

MidAmerica *On the Move*

MidAmerica leaders stand in front of one of the Park's historic World War II-era bunkers.

20th
EDITION

**FROM WARTIME
ROOTS TO A NEW
ERA**

CBC USA advances initial operations as MidAmerica's historic defense roots come full circle

LAMBDA TO BUILD NEW DATA CENTER AT MIDAMERICA

From the desk of

David Stewart, Chief Administrative Officer and Board of Trustees Member

A Letter to Our Community

Building Data Centers Together

For nearly two decades, MidAmerica Industrial Park has been home to one of the world's largest data center campuses. In that time, we've learned a simple truth: this kind of growth only works when it works for everyone – the companies that invest here and the community that hosts them.

As we look ahead to the next phase of data center development at MAIP, including Lambda's recently announced plans to build a new data center, we want to share how we approach this work and the commitment that guides it.

PARTNERSHIP, NOT JUST PERMISSION

Before any deal is shaped, we start by understanding what our community needs and where we have limitations - roads, water, schools, housing and emergency services. That information shapes the discussion from the beginning, not after the fact. Our local leaders are always treated as partners at the table, not as a formality to work around.

That approach guided our recent conversations with Lambda. Those discussions included local leaders and focused on community priorities and the project's long-term impact.



Future site of Lambda's data center at MidAmerica.

INFRASTRUCTURE THAT BENEFITS EVERYONE

Growth on this scale puts real demands on shared infrastructure – power, water and roads. Our approach is to make sure that as these systems expand to serve new development, they get stronger for the whole community, too. That means:

- » Heavy-haul routes and road capacity planned before construction begins.
- » Noise standards set in advance – written into agreements from day one.
- » Power, water and utility planning that accounts for years of growth, not just the next project.

These are the MidAmerica standards we hold ourselves to.

BENEFITS YOU CAN POINT TO

We believe a good deal is one a community can still measure years later. Not a groundbreaking photo op, but a school budget line, a repaved road or a water system upgrade that outlasts any single project.

Pryor Public Schools is the clearest example we have. Google's investment here has grown the local tax base significantly, enough that the district is now funded by local revenue rather than state funding. That has meant higher teacher pay and expanded programs and facilities for our kids.

Lambda's planned investment is expected to provide another measurable benefit. Based on current rates, the project is expected to generate an estimated \$500 million in taxes over the next 10 years, with revenue supporting schools, public services and other local priorities. It is also expected to create up to 1,000 construction jobs and up to 100 permanent positions.

We're also honest about where the near-term value comes from: local contractors and tradespeople doing the construction work, and the ongoing maintenance jobs that follow.



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OUR MISSION | *MidAmerica drives prosperity for an ever-evolving business-friendly community where Oklahomans work, live, and thrive.*

A LONG-TERM RELATIONSHIP

MidAmerica isn't a single-site host - we're an industrial park built for heavy industry, with the zoning and utility planning to match, long before the first data center arrived here in 2007. That history matters because it means growth here happens on infrastructure designed to absorb it, in a place already built for this kind of investment.

But the deeper reason this has worked for almost 20 years isn't the zoning. It's that we treat community trust the way we treat any other piece of infrastructure: something built over time and re-earned with every new project.

As we take on the next wave of development, that commitment doesn't change. We'll keep bringing the data first, setting our own standards before they're demanded, and measuring success by what our community can still point to a decade from now.

At MidAmerica we want to help shape the future in a way that is community driven.

Thank you for being part of it.

David Stewart
Chief Administrative Officer, MidAmerica Industrial Park





From Wartime Roots to a New Era

CBC USA prepares for initial operations while bringing ammunition manufacturing back to MidAmerica

A new chapter is beginning at MidAmerica Industrial Park on ground with deep ties to the nation's defense history. CBC USA is moving forward with plans to purchase Building 625, prepare equipment and employees for initial operations and advance development of its larger manufacturing campus.

