



**WORLD CLASS DESTINATION
FOR BUSINESS AND LIFE**



**BUSINESS
FACILITIES'
MAGAZINE RANKS
MIDAMERICA #5
BEST INDUSTRIAL
PARK IN U.S.**

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HOME:
TCI
MANUFACTURING**

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**MIDAMERICA
INDUSTRIAL PARK
RECEIVES \$3 MILLION
GRANT FROM
U.S. DEPARTMENT
OF COMMERCE
ECONOMIC
DEVELOPMENT
ADMINISTRATION**

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

**BUSINESS FACILITIES' 20TH
ANNUAL RANKINGS REPORT
MidAmerica Industrial
Park ranks #5 best
in nation**



Business Facilities' Magazine recently announced its selection of MidAmerica Industrial Park as the No. 5 best industrial park in the United States in its July/August edition. The ranking is among the top 10 parks of its kind with comparable benefits and infrastructure assets for its current employers and prospective new businesses seeking relocation or expansion.

As a top 10 globally-ranked industrial park with more than 2,000 shovel-ready acres, we consistently rank high because of the total land size of MidAmerica. However, the amount of developed land and undeveloped land is not the only measurement or even the most critical calculation to place an industrial park on a list for site locations.

MidAmerica's ranking reflects the important balance of growth for not only our small to middle-sized employers, but also the capability of providing services and valuable infrastructure to some of the largest Fortune 500 corporations.

Our long-term strategic plan has resulted in critical infrastructure investment decisions made by our Board of Trustees. These capital



investments ensure MidAmerica is prepared for growth of all sizes due to our space availability and shovel readiness. Together with our on-site partners, the Grand River Dam Authority and the Cherokee Nation, our infrastructure assets make MidAmerica highly competitive among our competition.

Improvement and expansion in our water resources, power production, roads, residential development, workforce training, and quality of life initiatives means MidAmerica remains on a trajectory to be one of the most innovative and pro-business environments in the nation for corporate growth.

Congratulations to our team, our partners in economic development and our employers on achieving this ranking. Each of you play a critical role in our success and future growth.

Onward and upward,
Dave Stewart

**HOW THE SELECTION IS DETERMINED ACCORDING
TO BUSINESS FACILITIES' MAGAZINE:**

"This year's Business Facilities' Industrial Parks ranking focused on size in terms of acreage, then honed in on locations that excel in strategic location, transportation and infrastructure, and amenities. Ranging from 100,000+ acres to close to 2,000, the top ranked parks this year showcase the breadth of options for companies of all sizes. As decision-makers seek leading logistics, flexible space, and amenities there are a growing number of properties with a variety of choices for companies."



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**WORK IN THE
PARK**



Scan the QR code to
view all available jobs
and careers



Welcome Home: TCI Manufacturing

TCI MANUFACTURING

Founded in 2000 and headquartered in Walnut, Illinois, TCI Manufacturing is committed to delivering high-quality solutions for bulk material handling needs. The company's innovative approach and customer-centric services have fueled its steady and robust growth. For more details, visit www.tcimfg.com.

As part of our ongoing commitment to enhancing the industrial and economic landscape of Northeast Oklahoma, MidAmerica Industrial Park is thrilled to welcome TCI Manufacturing as our newest partner. The company, a leader in bulk material handling headquartered in Walnut, Illinois, will set up a new production site here in Pryor, Oklahoma.

Our newly aligned partner will occupy a 45,000 square-foot facility previously developed by MidAmerica. This site will focus on fabricating and assembling specialized equipment for the quarry, mining and aggregate sectors, adhering to the stringent quality standards TCI is renowned for.

At the outset, TCI Manufacturing plans to hire six to eight skilled full-time employees in welding and fabrication, with the potential to expand the team to 12-15 members as operations scale up. The site also includes a 4.5-acre laydown yard that enhances our logistical capabilities, ensuring efficient storage and distribution processes.

David Stewart, CEO of MidAmerica Industrial Park, highlighted the significance of this partnership, "The addition of TCI Manufacturing not only diversifies our industrial community but also reinforces MidAmerica's role as a catalyst for economic growth and employment in the region. Our strategic location, advanced infrastructure and dedicated workforce development initiatives provide a robust foundation for TCI and other companies to thrive."

MidAmerica Industrial Park's advantageous location within 300 miles of 10 major metropolitan areas, coupled with next-day service capabilities to 23% of the U.S. population, is a cornerstone of our offering. Our comprehensive logistics network, which includes direct access to major interstates, on-site Union Pacific rail services and proximity to major water ports and international airports, positions us as a competitive hub in the global marketplace.

