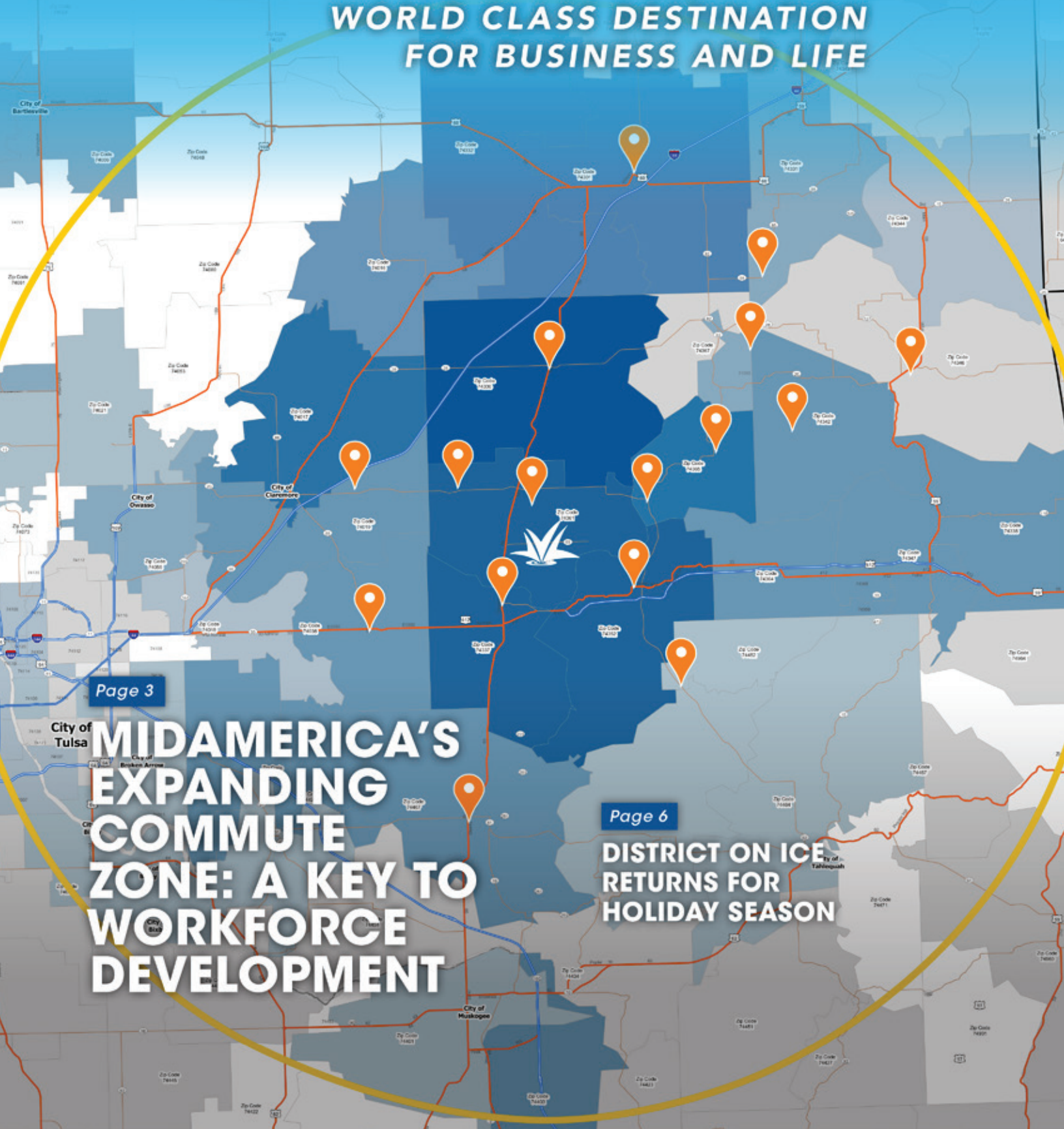




**WORLD CLASS DESTINATION  
FOR BUSINESS AND LIFE**



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City of  
Tulsa

# MIDAMERICA'S EXPANDING COMMUTE ZONE: A KEY TO WORKFORCE DEVELOPMENT

**Page 6**

## DISTRICT ON ICE RETURNS FOR HOLIDAY SEASON

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

## **A Growing Workforce, A Growing Opportunity**

At MidAmerica Industrial Park, we are proud to see the strength of our workforce evolve, extending beyond our immediate surrounding area. Our growth is reflected in the reach of our employees, who now commute from areas once considered outside our influence. This expanding commute zone, which includes rural counties and the Tulsa metropolitan area, speaks to the job opportunities we offer and the broader economic vitality of our region.