Together, those steps will allow the company to begin part of its operations while planning continues for its larger manufacturing campus.

"As anyone who has taken on a project of this size and complexity knows, the planning, coordination and initial steps are often the most challenging but some of the most important," said Tim Caldwell, CEO of CBC USA. "We continue to make progress on CBC's plans at MidAmerica and have taken several key steps that will allow us to begin operations while we move the larger campus project forward."

The purchase of Building 625 will allow CBC to begin a portion of its operations by the first quarter of 2027. Equipment is already being set in place, and the company has made several key hires in preparation for that work.

The approach allows CBC to build operational momentum as design and construction plans for the main campus continue to evolve. Activity at the site will increase over the coming months as the company installs equipment, prepares facilities and expands its team.

MidAmerica's history gives the project a distinctive full-circle connection. The Park traces its roots to the World War II-era Oklahoma Ordnance Works, and historic black powder bunkers remain visible reminders of the site's original defense mission. Today, CBC's plans are bringing ammunition manufacturing back to MidAmerica.

That connection was visible during MidAmerica's June board retreat, when Park leaders visited one of the historic bunkers. The setting offered a tangible reminder of MidAmerica's origins and the unusual full-circle nature of the project as CBC advances plans for a new generation of American ammunition manufacturing at the Park.

At the same time, CBC is amending plans for its main campus. The company's revised target for breaking ground is the first quarter of 2027.

"While a project of this scale naturally evolves as planning progresses, we remain committed to the vision for CBC at MidAmerica and are excited to see that vision beginning to take shape," Caldwell said.

The updated timeline changes the immediate milestone, but not the long-term direction. Building 625, early equipment installation and initial hiring give that vision a visible starting point while connecting MidAmerica's future to its defense-industry history.

"As anyone who has taken on a project of this size and complexity knows, the planning, coordination and initial steps are often the most challenging but some of the most important."

— Tim Caldwell, CEO of CBC USA



A Full-Circle Visit

MidAmerica leaders saw the Park's past and future meet during the June board retreat.

MidAmerica Industrial Park's June board meeting included the organization's annual retreat, giving trustees an opportunity to tour the Park and see current progress firsthand. One stop brought the group to a World War II-era black powder bunker.

The visit underscored a remarkable connection between MidAmerica's beginnings and its next era. The bunker reflects the site's original defense mission, while CBC USA's plans are bringing ammunition manufacturing back to the Park.



PICTURED FROM LEFT: Jason Stutzman, MAIP executive director; Nathan Cross, MAIP legal counsel, Doerner, Saunders, Daniel & Anderson; David Stewart, MAIP chief administrative officer; John Budd, MAIP trustee and CEO of the Oklahoma Department of Commerce; Mick Webber, MAIP Board chairman; and Charles Sublett, MAIP trustee and GRDA Board member. Not pictured: Sean Burrage, MAIP trustee and chancellor of the Oklahoma State System of Higher Education.

Lambda to Build New Data Center at MidAmerica

Project expected to generate \$500 million in tax revenue over the next decade while creating up to 1,000 construction jobs and 100 permanent positions

Lambda Inc., the Superintelligence Cloud, has announced plans to build a new data center at MidAmerica Industrial Park. Lambda is expected to pay an estimated \$500 million in taxes over the next 10 years based on current rates, and the project is expected to create up to 1,000 construction jobs and up to 100 permanent positions.

In compliance with Oklahoma's Data Center Customer Ratepayer Protection Act, Lambda will take full responsibility for the resources and infrastructure needed to operate the facility, including paying 100 percent of its energy costs. The company will also manage local resources responsibly by minimizing water use through closed-loop cooling technology and optimizing energy efficiency.

"Lambda is committed to being a good neighbor and long-term partner with the town of Chouteau and Mayes County," said Stephen Balaban, co-founder and chief technology officer at Lambda. "We've been meeting with local leaders to understand their priorities and help shape our long-term investments in the community. We're going to keep listening, keep showing up, and let our work here speak for itself."