Jason Stutzman, Executive Director at MidAmerica, shared insights on the new partnership, "From their first visit, TCI's leadership felt a strong connection to MidAmerica, reminiscent of their roots in Walnut, Illinois. Our central location and community-focused development align perfectly with their strategic goals, enabling more efficient service to their customers across the nation."

To support TCI's growth, MidAmerica will continue to invest in workforce development through our MidAmerica Delivers program, a model of excellence for employment growth in Oklahoma. Our on-site educational partnerships and cutting-edge STEM labs across 18 local schools are geared towards cultivating a skilled workforce ready to meet the demands of modern industries.

New Terminal Construction Begins at MidAmerica's H71 Regional Business Airport



Officials from the State of Oklahoma and MidAmerica Industrial Park broke ground

on a new airport terminal at our H71 Regional Business Airport on April 19, 2024. This marks a significant milestone in our ongoing efforts to enhance the infrastructure and economic appeal of MidAmerica Industrial Park.

The new terminal, a joint investment by the Oklahoma Department of Aerospace and Aeronautics and MidAmerica Industrial Park, is backed by \$3.285 million in grants from the Federal Aviation Administration. The 4,000-square-foot facility will feature hospitality

areas, an on-site conference room, a pilot's lounge and sleeping area and back-office management space.

Executive Director of the ODAA, Grayson Ardies, emphasized the importance of this development, stating, "This marks a big step forward as we break ground on MidAmerica's new terminal. This new facility is not just about bricks and mortar—it is about creating opportunities for this region and providing an amazing front door to this critical economic development asset in our state. With this investment, we are building a stronger future for Oklahoma's aviation industry."

The ODAA plays a crucial role in supporting, promoting and advocating for Oklahoma's aviation and aerospace industry, the state's second-largest sector. This includes providing funding, planning, programming and engineering expertise for Oklahoma's airports and aviation infrastructure.



“Aviation is an essential piece of the state’s transportation network and economic ecosystems,” said Oklahoma Sen. John Haste, chair of the Senate Aeronautics and Transportation Committee.

In 2022, the Oklahoma legislature made the largest investment in state history for the Oklahoma Aerospace and Defense industry totaling nearly \$250 million. With these funds, the ODAA is supporting infrastructure upgrades for the 108 public airports across the State of Oklahoma, aviation industrial parks, and workforce development opportunities.

David Stewart, MidAmerica’s Chief Administrative Officer, reflected on the strategic importance of this project. “The new terminal is yet another milestone in years of master planning and our Board of Trustees’ strategic, conservative investments in MidAmerica to enhance the transportation and critical infrastructure for our current and future employers. The new terminal not only replaces an outdated relic from our history but also provides a massive shift in the positive perception of MidAmerica and the State of Oklahoma.”

Since 2015, MidAmerica Industrial Park’s Board of Trustees has invested over \$80 million in infrastructure, including roads, water treatment facilities, workforce training, and regional planning for residential housing and quality of life initiatives.



Senator Blake Stephens, representing the Senate District of MidAmerica Industrial Park, acknowledged the broader impact of our regional business airport. “This regional business airport is more than just a mode for commercial or general aviation air transportation; these airports are hubs of economic activity and jobs, supporting the grander aerospace ecosystem that keeps our Nation’s air transportation system operating as the best system in the world.”

The new terminal at H71 Regional Business Airport represents a significant step forward for MidAmerica Industrial Park and the State of Oklahoma. It enhances our capacity to attract new businesses and supports the continued growth and success of our existing employers.

Building 630 Under Construction

Construction is progressing on Building 630, a 274,000-square-foot industrial manufacturing, distribution, and warehouse building at MidAmerica Industrial Park. The building is being constructed with precast concrete tilt-panels and will feature an interior clear height of 40 feet. Located on Armin Road with immediate access to State Highway 69A, the facility includes ample parking for staff on the north and south ends and 40 truck docks on the east and west sides. Core Architects, Inc. designed the building, Olsson, Inc. provided civil engineering services, and Crossland Construction Company, Inc. is the contractor. The building is currently pre-leasing and is expected to be completed and ready for occupation by the end of the year. For more information, email Jason Stutzman at jstutzman@maip.com.



Upcoming Events

Farmers Market

9am-12pm

8/31

9/28

10/26



District on Ice will return this holiday season!

November 30 (Lights On) through December 29

MIDAMERICA GIVES BACK

Earth Day Cleanup

MidAmerica Industrial Park celebrated Earth Day with a Park cleanup event

Approximately 50 participants, including MidAmerica staff, MidA Ambassadors (high school students from Mayes County) and employees from local companies such as Norit, IFF, Berry Global and RAE Corporation, participated in the cleanup. This collective effort highlighted the community's dedication to environmental stewardship.