What stands out most is how naturally this development has occurred. It's not just the proximity of MidAmerica to these communities that draws people here—it's the quality of life and career potential we provide. The fact that 20% of our employees travel from beyond a 45-minute radius shows MidAmerica's growing regional importance. Our commitment to building a better future is driving this momentum, making MidAmerica not only a place to work but also a destination for professionals across the region.

This expanding workforce base presents both an opportunity and a responsibility. As we grow, we must focus on keeping MidAmerica accessible and appealing. The infrastructure projects underway, including Highway 412 improvements and the construction of Williams Road, are not just logistical necessities—they're investments in the future of our workforce. We are also focused on increasing our local population with new housing developments. These developments will ease commutes and make the Park appealing and accessible to the talent that drives our success.

Our ability to attract workers from a wider area reinforces MidAmerica's role in regional economic growth. We sit at the intersection of industry, innovation and opportunity, and the data from our commute zone



proves it. Knowing where our employees come from helps us and our business partners refine recruitment strategies to align with changing demographics and market trends.

As MidAmerica thrives, we are committed to maintaining this momentum. Our park is more than a hub for commerce—it is a cornerstone of regional development. Together, we will continue to attract new talent, create opportunities and build the infrastructure that ensures our park and our people flourish for years to come.

Onward,  
David Stewart  
*Chief Administrative Officer, MidAmerica Industrial Park*



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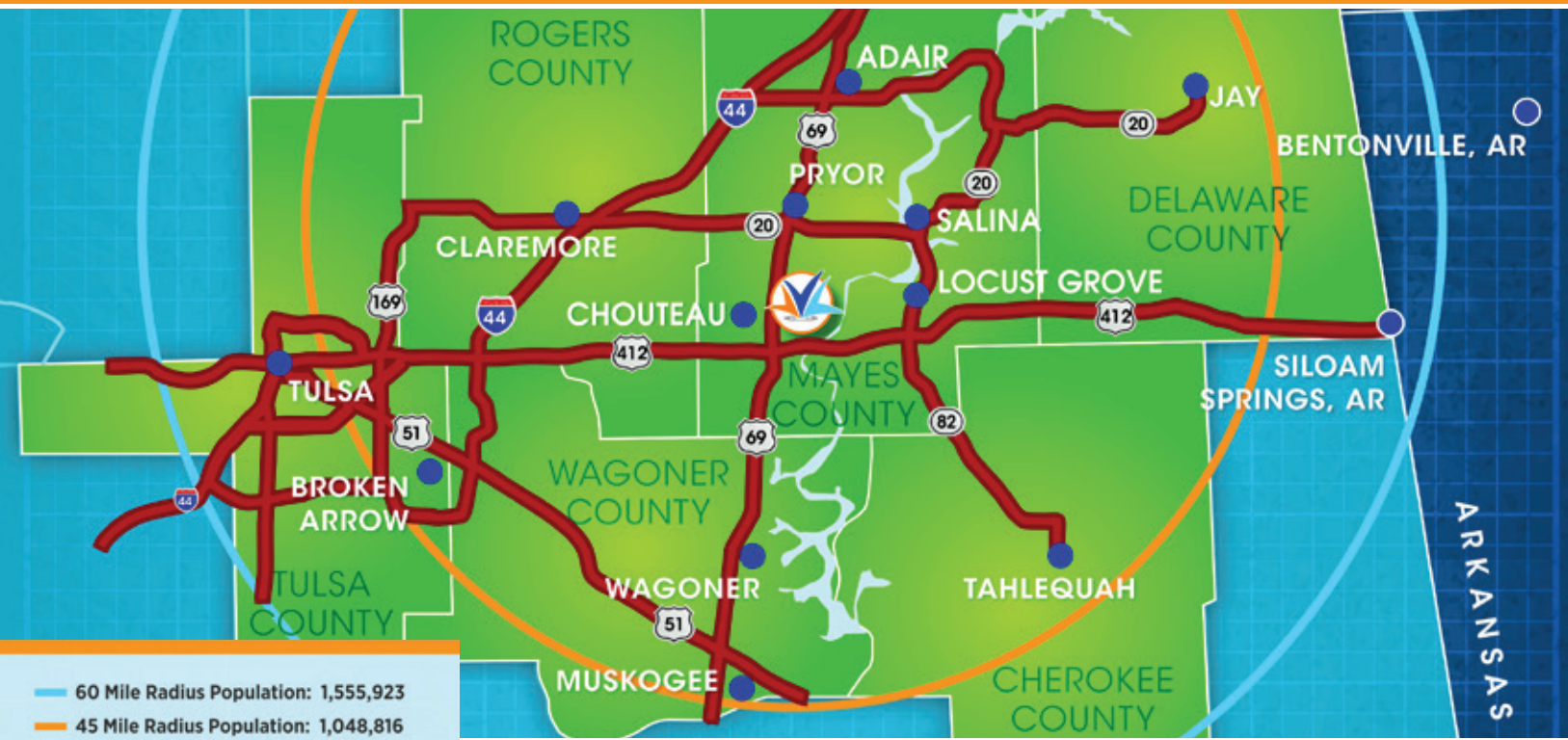
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# MidAmerica's Expanding Commute Zone: A Key to Workforce Development