"When developed responsibly, data centers can create lasting economic opportunities and investments in the communities where they operate," said Michel Combes, chief executive officer of Lambda. "Our responsibility is to ensure that this project delivers value to Mayes County while respecting the community's resources, infrastructure, and priorities. We are committed to meeting that responsibility at every stage of the project."

LAMBDA'S COMMITMENTS

» **RATEPAYER PROTECTION:** Lambda will protect local ratepayers by paying for all electricity the facility uses and ensuring the project meets Oklahoma's requirements under the state's ratepayer protection laws. The company has also signed the White House Ratepayer Protection Pledge and is working to design the project to be a more flexible grid customer with the ability to shift or reduce certain computing loads during periods of peak demand.

- » **WATER STEWARDSHIP:** The facility will implement closed-loop cooling technology that dramatically reduces water use compared with traditional data center cooling.
- » **SITING AWAY FROM RESIDENTS:** The project will be built at MidAmerica Industrial Park with infrastructure designed to minimize impacts on surrounding residential areas.

"Oklahoma is leading the nation in building the modern economy, bringing major investments to our state and creating opportunities that will benefit our people for generations to come," said Governor Kevin Stitt. "Lambda has committed to taking responsibility for the energy costs associated with its facility, ensuring those costs are not passed along to residential customers while generating hundreds of millions in tax revenue and economic growth right here in Oklahoma. These are commitments that reflect the kind of responsible investment we want to see in Oklahoma."

"Major investments like this demonstrate the opportunity we have to continue growing Oklahoma's economy and attracting innovative companies to our state," said Oklahoma Department of Commerce CEO John Budd. "Lambda's decision to build here is a vote of confidence in Oklahoma's workforce, infrastructure and business-friendly environment. We look forward to supporting this project and the new opportunities it will create for Oklahomans, while continuing to build an economy that can compete for investment and high-quality jobs for years to come."

"Lambda's decision to build in Mayes County represents a transformative commitment to economic development in our community," said Chouteau Mayor Brenda Cunningham. "This project will bring an estimated \$500 million in tax revenue to our county over the next decade, which will go toward supporting



our schools, public services and local priorities. This is the kind of partnership we want in our community.”

“This is a significant investment in Mayes County and an important opportunity for our community,” said Steve Grossman, Mayes County commissioner. “Beyond the economic activity it will bring, this project will strengthen our local tax base and create new resources that can support schools, infrastructure and other community priorities for years to come. We’re pleased to welcome Lambda to Mayes County and look forward to working with them as the project moves forward.”

The new data center will be located in the south section of the industrial park and will sit within the Chouteau-Mazie Public School District tax boundary.

“This investment will have a lasting impact on Chouteau-Mazie District Schools and the students we serve,” said Josh Gwartney, Chouteau-Mazie Public School superintendent. “The tax revenue will support our school and allow us to invest in better facilities, competitive teacher salaries, advanced programs and more career and technical education opportunities. We’re excited about the opportunities this creates for our students and teachers.”

MidAmerica selected Lambda from a range of potential partners based on the company’s approach to responsible development and building standards.

“MidAmerica and GRDA took a deliberate approach to finding the right partner. Through what we call a reverse RFP, we started with the strengths of this site and looked for a developer whose plans would deliver lasting value to the region. Lambda stood out as a major investor, a responsible developer and operator, a good steward of resources and a strong community partner. Lambda’s commitment to investing in education and quality-of-life initiatives begins now, while the project is still under development,” said David Stewart, CEO and member of the Board of Trustees of MidAmerica Industrial Park. “As construction gets underway, the project is expected to create approximately 1,000 jobs and generate opportunities for local vendors, contractors and suppliers. That means the community will begin to see a positive economic impact as the project takes shape. We are proud we found a partner that will make a positive impact from the start and build on it for years to come.”

