park, coupled with the support from key partners, is unparalleled. Our commitment to excellence aligns seamlessly with the pro-business environment of Oklahoma.”

– William S. Lee, President, Red Devil

MIDAMERICA GIVES BACK

MidAmerica Industrial Park actively engages in the community through sponsorships and collaborative partnerships, demonstrating its commitment to local initiatives.

Recently, MidAmerica sponsored the Pryor Chamber Gala, an event that celebrates local businesses and encourages connections and collaborations vital for sustained growth. Additionally, MidAmerica Industrial Park's involvement in the Inspire Mayes County project underscores its dedication to talent and innovation, ensuring a brighter future for all residents.

Furthermore, the Park's sponsorship of the upcoming Capitol-bound bus signifies its proactive stance in advocating for the interests of Mayes County and Pryor at a broader level. By facilitating the transportation of local leaders to the Capitol, MidAmerica strengthens the region's presence in pivotal decision-making arenas.

Encouraging economic growth and development isn't merely a mantra for MidAmerica Industrial Park; it's a guiding principle woven into its very DNA. Through initiatives like Inspire Mayes County and strategic sponsorships, the Park champions a thriving community.



INSPIRE
Mayes County



WORKFORCE HIGHLIGHT

MidAmerica Industrial Park and i2E announce award winners for high school entrepreneurship program

MidAmerica Industrial Park, in collaboration with i2E (Innovation to Enterprise), launched an innovative pilot program known as the MidAmerica Cup business plan competition.

Tailored for local school districts, the MidAmerica Cup engaged with high school students in a fun and engaging environment. While facilitating collaboration with businesses at MidAmerica, the program creates a talent pipeline, creating connections between students and 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 growing entrepreneurial thinking and connections between students and industry, this program is expected to contribute significantly to the advancement of both local and regional workforce.

Dr. Jenny Peters, Pryor High School STEM instructor, emphasized that the MidAmerica Cup showcases MidAmerica’s proactive involvement in shaping the workforce of the future. It underlines their dedication to students, functioning as a testament to the Park’s commitment to workforce development and the next generation of leaders.

Seven teams from four school districts participated in the MidAmerica Cup, with i2E providing coaching sessions. The teams crafted comprehensive business plans, presented their pitches on November 30, leading to the MidAmerica Cup awards ceremony on December 12.

Pryor High School’s “Creative Spark Industries” team, consisting of seniors Cayden Knight, Johnathan Stevers and Faith Buford, along with school advisor David Day, secured the highest honors. Their project, “LocalEyes,” an application and website designed to connect citizens in communities and boost customer engagement among local businesses, earned them first place in the Best Overall, Best Business Plan and Best Pitch Presentation categories.

Faith Buford, co-founder of LocalEyes, expressed pride in their achievement and highlighted the app’s goal to connect businesses with their audience using technology.

In preparation for the MidAmerica Cup competition, conducted qualitative market research and engaged with business owners to tailor the LocalEyes app. The primary target market is local chambers of commerce, which could purchase the app as a value-added

service to chamber members. Additionally, non-member businesses could privately purchase the app.

Inspired by the Love's Entrepreneur's Cup, the MidAmerica Cup aims to ignite creativity among high school students. Rex Smitherman, i2E president, expressed excitement about collaborating with MidAmerica on this initiative, aligning with i2E's mission to develop Oklahoma's next generation of entrepreneurs.

The MidAmerica Cup was created by MidAmerica Industrial Park through a partnership with i2E and additional supporters, including EPSCoR, Grand River Dam Authority, BancFirst, Center on Rural Innovation, RSU-TV, Action Group Staffing, HE&M Saw, Public Service Company of Oklahoma, and the Pryor Area Chamber of Commerce. The program not only stands as a testament to collaborative efforts but also celebrates the entrepreneurial potential of high school students, fostering innovation and driving economic growth in the region and the state.



MIDAMERICA CUP AWARD WINNERS

BEST OVERALL

- 1st Place: LocalEyes, Pryor High School
- 2nd Place: Petrol Plastix, Pryor High School
- 3rd Place: USAL, Pryor High School

BEST BUSINESS PLAN

- 1st Place: LocalEyes, Pryor High School
- 2nd Place: Petrol Plastix, Pryor High School
- 3rd Place: Go-2-Shoes, Adair High School

BEST PITCH PRESENTATION

- 1st Place: LocalEyes, Pryor High School
- 2nd Place: Longhorn Lock, Inola High School
- 3rd Place: USAL, Pryor High School

90 SECOND PITCH – BEST OVERALL

James Stanley, Go-2-Shoes





THE DISTRICT

THE BUNKER

- Banquet Style Seating for 75
- Classroom Style Seating for 50
- Theater Style Seating for 100
- Reception/Cocktail setup also available

Features:

- WiFi Available
- Presentation Ready
- Catering Kitchen
- Room Setup Included

BOOK NOW



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