As MidAmerica Industrial Park continues its growth, the reach of its workforce encompasses a diverse range of communities from rural counties to the north, east, west and south, as well as a significant portion of the Tulsa Metropolitan Statistical Area (MSA). The Park's well-established commute zone demonstrates that MidAmerica already has everything it needs to support its growth and success: a robust workforce, accessible amenities and a strategic location that connects diverse communities.

"MidAmerica's appeal extends beyond the Park's nearby towns," says Scott Fry, director of workforce development at MidAmerica. "Employees are commuting from areas we might not have initially anticipated, which underscores the Park's reputation as a desirable place to work."

Approximately 50% of MidAmerica's workforce commutes from within 30 minutes of the Park, with another 30% coming from a 45-minute radius. An impressive 20% of employees travel from even further, reflecting MidAmerica's status as a regional powerhouse for high-quality job opportunities and career advancement.

MidAmerica's strength lies in its ability to meet workforce and community needs by leveraging its prime location, economic opportunities and the growing population base east of Tulsa and west of Northwest Arkansas.

"We're fortunate to be in a region where economic development

and population growth are perfectly aligned," said David Stewart, chief administrative officer of MidAmerica. "The opportunities are here, the workforce is here and the amenities to support them are in place. We're well-positioned for continued success."

Ongoing investments in infrastructure further enhance MidAmerica's accessibility. Improvements to Highway 412, its transition into an interstate, and the construction of Williams Road will ensure that commuting to the Park is seamless and efficient. The planned interchange at 412/412B will also provide a smoother flow of traffic for employees.

"These infrastructure developments are about enhancing what we already have," says Fry. "They reflect our commitment to making MidAmerica an even more accessible and attractive place to work."

MidAmerica's ability to attract and retain top talent speaks volumes about the Park's appeal. Businesses within the Park benefit from understanding the diverse communities their workforce represents, which helps refine recruitment strategies and strengthen connections within the region.

"MidAmerica's workforce is a testament to the Park's success," says Stewart. "We're proud of the thriving community we've cultivated and are focused on continuing to deliver opportunities for growth and innovation."



## WORKFORCE HIGHLIGHT

# MidAmerica Industrial Park and i2E Announce Award Winners for High School Entrepreneurship Program

*"DipDaddy's" student team from Inola High School wins highest honor*

Leaders from MidAmerica Industrial Park and i2E announce a team of eight Inola high school students are the top winners of the high school entrepreneurship program called the MidAmerica Cup.