“Grand River Dam Authority created a focused, comprehensive planning process when evaluating potential projects of this magnitude. GRDA has made the prudent and responsible investments necessary for the past decade to ensure we are ready for projects of this scale and impact,” said Dan Sullivan, CEO of the Grand River Dam Authority. “Lambda will fund the upfront infrastructure costs required to serve the project, ensuring those expenses are not passed on to other GRDA customers. That approach, combined with the project’s positive economic impact, responsible and proactive approach to this investment, along with



the tax benefits, is why we believe this development delivers a strong return for all those we serve.”

Cloverleaf Infrastructure was selected by GRDA and MidAmerica to ready the Mayes County site for development by Lambda.

“Cloverleaf is proud that Grand River Dam Authority and MidAmerica Industrial Park selected us to help ready this site for future development. As a public power leader and an economic development champion, respectively, both have been strong advocates for the Mayes County community, and we have greatly valued our partnership with them,” said Aaron Bilyeu, chief development officer at Cloverleaf Infrastructure. “As we move forward, we will be guided by the Cloverleaf Standard, our commitment to developing critical infrastructure responsibly, transparently and in partnership with the communities we serve. We are confident in Lambda’s ability to lead the project, and expect it to create significant construction jobs, generate long-term employment opportunities, and deliver meaningful tax revenue that will support local priorities, public services and infrastructure investments for years to come.”

Lambda and MidAmerica will continue meeting with local leaders and residents to listen and gather input to help guide community investment. As planning progresses, more information will be shared about the project timeline and its expected economic impact.

**SCAN TO READ COMMUNITY
QUESTIONS AND ANSWERS »**



Metro Emergency Upfitters



Before Branson Perry retired from the Oklahoma Highway Patrol in 2023, his final patrol car was built by Metro Emergency Upfitters. He remembers it as the nicest patrol vehicle he had driven during his career.

Today, Perry leads MEU's operation at MidAmerica Industrial Park, overseeing the team responsible for building the same kinds of vehicles he once relied on in the field.

"We aren't just building cars; we're building vehicles that help keep law enforcement officers and our communities safe," Perry said. "There is a real purpose behind the work we do."

Founded in Oklahoma City in 2014 by President Aaron York, MEU opened its second location at MidAmerica in June 2025. The Pryor operation began with one customer and two technicians. It has since grown to 15 technicians and an office assistant serving more than 50 agencies.

GROWING AT MIDAMERICA

MEU leases an approximately 30,000-square-foot facility at MidAmerica with 16 service bays. Seven bays are currently in full-time use, leaving room for continued growth.

The Pryor team produces approximately 15 vehicles each month and services another eight to 10 vehicles for equipment additions and other work. Customers include law enforcement

agencies, fire departments, emergency-management organizations, municipalities, utility fleets and state, local and federal agencies.

MEU transforms standard vehicles into units configured for specific jobs. Builds can include emergency lighting, sirens, camera and radar systems, consoles, computer mounts, partitions, prisoner-transport equipment, secure storage and K9 systems.

"We listen to the customer and build the vehicle around its real-world use," Perry said. "Our goal is to provide consistency from one vehicle to the next so an agency's people know where everything is and how it works. Uniformity, quality and efficiency equal safety."

That attention extends to the smallest details. MEU technicians solder electrical connections and complete detailed installations designed to perform reliably under demanding conditions. Technicians train as apprentices while working toward national Emergency Vehicle Technician certification.

Serving MidAmerica and Oklahoma

The company recently completed six Ford F-150 patrol vehicles for GRDA and continues to help maintain its fleet. The work is especially meaningful to Perry because MEU operates within GRDA's service territory at MidAmerica.

"I told GRDA that we use their power and facilities, and I wanted the opportunity to build some of their patrol vehicles," Perry said. "Being able to complete those vehicles and continue supporting their fleet is something our team is very proud of."

