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FOR BUSINESS AND LIFE**



# HONORING THE PAST, BUILDING THE FUTURE

*MidAmerica CAO David Stewart welcomes newly appointed  
CBC USA CEO Tim Caldwell and CFO Todd Alexander »*



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

# The Long View on Growth

At MidAmerica Industrial Park, we often talk about planning with the long view. Big projects do not create lasting benefit on their own. The real work happens in the years that follow, when a community strengthens its tax base, invests in infrastructure and builds the housing and services that support families and the workforce.

That is why our long-term experience with Google matters for Mayes County. Google purchased a pre-existing building at MidAmerica in 2007 and began operations in 2011. Over time, that investment has helped strengthen our local tax base and create a more stable foundation for community priorities, especially education.

Ad valorem revenue tied to industrial investment has allowed our schools to make decisions from a position of strength. When a district can invest consistently in facilities, technology and educators, it changes what is possible for students and it strengthens the entire community.

We have also learned that responsible growth is not only about what happens inside the fence line. It is about what happens around it. At MidAmerica, we have paired major industry with quality-of-life investments designed to support workforce participation and long-term retention. The District and West 530 are visible examples of that effort, along with continued plans for additional housing, trails and community space.

This kind of development does not happen by accident. It is the result of thoughtful planning, conservative investment and strong partnerships. When we align infrastructure early and build for the full ecosystem, we create the conditions for stability and long-term opportunity.



As more communities consider data center projects, we believe our experience reinforces a simple point. When standards are met and investments are thoughtful, responsible development can strengthen education, expand opportunity and support long-term prosperity for the region.

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



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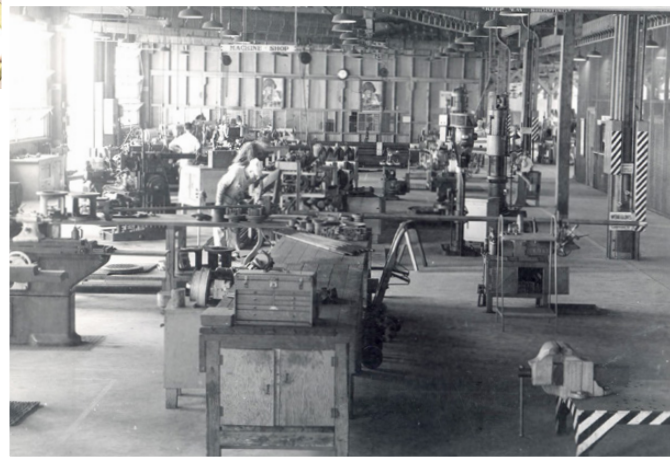
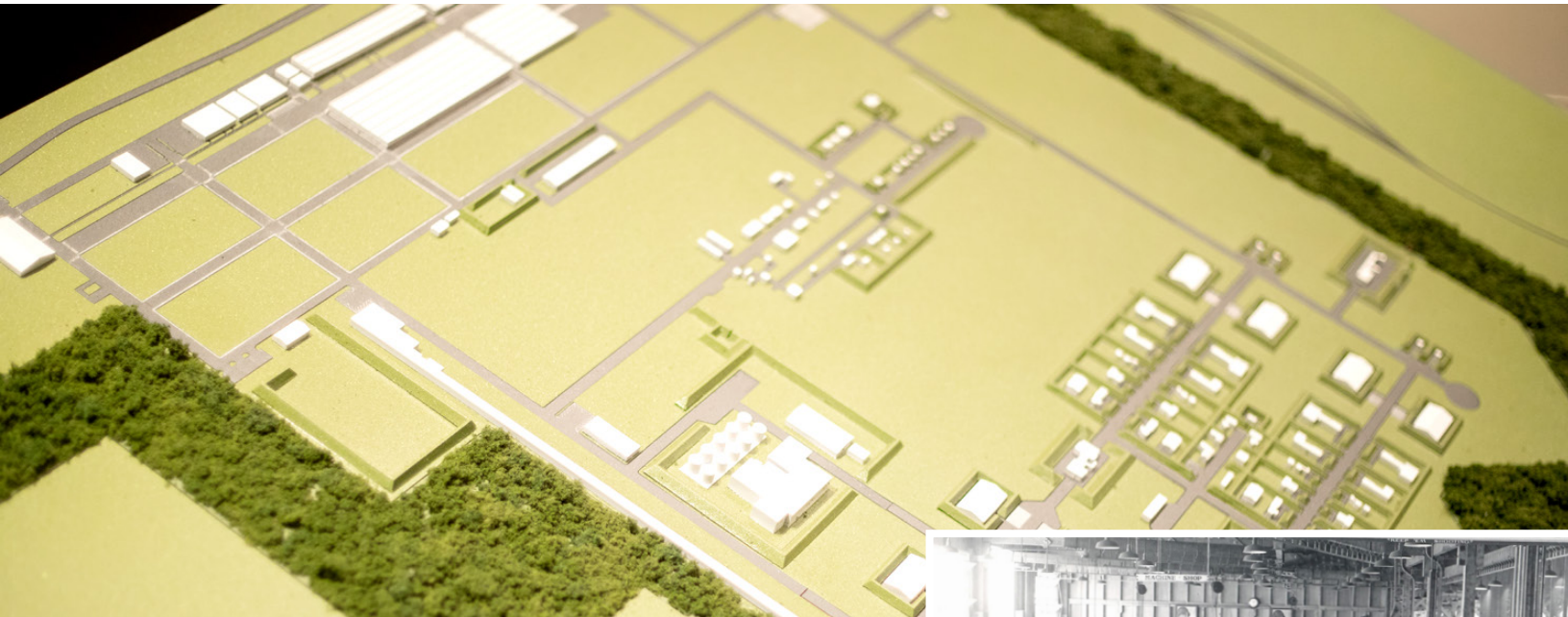
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# Honoring the Past, Building the Future