The MidAmerica Cup, in its second year, is a business plan competition organized by MidAmerica in collaboration with i2E (Innovation to Enterprise) and tailored for local school districts engaged with MidAmerica's STEM education programs. The initiative aims to broaden students' understanding of entrepreneurship, innovation, and collaboration.

"The competition adds to MidAmerica's education and workforce strategy to create a homegrown talent pipeline and foster connections between local students and the 80 established employers located within the Park," MidAmerica's Director of Workforce Development Scott Fry said. "The MidAmerica Cup competition empowers high school students to form teams, develop a product, conduct market research, formulate financial projections and present a comprehensive business plan to potential investors."

This year's competition expanded significantly from the inaugural competition. Ten teams from six local high schools—Pryor, Jay, Inola, Wagoner, Salina and Adair High School—participated in the MidAmerica Cup competition. Launched in September, the MidAmerica Cup competition required each team to develop a business plan, marketing strategies, executive summaries, business models, budgets and timelines. The teams' finalized projects culminated in formal presentations to a panel of judges on November 20 and award winners were announced December 9th. More than eleven thousand dollars was awarded to participating students and advisors.

"The growth of the MidAmerica Cup in just its second year demonstrates the appetite for entrepreneurial thinking in our community," said Fry. "This competition allows students to gain hands-on experience and provides a pathway to explore careers in business and innovation. The success of this program is a testament to the strength of our partnerships and the dedication of our local schools."

Inola High School's "DipDaddy's" team—consisting of seniors JayJim Yang, Hayze Green, Brock Flanagan, Dawson Burt, Dana Alvarado-Puentes, Aynsley Wright, Mathew Bynum, Syler Yang and school advisor Todd Dixon—won first place in the Best Overall category for their product, the "DipCaddy." The DipCaddy addresses distracted driving by offering drivers a practical solution for eating while on the road. The team also tied for first place in the Best Business Plan and Best Pitch Presentation categories.

"These project-based learning opportunities often reflect the unique perspectives of young people, addressing needs specific to their peers and communities. The diversity of ideas highlights the creativity and forward-thinking nature of the students participating in the competition," said Todd Dixon, Inola High School STEM Instructor. "I believe students learn more by engaging in a program like this than they do in a traditional classroom setting."

The MidAmerica Cup takes inspiration from the Love's Entrepreneur's Cup, Oklahoma's statewide collegiate business plan competition, managed by i2E for over 20 years. This year's event was supported by sponsors including GRDA, RAE Corporation, and EPSCoR as Gold sponsors, and RSUTV, Red Devil, BancFirst, and Action Group Staffing as Silver sponsors. PSO participated as a Bronze sponsor. The addition of sponsors like RAE Corporation and Red Devil highlights the expanding support for fostering entrepreneurial skills among students.

"We were proud to support the MidAmerica Cup as it encouraged students to explore their entrepreneurial potential," said Damon Swank from RAE Corporation, one of this year's pitch judges. "The creativity and passion that these students brought to the competition was truly inspiring."

"Business development is a primary objective for MidAmerica Industrial Park," said MidAmerica Chief Administrative Officer David Stewart. "This program has the potential to inspire students to pursue their own ventures, creating long-term economic impact in the region. By equipping students with practical experience and connections to local industries, the MidAmerica Cup is laying the groundwork for the next generation of business leaders."

## 2024 MIDAMERICA CUP AWARD WINNERS

### BEST OVERALL

1st Place: DipDaddy's, Inola High School  
 2nd Place: Save Our Schools, Salina High School  
 3rd Place: Meal Rush, Pryor High School

### BEST BUSINESS PLAN

1st Place: VISAP, Jay High School  
 1st Place: DipDaddy's, Inola High School  
 2nd Place: Meal Rush, Pryor High School

### BEST PITCH PRESENTATION

1st Place: DipDaddy's, Inola High School  
 2nd Place: Save Our Schools, Salina High School  
 3rd Place: Meal Rush, Pryor High School

### 90 SECOND PITCH - BEST OVERALL

Save Our Schools, Salina High School



# District on Ice Returns for the Holiday Season



This holiday season, *District on Ice* has returned to MidAmerica Industrial Park, continuing the much-loved winter tradition. With its premier sponsor, Google, and the strong support of other MidAmerica businesses, the event has become a staple in the surrounding community. The festivities officially began on November 30, 2024, with the opening night event, now called *Lights in Our Neck of the Woods*.