MEU also works extensively with the Cherokee Nation. Its projects include patrol vehicles for the Cherokee Nation Marshal Service, prisoner-transport vehicles for juvenile justice and other justice operations, and vehicles used by emergency-management personnel. The company also equips golf carts and side-by-sides that support events across the Cherokee Nation Reservation.

As a Native American-owned business, MEU is TERO certified with the Cherokee Nation, CESO certified with the Muscogee Nation and certified by the U.S. Small Business Administration. The company also has relationships with the Chickasaw Nation and Choctaw Nation and works with tribal nations across Oklahoma.

Within the Park, MEU works with Premier Signs + Designs to produce vehicle graphics. The relationship allows MEU to keep more of its work at MidAmerica while offering customers coordinated vehicle design and installation.

BUILDING A LOCAL WORKFORCE

MidAmerica's workforce-development resources were a major factor in MEU's decision to open its Pryor location. Through MidAmerica's Center of Excellence, the company has connected with Northeast Tech, the Pryor High School Innovation Center and other partners that introduce students to careers in vehicle technology, electrical systems and fabrication.

Career-technology students have visited the shop to shadow technicians and learn about the specialized work. MEU is also exploring opportunities to work with Innovation Center students on computer-aided designs for frequently used parts and social-media content.

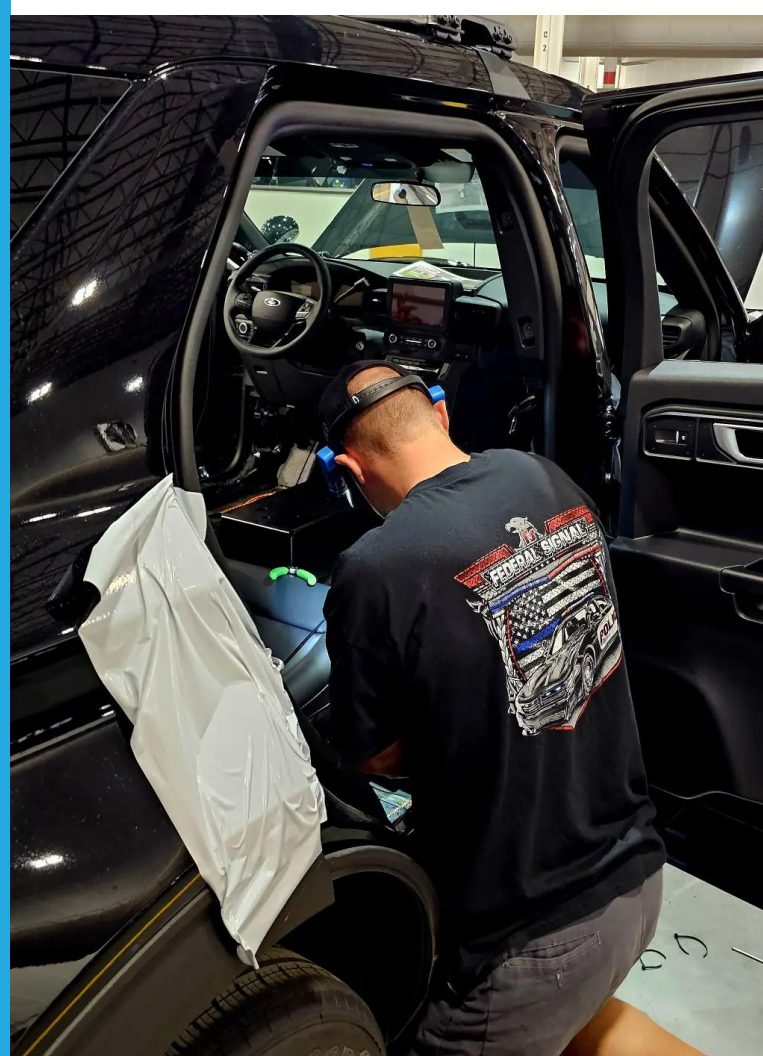
The company participates in the Cherokee Nation's on-the-job training program, which supports job placement and helps eligible employees obtain the training, tools and resources needed to succeed.