The initiative was led by IFF, which reached out to engage other companies in a joint effort to celebrate Earth Day.

"We appreciated their desire to unite the MidAmerica community for a collaborative impact on Earth Day," Dave Stewart said.

The primary goals of the clean up were to encourage a sense of community within the Park and enhance its aesthetics by addressing waste and litter.

The day featured numerous rewarding moments as colleagues and students worked together to improve the Park's environment. The teamwork was evident, with everyone united by a shared purpose.

ENHANCED WEBSITE LAUNCHES



Marketing MidAmerica to the rest of the world **MAIP.com**

Whether it is expanding water treatment facilities, building new roads, developing a regional workforce and constructing a new airport terminal to enhancing quality of life with a new retail center or master planning residential developments – MidAmerica Industrial Park's team of professionals work every day to ensure our companies, and their employees thrive. That theme is among many messages outlined on MidAmerica Industrial Park's recently refreshed website found at MAIP.com.

"Marketing MidAmerica Industrial Park is a far reaching and complex effort to provide distinct information needs to multiple audiences each with equal priority," said Sherry Alexander, director of new business development. "We have a great story to share, and we want to ensure visitors to our website find the information and resources they seek quickly and efficiently."

MAIP.com is a hub of information with key facts about MidAmerica's competitive advantages, labor shed market, transportation, distribution and logistics, regional industries, cost of doing business stats and lifestyle in Northeast Oklahoma. It also features information about the organization's history, leadership, partners and economic development services.

"Our goal was to create a digital destination that showcases MidAmerica as a premier business location and our regional communities as a great place to live, work and raise a family," Alexander said.

Construction progress on Cherokee Nation Child Development Center and Phase III of The District

The Cherokee Nation is investing \$22 million to construct a 27,000-square foot Cherokee Nation Child Development Center. When complete, the Cherokee Nation Child Development Center with Head Start will feature 12 classrooms and provide up to 175 children a safe place to learn and grow.

MidAmerica Industrial Park partnered with the tribe by providing 12 acres of land located on West 530 alongside Hwy 69A. The site is adjacent to The District, MidAmerica's 162-acre, multi-phase retail and residential development. Phase I included The District retail and

entertainment center which opened in July 2021 and Phase II included West 530 Luxury Apartments which opened in November 2023.

Master planning and engineering design is complete on Phase III of the residential development featuring 100 homes and 10 acres of parks and outdoor spaces, which will all connect via walking and biking trail systems.

MidAmerica continues to plan and invest in expanding residential options to benefit the 4,500 workers at MidAmerica and prospective future employees.

Progress continues at the Cherokee Nation Child Development Center currently under construction located on West 530 alongside Hwy 69A. Additionally, the primary boulevard for entrance to Phase III of the new residential development is visible in the photo.



MidAmerica Industrial Park receives \$3 million grant from U.S. Department of Commerce Economic Development Administration

MidAmerica leadership to add \$1.2 million capital investment to expand workforce development and training



MAX HARRIS CORPORATE VICE PRESIDENT, HE&M SAW:

“HE&M Saw is proud to be part of the MidAmerica Industrial Park community. This grant and the additional investment underscore the commitment to promoting a skilled workforce that meets the needs of our industry. The expansion of the MidAmerica Center of Excellence will provide invaluable resources and training opportunities that are crucial for our continued growth and innovation.”

MidAmerica Industrial Park leaders announced today a significant boost to its workforce development programs as recipients of a \$3 million grant awarded by the U.S. Department of Commerce Economic Development Administration. The grant, announced by U.S. Secretary of Commerce Gina Raimondo, will support the construction of new classroom and laboratory spaces, along with the procurement of cutting-edge equipment at the MidAmerica Center of Excellence. MidAmerica’s Board of Trustees approved an additional \$1.2 million capital investment to augment the EDA’s investment for a total investment of \$4.2 million in workforce development.

In a news release by the EDA, U.S. Sec. Raimondo said this grant is part of a long-term strategy and is pivotal in revitalizing the middle class by building critical infrastructure and fostering job creation nationwide. Furthermore, the investment will enhance the region’s workforce development, equipping workers with essential skills for high-quality jobs and stimulating private investment.

David Stewart, CEO of MidAmerica Industrial Park, emphasized the importance of this grant in reinforcing the park’s commitment to economic growth and workforce excellence. “This investment will not only elevate our training capabilities but also position MidAmerica as a leader in innovative technologies,” said Stewart. “We are dedicated to preparing our region’s workforce for the ever-changing future of advanced manufacturing and technology.”