Sherry Alexander, director of business development at MidAmerica, expressed her gratitude for the continuous support from local sponsors. "Our sponsors have been essential in making *District on Ice* a growing success each year. Their involvement strengthens the community spirit during the holidays," she said.

Sponsors such as Google, Red Crown CU, GRDA, Hub Engineering, Kemp Quarries, Berry Plastics and RCI have tremendously helped in the event's success. Each year, our sponsors have seen the positive impact of the event on the community.

"Google is proud to support *District on Ice* again this year, which has served as a fun and engaging holiday event for our Mayes County neighbors," said Kate Franko, Google's head of data center community affairs in Oklahoma. "It's wonderful to see how MidAmerica has championed The District as a vibrant gathering place where our community can come together to create memorable experiences all year long."

As the event grows, sponsors have expressed appreciation for how their involvement has strengthened relationships with the community and provided their employees with a unique opportunity to celebrate the season together.

Kevin Bruce, multi-site human resources manager at Berry Global said, "We are thrilled to sponsor this year's *District on Ice* skating event. Last year, many of our employees enjoyed holiday fun with their families. We are delighted to offer our support to ensure that the community can continue to take part in this special experience."

*District on Ice* has transformed The District into a festive winter wonderland, complete with an outdoor skating rink that can accommodate up to 95 skaters, skate rentals, holiday music, twinkling lights, and festive decor. Food and drinks are available from The District businesses, as well as complimentary on-site parking.

This year's event has already delivered memorable moments, thanks to the continued partnership between MidAmerica and its sponsors. With the involvement of high school volunteers, MidAmerica Ambassadors and community members, *District on Ice* offers a secure, fun-filled gathering space for families to make lasting holiday memories.

SUN	MON	TUES	WED	THURS	FRI	SAT
						30
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24 Closed	25 Closed	26	27	28

= 1pm-9pm
  = 5pm-9pm
  = 11am-1pm (Toddler Skate) 1pm-9pm (Open Skate)

= Free Skate Night (Courtesy of Google)

## DATES

**OPENING DAY**  
11/30

**WEEKENDS ONLY**  
12/1-12/21

**OPEN DAILY**  
12/22-12/28

**CLOSED**  
CHRISTMAS EVE  
CHRISTMAS DAY




# Construction Updates



## AIRPORT TERMINAL PROJECT ADVANCES

Construction of the new airport terminal has officially begun to take shape. The slab was poured in October, and structural steel installation was completed earlier this month, setting the stage for wall framing to commence. Hardened rooms, designed for use as bathrooms and storm shelters, are already constructed, underscoring the terminal’s dual focus on functionality and safety.

All site utilities have been installed and are undergoing testing, ensuring that infrastructure meets operational standards. The terminal is on track for completion and is expected to open to the public by the end of May 2025.





# BUILDING 630 CONSTRUCTION MILESTONES

Significant progress has been made on Building 630, a new 274,000-square-foot warehouse and distribution spec building currently under construction at MidAmerica Industrial Park. The precast concrete walls and roof trusses are fully installed, marking key milestones in the project's timeline. Roof decking is now 50% complete, with the roof's final completion expected by December 15.

On the site, approximately 60% of the paving is in place, with concrete pours advancing at an accelerated pace to meet the year-end goal for paving completion. Installation of windows and doors is set to begin soon, with the building expected to be fully dried in by the end of the year. Once dried in, tenants will be able to start their interior improvements, moving the project closer to operational readiness.



# MidAmerica Industrial Park Welcomes Jonette Duck as District Event Coordinator



Jonette Duck

MidAmerica Industrial Park is pleased to announce Jonette Duck as the new District Event Coordinator. Jonette has over ten years of experience in workforce development and twenty years in business ownership. She has transitioned into the role of event coordinator, leveraging diverse

experience and a passion for creating impactful events.