"The workforce resources and business relationships available here were a major part of choosing MidAmerica," Perry said. "We can connect with schools, train people for this specific line of work and partner with another Park company for our vehicle graphics."

The Pryor team brings experience from the military, skilled trades, public safety and technical education. Floor Manager Shane Britton is an Air Force veteran and former F-16 avionics technician. Technicians Mason Musich and Ethan Rogers trained at MEU's Oklahoma City shop for nearly a year before helping launch the MidAmerica operation.

Since the Pryor facility opened, no employee has left the operation. With most of its service bays still available, MEU has room to continue adding employees, customers and capabilities.

"When officers, first responders and other professionals leave our shop, they need to know their vehicle is ready for the job," Perry said. "That responsibility is what drives us."



MidAmerica's Electrical and Electronics Technology Program reaches its first completion milestone as participants move into Park jobs

MidAmerica Industrial Park's Electrical and Electronics Technology Program is already helping move participants from the classroom into the workforce. Sixteen of the first 20 participants completed the program, and several have secured jobs with employers in the Park.

The program was created through a partnership among MidAmerica, Northeast Tech and Oklahoma State University Institute of Technology to address employers' growing need for skilled electrical and electronics professionals. The partners formally launched the initiative in April 2025 after an initial trial during the fall 2024 semester demonstrated strong interest from students and local industry.

The collaborative model brings economic development, career and technical education, higher education and industry together to provide training aligned with employers' needs.

MidAmerica supports the program through investments in facilities, equipment and personnel. Northeast Tech provides technical instruction and opportunities to earn industry-recognized certifications, while OSUIT offers stackable micro-credentials that give participants multiple entry points into the workforce and pathways for continued career advancement.

The program offers three levels of micro-credentials covering industrial electrical systems, electric motor controls, programmable logic controller fundamentals and instrumentation applications. Funding opportunities, including Northeast Tech's 13th Year Scholarship, the Cherokee Nation Tuition Assistance Program and other workforce-training resources, are available to help make the program accessible to recent high school graduates and working professionals.

FROM TRAINING TO EMPLOYMENT

For several participants, completing the program has already led to employment with companies at MidAmerica.

Derek Bailey

Adair native Derek Bailey began building his technical foundation in high school, completing Northeast Tech's Automation program during his senior year. He later enrolled in the Electrical and



Electronics Technology Program to prepare for a career in industrial electrical systems, instrumentation and controls.

Through the program, Bailey gained hands-on experience with industrial equipment and strengthened his knowledge of electrical, instrumentation and automation technologies. He now works for GRDA as an Instrumentation Controls & Electrical Technician.

"The EET program gave me a great introduction to the different types of equipment we use and a strong understanding of the fundamentals needed to get started and be successful in this field," Bailey said.

Aaron Back

Salina native Aaron Back has more than 12 years of experience as an audio, video and lighting technician. Looking to transition into industrial maintenance and electrical and instrumentation work, he enrolled in the Electrical and Electronics Technology Program to develop the technical knowledge and hands-on skills needed for the field.

After completing the program, Back joined LSB Industries at MidAmerica Industrial Park as an E&I Technician. He now applies his electrical, instrumentation and troubleshooting skills in an industrial environment.

"The EET program provided the hands-on experience and technical foundation I needed to prepare for a career in the industrial field," Back said.

MidAmerica Ranked No. 4 Among U.S. Industrial Parks

MidAmerica Industrial Park earned the No. 4 position in Business Facilities magazine's 2026 Metro Rankings for Industrial Parks.



The national ranking evaluated industrial parks based on manufacturing activity and diversity, intermodal and utility capabilities, and available land and development capacity. Business Facilities cited MidAmerica's large-scale industrial environment, infrastructure, available land and diverse manufacturing base.