*CBC's MidAmerica project remains on track under the leadership of new CEO Tim Caldwell*

CBC Global Ammunition has completed the purchase of more than 500 acres at MidAmerica Industrial Park, advancing plans for its \$300 million production facility in Mayes County. A groundbreaking is expected in early summer, marking the next step in one of the region's most significant economic development projects.

The milestone represents more than a land transaction — it signals a defining moment for CBC as the company approaches its 100-year anniversary and begins construction on its first fully vertically integrated manufacturing operation in the United States.

"This is without a doubt a major milestone for CBC Global," said Tim Caldwell, CEO of CBC USA. "As we approach our 100-year anniversary, beginning construction on our first fully vertically integrated U.S. manufacturing facility is incredibly exciting."

MidAmerica Chief Administrative Officer David Stewart said the land transfer reinforces the park's longstanding role in supporting national defense.

"Transferring this land to CBC USA is a moment of historic and strategic significance," Stewart said. "What was once a World War II munitions plant site will now support the future of ammunition manufacturing."

CBC evaluated more than 50 sites across the country and conducted visits in seven states before selecting MidAmerica. The decision was driven by a combination of strategic, operational and

economic factors, including the park's scale, infrastructure and ability to support efficient project execution.

"As one of the largest industrial parks in the country, MidAmerica offers the space and infrastructure needed to execute a project of this scale efficiently," Caldwell said. "Equally important is the strength of the workforce and the support from local, state and tribal partners, which has been outstanding."

The company plans to develop a fully vertically integrated operation on approximately 500 acres within the park's 9,000-acre footprint. Founded in 1926, CBC employs more than 4,000 people globally and produces nearly 2 billion rounds of ammunition annually. The Oklahoma facility will manufacture a full range of small-caliber ammunition for law enforcement, the U.S. military and commercial markets.

CBC also announced the formation of CBC USA, a new manufacturing entity that will anchor its long-term investment at MidAmerica. For Caldwell, the focus is on building a strong foundation from the ground up — starting with assembling the right team and putting systems in place to support long-term success.

"With land acquisition complete, our next steps are finalizing design and engineering, preparing the site and moving into construction safely and efficiently," Caldwell said. "At the same time, we're building the team and systems needed to support

operations. Our priority is to do this the right way from the start.”