Opened in February 2019 with a capital investment of \$4.5 million, the MidAmerica Center of Excellence provides customized, comprehensive training in advanced manufacturing and serves as a best-in-class career center for more than 80 employers and 4,500 employees at MidAmerica. Portions of the EDA grant and MidAmerica investment will expand the current 25,000 square-foot training center by an additional 5,000 square feet for \$2.6 million and purchase specialized, high-tech equipment for \$1.6 million. In total, the capital investment of \$8.7 million in the MidAmerica

Center of Excellence meets the demands of current employers and anticipates the needs of future, new employers.

"This expansion and investment will also support the development of the systems, programs and supporting infrastructure for advanced manufacturing technical training programs," said MidAmerica Director of Workforce Scott Fry. "These programs are designed to meet the demands of Industry 4.0 technologies, including mechatronics, robotics and automation applications. It allows MidAmerica and our training partners to scale existing programs to develop critical skill sets at multiple levels. This ensures the local workforce is equipped to interface with advanced manufacturing processes."

The MidAmerica Center of Excellence is one portion of MidAmerica's long-term strategy in workforce development and retention. Called MidAmerica Delivers, the program serves as the best-practices model for the State of Oklahoma. It includes investing and donating 18 STEM labs in local schools throughout the region, and a High School Ambassador program which introduces Career Pathways to jobs at MidAmerica. Annually, the program reaches more than 2,000 graduating seniors in the schools surrounding MidAmerica.

"The development of relevant curriculum in partnership with industry, local K-12, career tech and higher education institutions will ensure that training is delivered at each academic level," Fry said. "Creating a scalable model at each level, which can be easily replicated and distributed in local school districts and postsecondary institutions, is a key aspect."

Additionally, the programs will provide certificate and accredited programs with multiple entry and exit points, incorporating virtual and augmented reality versions of equipment and technology to replicate facilities and amplify career connections. Internship and apprenticeship models will be developed in partnership with companies to provide work-based learning opportunities.

Key partners in this initiative include MidAmerica Business Leaders Association, Oklahoma Manufacturing Alliance, Northeast Tech, Rogers State University, OSU Institute of Technology and the Cherokee Nation. These collaborations play a crucial role in the successful implementation and sustainability of the training programs.

"The MidAmerica Center of Excellence will play a crucial role in addressing the workforce needs of industries in Northeast Oklahoma and Northwest Arkansas. By providing state-of-the-art training facilities and programs, MidAmerica Industrial Park continues to attract top-tier talent and foster regional economic development," Stewart said.

TONY AQUILA

EXECUTIVE CHAIRMAN AND CEO, CANOO (NASDAQ: GOEV):

"The commitment to skilled manufacturing training in Oklahoma with the \$3 million grant awarded to MidAmerica Industrial Park, along with the additional \$1.2 million investment will enhance energy development in Northeast Oklahoma and tribal lands. Native Americans and dedicated hard-working individuals will have the opportunity to enter stable, rewarding careers in the automotive, clean energy and manufacturing sector. We will do our part to help the U.S. Secretary of Commerce, Gina M. Raimondo, to achieve her focus to spur good-paying jobs, empower entrepreneurs to innovate and grow, and help American workers and businesses like Canoo compete."

TODD FANNIN OWNER OF TACK DESIGNS AND CHAIR OF MIDAMERICA'S BUSINESS LEADERS ASSOCIATION:

"As a business owner within the park, this substantial investment in workforce development is highly valuable. The advanced training and new facilities will help ensure that companies like TACK Designs have access to a highly skilled workforce, which is essential for driving innovation and maintaining our competitive edge."

Chouteau Thrives Amid Regional Collaboration and Growth

The city of Chouteau is experiencing a renaissance, fueled by a regional collaboration spearheaded by MidAmerica Industrial Park, that has brought significant economic and community development. This surge in growth underscores the importance of strategic partnerships in impacting local progress.

Under the guidance of Superintendent Lori Helton, Chouteau-Mazie Public Schools recently passed a crucial \$12.995 million bond aimed at enhancing school facilities and safety measures. The bond, which had previously failed, succeeded on a second attempt with a revised proposal that resonated with the community.

The funds will be used for new secure entrances to both the elementary and middle schools, a redesigned parent pickup area and expansions to the early childhood building, which will now include a dedicated space for a nurse and counselor. A significant portion of the bond, \$6 million, is allocated for a 10,000-square-foot storm shelter at the middle and high school, which will also house new classrooms. This bond did not result in increased taxes, as it coincided with the payoff of a previous bond, ensuring community support.