The recognition places MidAmerica among leading industrial destinations across the country and reinforces the Park's ability to support complex projects with room, infrastructure and long-term development capacity.

MidAmerica Participates in Select Oklahoma Conference

MidAmerica Industrial Park joined economic development leaders from across the state at the 2026 Select Oklahoma Conference on Economic Development, held August 2-4 in Oklahoma City.

David Stewart, MidAmerica's chief administrative officer, participated in the panel "Google's Approach to Community Impact in Oklahoma." The session explored how long-term partnerships can extend the impact of technology investments through workforce development, education and community initiatives.

Attendees also received an advance look at a video chronicling 20 years of community impact in Pryor.

MidAmerica is an active member of Select Oklahoma, which supports economic development across the state through advocacy, education and professional collaboration.



Infrastructure and Development Update

MidAmerica Industrial Park continues to make significant investments in critical infrastructure to support future growth and development across the park. Below is a snapshot of current construction and engineering projects underway.



INFRASTRUCTURE

Updates by Jason Stutzman,
Executive Director

CONSTRUCTION PROJECTS

Wastewater Treatment Plant Expansion Completed

The expansion of MAIP's wastewater treatment plant has been successfully completed, adding 2 million gallons per day (MGD) of treatment capacity to support continued industrial growth and future development opportunities.

STATUS: *Completed May 2026*

South Service Area Water System Expansion

Construction is underway on approximately 14,500 linear feet of 24-inch PVC water line and related infrastructure. This project will connect the existing East and West Service Areas, creating a looped system that improves reliability and expands water service capacity for future development in MAIP's South Service Area.

STATUS: *Scheduled for completion in Q1 2027*

Patrol Road Lift Station & Sewer Infrastructure

To support future development in the Coyote Hills, Ridgeline, and Igloo Valley areas, MAIP is constructing a new 1.5 MGD regional submersible lift station, along with approximately 4,000 linear feet of gravity sewer and 5,050 linear feet of 12-inch force main.

STATUS: *Scheduled for completion in Q1 2027*

OOWA Airport Water & Sewer Improvements

Improvements include a new 120 GPM submersible lift station, approximately 2,500 linear feet of 8-inch gravity sewer, 2,200 linear feet of 4-inch force main, and 1,100 linear feet of 6-inch water line to support future airport development.

STATUS: *Under construction*

ENGINEERING AND DESIGN PROJECTS

Yarn Mill Water & Sewer Service Extension

Engineering design is underway for approximately 2,500 linear feet of 10-inch gravity sewer, 2,500 linear feet of 8-inch water line, and associated appurtenances to support future Yarn Mill development.

STATUS: *Engineering design in progress*

Igloo Valley North Utility Infrastructure

Engineering design is progressing for a 200 GPM submersible lift station, 1,800 linear feet of 24-inch gravity sewer, 2,200 linear feet of 6-inch force main, and 200 linear feet of 12-inch water line to serve future Igloo Valley North development.

STATUS: *Engineering design in progress*



Patrol Road Lift Station Construction

DEVELOPMENT

Updates by Kevin Vanover, P.E.,
Director of Engineering and Construction



HOUSING AND SPECIAL PROJECTS

Residential Development Moves into Design Phase

Engineering design is underway for the first phase of a new residential development at MidAmerica. The initial phase is planned to include up to 94 lots for single-family homes, expanding housing opportunities near the Park.

MidAmerica is partnering with CBH Development to create a high-quality neighborhood designed to support the area's continued growth and provide residents with a place they will be proud to call home.

STATUS: *Grading and utility-construction projects are scheduled to go out for bid in late October, with construction expected to begin in early 2027.*

MidAmerica COMPANY UPDATES

Sherwin-Williams Opens at WestEdge

Sherwin-Williams is now open in the WestEdge development at MidAmerica Industrial Park, adding another business to the growing commercial area along U.S. Highway 69.

The new location expands convenient access to paint, coatings and related supplies for area residents, contractors and Park companies.