That disciplined approach extends beyond construction. CBC’s vision for its Oklahoma operation centers on building a world-class manufacturing facility that delivers consistent quality, creates opportunity for employees and becomes a valued part of the local community. Success, Caldwell said, will be defined not only by bringing the facility online, but by establishing a culture grounded in accountability, collaboration and continuous improvement.

The project is expected to create 350 direct jobs and an estimated 634 additional indirect jobs across northeast Oklahoma. According to the Tulsa Regional Chamber, the development is projected to generate \$439.9 million in economic output, \$66 million in labor income and \$33.5 million in annual tax revenue.

Stewart said the project aligns closely with MidAmerica’s mission to support sustainable economic growth across the region.

“At MidAmerica, our mission has always been to be responsible stewards of this land and to use it as a platform for economic growth,” Stewart said. “CBC USA’s investment brings high-quality jobs, long-term investment and new opportunities to northeast Oklahoma.”

As development begins, CBC leaders emphasized their commitment to being a long-term partner in the region — focused on safety, environmental responsibility and transparency throughout the process.

“Our message to the community is simple — we’re here to build something the right way and to be a long-term partner,” Caldwell said. “This is about creating meaningful jobs, investing locally and operating in a way that reflects shared values.”



That approach is rooted in a deep respect for the site’s history and its role in supporting U.S. defense. While the company’s focus is on the future, Caldwell said CBC is committed to honoring that legacy through the same level of discipline, integrity and purpose that has defined the site for generations.



THE  
**POWERLIST**  
THE JOURNAL RECORD

## Dave Stewart Named a 2025 Top Leader in Workforce and Economic Development

MidAmerica Industrial Park Chief Administrative Officer David Stewart was recognized as one of The Journal Record’s 2025 Top Leaders in Workforce and Economic Development.

## COMPANY SPOTLIGHT

# Building on a Legacy

*Family leadership and industrial expertise drive Williams Construction forward at MidAmerica Industrial Park*

For Williams Construction, legacy is not just something remembered. It is something built into every project. As a third-generation company rooted in northeast Oklahoma, Williams Construction continues to carry forward the values established decades ago by its founders while expanding its capabilities to meet the needs of modern industry.

The company's culture was shaped by founder Chuck Williams and later strengthened by his son, Ivan Williams, who built the business around integrity, hard work and taking care of people. Today, those same principles continue to guide the company under the leadership of Ivan's sons, Chris and Marty Williams.

"The culture our grandfather and father built still guides us today," said Chris Williams, president and CEO of Williams Construction. "They believed in integrity, hard work and taking care of people, and those are values we remain deeply committed to carrying forward."

Chris Williams oversees team leadership, operations and client management, while Marty Williams leads business development, focusing on relationships, new opportunities and helping bring projects across the finish line. Together, the brothers are leading the company into its next chapter while preserving the foundation that has made it successful.

Williams Construction has built a strong reputation in complex industrial work, a niche Ivan Williams helped develop and one the company continues to refine today. The firm has grown to more than 80 employees and expanded its services to meet client needs across the region.

"We've protected our focus on complex industrial work because that's where Williams Construction does its best work," Chris Williams said. "At the same time, we've continued to grow the company, expand our services and invest in the team that makes it all possible."

Today, Williams Construction specializes in equipment installation, piping, excavation and concrete work. A growing piping division has further strengthened the company's ability to support major industrial clients and deliver increasingly complex projects.

The company is also known for its close partnerships with clients and for building a workplace where employees take pride in their work.

"When you have a strong team that enjoys working together, everything else tends to follow," Marty Williams said. "We take a lot of pride in building a company where people are proud to work."



MidAmerica Industrial Park has played an important role in that growth. Being located in one of the nation's largest industrial parks gives Williams Construction the opportunity to see firsthand how industrial investment is transforming the region and how the company's work contributes to that momentum.

"One of the best parts of being in MidAmerica is being able to watch growth happen around you," Marty Williams said. "We can see equipment leave our warehouse headed to a jobsite and later see the results of that work taking shape on the horizon."