Superintendent Helton also highlighted the impact of MidAmerica Industrial Park on the school district. "MidAmerica Industrial Park has been a tremendous partner for our school district. When businesses come into MidAmerica, it directly benefits us. These businesses contribute to our capacity and resources. The growth and development brought by MidAmerica help us better serve our students and meet the needs of our growing community," she explained.

Mayor Brenda Cunningham has witnessed firsthand the transformative impact of MidAmerica's Community Growth project, which has led to new parks, housing developments and essential infrastructure improvements in Chouteau.

"When I took over as mayor, we lost our grocery store. Harps bought it and then closed it," Cunningham said. After a pivotal meeting with Harps facilitated by MidAmerica, the grocery store chain invested \$4 million to remodel and reopen the store, which has been operational since January. "Without MidAmerica, the grocery store wouldn't have happened," Cunningham emphasized.

Chouteau's residential sector is also booming, with 27 out of 53 planned new homes already built and selling rapidly. There is an expected growth of an additional 300 homes with three active builders currently working in Chouteau.

The city has made significant strides in infrastructure, including the completion of \$1.2 million in sidewalks funded by a Safe Schools grant in collaboration with the Cherokee Nation and Chouteau schools. These sidewalks connect the community directly to the grocery store, enhancing accessibility and safety.

A new QuikTrip is set to open on Labor Day weekend, featuring a truck stop and gas station on a five-acre plot. This development is expected to attract additional businesses, including potential restaurants and a hotel, signaling further economic expansion. "Where QuikTrip goes, other businesses follow," Cunningham noted.

With an estimated 30,000-35,000 cars passing through Chouteau daily, the town is strategically positioned in the heart of regional growth. The city is actively seeking grants to further improve infrastructure, working with the Oklahoma Water Resources Board (OWRB) and the Oklahoma Water Resources Authority (OWRA). The Cherokee Nation, a vital partner, is assisting in writing several of these grant applications due in September and October.

Chouteau is also enhancing its parks, including upgrades to the disc golf course, ensuring recreational spaces keep pace with the town's growth.

The intertwined efforts of Chouteau-Mazie Public Schools, the city government and MidAmerica Industrial Park underscore the power of collaboration in driving local development. As Chouteau continues to expand, the benefits of these strategic partnerships are evident in the enhanced quality of life for its residents and the promising future that lies ahead.





MidAmerica Teacher Camp

MidAmerica Industrial Park, in partnership with Northeast Tech and the Oklahoma State Department of Career Tech, recently hosted the 2024 Oklahoma Education and Industry Partnership (OEIP) program. This marks the 17th year the program has been offered to area educators, providing them with insights into career opportunities at MidAmerica and a variety of professional development activities.

The two-day event, first introduced in 2008, aims to raise awareness and understanding of careers in the manufacturing industry and to foster alliances between the education and business communities. Over the years, the program has expanded to include sectors such as construction, energy and data storage.

This year, participants toured Berry Global, RAE Corporation and the Grand River Dam Authority's GREC and Kerr facilities. These tours featured discussions on various career options critical to business success. The experiences equip teachers with the knowledge to relay this information to their students. Additionally, representatives from Fortis Construction and Batchelor and Kimball gave presentations on construction trades and their role in data center construction.

Beyond the industry-focused tours, participants enjoyed a STEM professional development session presented by the Science Museum of Oklahoma, funded by EPSCoR. Northeast Tech staff also led a session on AI in the classroom, providing guidance on leveraging AI to enhance learning while avoiding potential pitfalls.



Each participant received a \$125 stipend for their participation, funded by MidAmerica Industrial Park, a STEM Kit from the Science Museum of Oklahoma and a backpack filled with classroom supplies provided by the Oklahoma State Department of Education.



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WORKFORCE HIGHLIGHT

MidAmerica's Third Year of STEM Interns

MidAmerica Industrial Park launched the third year of its STEM internship program this summer. Nine students from six different area school districts were selected for this year's program. Each student was chosen based on their interest in STEM education and careers, with a desire to live and work in this community after graduation.

Students have participated in a variety of technical training topics, including electrical systems and controls, automation, computer-aided drafting and CNC applications. In addition, students have toured various MidAmerica businesses, learning more about the products produced and the available career opportunities.

In August, students entered the project phase of the program, where they applied their newly developed technology skills to complete projects. After graduating high school next year, each student will have the chance to work a full-time internship with a MidAmerica company aligned with their post-secondary aspirations.



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