In her previous roles, Jonette served as a human resource manager, contributing to significant team growth, and later as a workforce system coordinator in the nonprofit sector, overseeing

various workforce development initiatives. Her entrepreneurial experience running an HVAC business has equipped her with valuable insights into operations and community engagement.

Jonette holds a Bachelor's degree in Business Administration from Northeastern State University, further strengthening her expertise in organizational management.

Currently, as the Event Coordinator for the District and Expo Center, Jonette schedules events for both locations, collaborates with businesses in the MidAmerica Industrial Park, and seeks new opportunities to enrich the community. Her initiatives include the Farmers Market, District on Ice, and the Easter Egg Drop, all aimed at encouraging connections and community spirit.

With a commitment to making a positive impact, Jonette looks forward to bringing even more engaging events to the community.

## MIDAMERICA GIVES BACK

# MidAmerica Spreads Holiday Hope Supporting Foster Children

MidAmerica Industrial Park partnered with Oklahoma Human Services' Holiday Hope program this holiday season to bring joy and support to foster families in Mayes County.

Holiday Hope is a statewide initiative designed to brighten the holidays for foster families and children involved with Child Welfare Services. Through this partnership, MidAmerica provided gifts tailored to the needs and interests of local foster children.

In addition, MidAmerica provided free skate tickets to The District on Ice for all Mayes County foster families, creating opportunities for fun and connection during the holidays.

By supporting Holiday Hope, MidAmerica continues to demonstrate its commitment to fostering a sense of community and care for the families who play such an essential role in the lives of Oklahoma's children. Initiatives like this reinforce MidAmerica's dedication to making a meaningful impact beyond the workplace.





# Crafting Memorable Branding Solutions

## *Strategic Growth at MidAmerica Industrial Park Drives Success*



Premier Designs stands as a testament to the power of legacy, innovation and strategic growth. The company's roots trace back to Fuller Sign Service, founded in 1948 by Bud Fuller, a pioneer in signage craftsmanship. For decades, Fuller Sign Service set the standard for quality and service, a legacy carried forward by Bud's son Dan Fuller.

In 2012, Justin Hare, alongside his father John Hare, acquired the company and rebranded it as Premier Signs & Designs, focusing on creative design and comprehensive branding solutions. This transformation marked a new era for the business, emphasizing innovation and customer-focused design. The addition of partner Todd Fannin in 2021 was another key milestone, paving the way for the company's relocation to a 10,000-square-foot facility at MidAmerica Industrial Park in the spring of 2022.

"Moving to MidAmerica has been one of the best decisions we've made," said Hare. "The Park has provided us with the space, resources and community connections needed for growth and expansion." Since the move, Premier Designs has doubled in size, reflecting both its operational excellence and the supportive environment of the Park.

Premier Designs specializes in a wide array of services including printed paper goods, interior and exterior signage, decals, window graphics, phenolic labels, apparel and digital advertising solutions. At

the heart of the company's mission is a commitment to making every project "memorable," blending creative design with meticulous attention to customer needs.

Recent projects highlight Premier Designs' innovative approach. The company designed, sold and installed two large digital billboards—one on Highway 69 at Hooker's Bar and Grill and another on Highway 20 at Salina Highbanks Speedway—capturing the attention of millions of motorists annually. A standout local project involved creating a retro-modern sign for Paulie's Donuts in Pryor, which earned widespread acclaim for its unique design and nostalgic appeal.

The company attributes its growth to the collaborative relationships cultivated within MidAmerica Industrial Park. "Our location has allowed us to enhance production workflows, improve efficiency and build great relationships with other businesses," said Hare. These connections, coupled with the Park's infrastructure and resources, have been instrumental in Premier Designs' success.

Looking ahead, Premier Designs aims to expand its footprint across Northeast Oklahoma while continuing to grow relationships within the Park. "Our goal is to always improve—ourselves, our abilities and our impact," Hare added.



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Access*



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Available**

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## FUTURE GROWTH

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4,200 Employees  
within MidAmerica  
Industrial Park

Multiple Housing  
Options Planned  
*Apartment &  
Single-Family Houses*

162 Acre  
Commercial & Retail  
Development

PLEASE CONTACT

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