That connection to MidAmerica is more than geographic. For the Williams brothers, it reflects a shared commitment to building a thriving industrial park that attracts a talented workforce and supports the surrounding community.

Looking ahead, Williams Construction plans to continue its steady growth by hiring, developing its team and strengthening leadership across the company.

"Investing in our people has always been key to our long-term success," Chris Williams said. "As MidAmerica continues to grow, we're excited to be part of that momentum and to keep building for the future."

Even as the company evolves, its guiding principles remain unchanged. For Williams Construction, the future is being built the same way it always has been: through strong relationships, skilled craftsmanship and a commitment to doing the job right.



## WORKFORCE HIGHLIGHT

# MidAmerica Industrial Park announces 2025 MidAmerica Cup Award Winners

*Chouteau High School's Red Dirt Roots Company earns top honors*

MidAmerica Industrial Park announced the winners of the 2025 MidAmerica Cup, a business plan and entrepreneurship competition for high school students across the region. The presentations occurred on November 19, and winners were announced December 2. More than \$11,000 in prize funding was distributed to participating students and advisors.

The competition, now in its third year, is a partnership between MidAmerica and i2E (Innovation to Enterprise). The program introduces students to entrepreneurship, innovation and real-world problem solving. Schools engaged in MidAmerica's STEM education efforts are invited to form teams, develop marketable solutions and present their work to industry judges.

Chouteau High School's Red Dirt Roots Company earned first place in the Best Overall category for its subscription-based service that connects communities with locally grown foods and handcrafted products from small farmers and artisans. The team includes students Nahomi Talavera, Elizabeth Sullivan and Curtis Schencks, advised

by instructors Jake Adkinson and Chasma Carlile. Judges cited the team's strong market potential, clear financial planning and well-defined product strategy. Red Dirt Roots Company also earned first place in the Best Business Plan category.

"The MidAmerica Cup reflects our commitment to strengthening the region's education and workforce pipeline," MidAmerica's Director of Workforce Development Scott Fry said. "These students learn to identify opportunities, build business models and communicate their ideas to potential investors. The professional skills they gain will follow them well into their future careers."

This year's competition included teams from Adair, Chouteau, Inola, Jay, Locust Grove, Pryor and Salina. Students spent several months developing business plans, marketing strategies, executive summaries, budgets and prototype concepts. Their work culminated in formal pitch presentations judged by business leaders and educators.

"The MidAmerica Cup gave my students more than a competition. They built a business plan from the ground up, stood in front of a

panel to defend it and saw their classroom skills come alive in a real setting. It was an experience that pushed them and grew their confidence," said Jake Adkinson, Chouteau Agricultural Education teacher and advisor.

MidAmerica Chief Administrative Officer David Stewart said the competition continues to advance the Park's long-term workforce vision. "Our mission is to support pathways that lead students to the high-quality jobs available in and around Mayes County," Stewart said. "These students demonstrate remarkable creativity and initiative. Investing in programs like the MidAmerica Cup helps develop the next generation of innovators and business leaders."



## MIDAMERICA CUP AWARD WINNERS

### BEST OVERALL

- 1st Place: Red Dirt Roots Company, Chouteau High School
- 2nd Place: PA/C Men, Inola High School
- 3rd Place: Workforge XP, Pryor High School

### BEST BUSINESS PLAN

- 1st Place: Red Dirt Roots Company, Chouteau High School
- 2nd Place: PA/C Men, Inola High School
- 3rd Place: Teefer Tablets, Salina High School

### BEST PITCH PRESENTATION

- 1st Place (tie): ShowerMate, Inola High School
- 1st Place (tie): Workforge XP, Pryor High School
- 3rd Place: Teefer Tablets, Salina High School

### 90 SECOND PITCH – BEST OVERALL

- Workforge XP, Pryor High School



# MidAmerica Partnership Helps Northeast Tech Student Land Role at HE&M Saw



MidAmerica Industrial Park's workforce partnerships are designed to give students hands-on experience, build professional skills and create clear pathways from the classroom to a career. Northeast Tech student Tyler Kik is one example of how those connections can turn a project into a job opportunity.

Kik supported MidAmerica's Podcast in the Park during the 2024–2025 season as the primary recording engineer and editor. Working closely with MidAmerica Workforce Development Coordinator Brittany Greer, he coordinated recording schedules, set up and troubleshooted equipment and edited each episode from start to finish. After episodes were approved, he uploaded the final audio to streaming platforms so the community could listen.

"My biggest advice for students who are wanting to turn class experience into real work is to get uncomfortable," Kik said. "There

are so many more opportunities that exist after you start to branch yourself out and try new things."

That mindset paid off during a podcast recording when Kik met Max Harris, a guest on the show, and learned HE&M Saw was hiring. Kik followed up after the episode and, with support from Greer, finalized the connection and was hired as the company videographer.

Today, Kik produces video content that supports HE&M Saw's internal communications, marketing and trade show efforts, including training videos, product features and digital ads. He also took on responsibilities as the company's trade show coordinator, coordinating with show representatives, tracking deadlines and aligning internal teams on logistics and expectations.

Kik credited Northeast Tech's Visual Communications program with developing the confidence and communication skills that helped him step into a professional role.

**"Tyler brought a strong work ethic and creative mindset to every project, and he consistently delivered professional-level work," said Jeff Faulconer, Northeast Tech instructor. "Northeast Tech's Visual Communications program gives students hands-on experience so they are ready to contribute immediately in the workplace."**

From Podcast in the Park to a full-time role at HE&M Saw, Kik's story reflects how MidAmerica's partnerships with educators and employers help students build skills, relationships and career momentum in northeast Oklahoma.

# Planning for the Full Ecosystem: MidAmerica Industrial Park's Model for Growth

As communities across the nation weigh the opportunities and concerns tied to data centers, MidAmerica Industrial Park offers a long-term example of what responsible development can deliver when planning, diligence and community investment are aligned.

Google purchased a pre-existing building at MidAmerica in 2007 and began operations in 2011. Today, its Mayes County facility is the company's second largest data center in the world. For MidAmerica leaders, that scale underscores both corporate confidence and the value of long-term community readiness.

"Companies like Google do not invest billions of dollars in a location where a project could potentially fail," said David Stewart, CAO and a member of the Board of Trustees for the MidAmerica Industrial Park authority. "Every site undergoes rigorous due diligence — environmental studies, water resource analysis, power reliability assessments and long-term infrastructure planning. Those standards must be met before a single shovel goes into the ground."

MidAmerica leaders say the Park's experience shows that many community concerns can be addressed through preparation, transparency and long-term performance.

"One of the most important lessons we have learned is that success is not just about landing a project," Stewart said. "It is about what you build around it and how you ensure the community benefits for generations."

In Mayes County, one of the most visible outcomes has been the impact of ad valorem taxes generated by long-term industrial investment. Those revenues have strengthened the local tax base and supported investments that improve the broader community, including education.

"Ad valorem revenue has allowed our schools to invest in facilities, technology and educators at a level that would not otherwise be possible," Stewart said. "It has strengthened the entire community and positioned our students for success."

MidAmerica leaders also point to the importance of workforce and education pathways that extend beyond a single employer. Through STEM initiatives, digital skills training and educator support, Google has contributed to programs that expand access to technology-focused learning and support workforce development in northeast Oklahoma.

Quality-of-life investment has also been a deliberate part of MidAmerica's long-term approach. Less than 1,000 feet from the

Google data center, the Park developed The District — a mixed-use retail and entertainment center — along with West 530, a multifamily residential community that is 100% leased and operating with a waiting list.

"The fact that families live, shop and gather within steps of one of the largest data centers in the world speaks volumes about safety and security,"

Stewart said. "These facilities are quiet neighbors, and they operate under strict security and environmental standards."

The Park has committed additional land for a master-planned residential community featuring trails and park space. Construction is underway. Adjacent to the development, the Cherokee Nation — the largest tribal nation in the United States — recently opened a Child Development Center and Head Start facility, further supporting working families and workforce participation.

Stewart said the coordinated growth reflects intentional planning built over time.

"We aligned infrastructure early — power, water, sewer and transportation — and we paired industrial growth with housing, childcare and recreation," he said. "When you plan for the full ecosystem, you create stability."

After nearly two decades, MidAmerica leaders view their partnership with Google as proof that responsible data center development can coexist with environmental stewardship, infrastructure integrity and community advancement.

"Our experience shows that when standards are met and investments are thoughtful, a data center can become a catalyst," Stewart said. "Not just for economic growth, but for education, quality of life and long-term regional prosperity."



# Upcoming Events

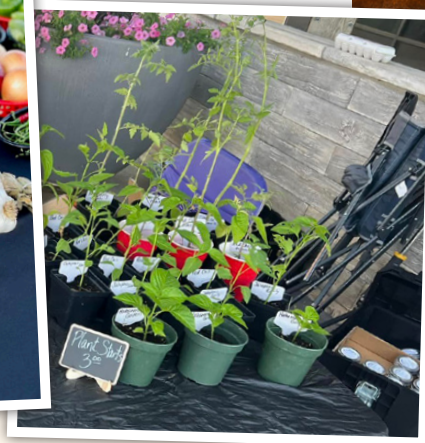
## MidAmerica Miles that Matter Run Benefiting SafeNet Services April 25th

Fun Run starts at 8:30am  
5K starts at 9am  
Race is in the Park



## The District Egg Drop

On Saturday, March 28, The District hosted its annual Easter event, welcoming families from across the region for a morning of spring fun. The free event featured a helicopter egg drop with 10,000 eggs and four age-based hunts. The event is one of several seasonal gatherings that reflects MidAmerica's investment in a vibrant, family-friendly community.



## Farmers Market | 4pm-7pm

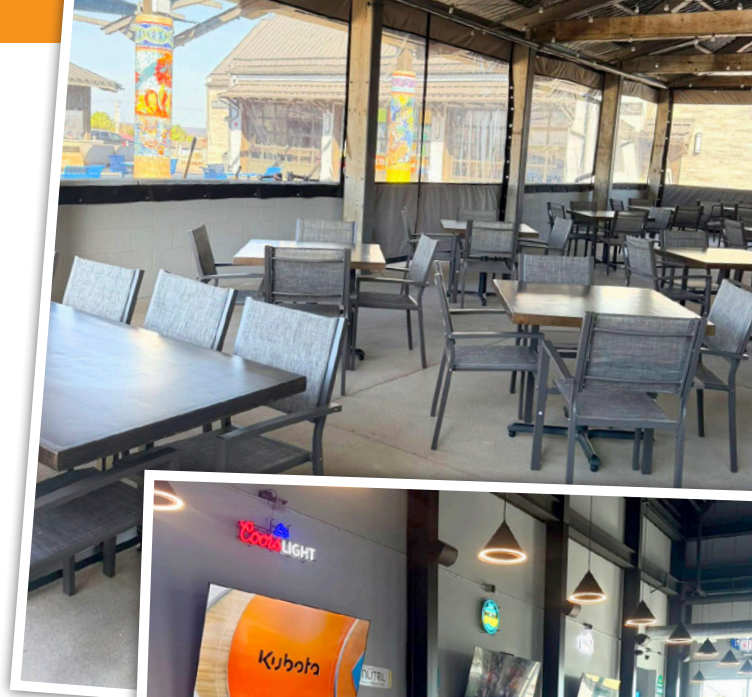
May 5 & 19      July 7 & 21      September 1 & 15  
June 2 & 16      August 4 & 18      October 6 & 20



LIFE IN OUR NECK OF THE WOODS

# Rooster's Pryor Now Open at The District

Rooster's Pryor celebrated its grand opening March 14, adding a new restaurant destination to The District at MidAmerica.



## West 530 Apartments

- » 126 apartments are full and there is a wait list.
- » Additional 168 units are expected to be ready this fall.

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## Property Details



- 1.25-4.00 Acre Tracts Available
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