GRDA Dedicates New Unit at Grand River Energy Center

The Grand River Dam Authority dedicated its new \$525 million, 426-megawatt natural gas generating unit at the Grand River Energy Center in Chouteau. Unit 4 began commercial operation September 16, replacing a coal-fired generator that had operated since 1985.

The fast-start unit strengthens GRDA's ability to respond to changing electricity demand and renewable generation while providing reliable, efficient power for its customers and the region.



Stocking the Shelves for Area Families

MidAmerica's annual food drive supports food pantries throughout the surrounding communities

MidAmerica Industrial Park will host its annual Stock the Shelves Food Drive from October 26 through December 18.

Employees, Park companies and community members are invited to donate food and pantry items at the MidAmerica Welcome Center. Donations will benefit food pantries in Chouteau, Locust Grove, Salina and Pryor, as well as other area communities as needs are identified.

"Stock the Shelves gives our companies, employees and neighbors an opportunity to come together and support families throughout the surrounding communities," said Sherry Alexander, MidAmerica's director of business development and communications.

Donations may be dropped off at the MidAmerica Welcome Center through December 18.

The DISTRICT | UPCOMING EVENTS

October 26 – December 18

MidAmerica Stock the Shelves Food Drive

Donations may be dropped off at the MidAmerica Welcome Center through December 18. Learn more about MidAmerica's annual food drive above.

December 4

Lights in Our Neck of the Woods

The District will welcome the holiday season with Lights in Our Neck of the Woods, a community celebration featuring the opening of Mayes County's only outdoor ice skating rink. The event reflects The District's growing role as a place for northeast Oklahomans to live, dine, shop and gather.

December 4 – January 3

District on Ice

District on Ice returns to transform The District into a festive winter gathering place for families and friends. The outdoor rink will offer skating, holiday music, seasonal decorations and convenient access to food and drinks from businesses at The District.

Visit lifeatthedistrict.com/districtonice for the current schedule, admission information and event details.



Phase 2 Begins at Ridgeview Trails

Three additional miles, new signage and planned public access will expand MidAmerica's trail system

Phase 2 of Ridgeview Trails at MidAmerica is underway, continuing the development of an outdoor recreation destination for MidAmerica employees, area residents and visitors.

The latest phase is supported by an additional \$100,000 TSET Built Environment Grant from the Tobacco Settlement Endowment Trust (TSET). MidAmerica Industrial Park will provide a \$37,500 match, bringing the total investment in Phase 2 to \$137,500.

The project will add three miles of soft-surface trails for hiking, trail running and mountain biking. Located off Highway 412B on the southeast side of the Park, the new trails will connect with the original three miles developed in 2025.

The expanded system will include entry-level and intermediate trails designed for users with different experience levels. Phase 2 will also include the installation of trail signage.

Plans for a parking lot and trailhead are currently in design. The improvements will provide a defined public access point for the trail system and make it easier for residents and visitors to use the growing network.

"This renewed investment from TSET allows us to continue building Ridgeview Trails into an outdoor recreation asset that will serve MidAmerica employees, area residents and visitors," said David Stewart, chief administrative officer at MidAmerica Industrial Park. "The expansion supports our broader commitment to quality of life while creating more opportunities for people to be active and

enjoy the natural features of the Ridgeview property."

"Expanding places for people to engage in physical activity creates better health and greater community connection," said TSET Interim Executive Director Lance Thomas. "With this TSET Built Environment Grant, the MidAmerica Industrial Park will expand its already impressive Ridgeview Trails to benefit the health of not only those who work there, but also the broader community. We constantly seek partners who promote and prioritize wellness." The project is one of many TSET-funded efforts across Oklahoma supporting infrastructure and community improvements that make physical activity more accessible.

"Ridgeview Trails is creating an exciting new recreational resource for Mayes County," said Arianna Derr, board chair of the Mayes County Trails Alliance. "Connecting the original trail with three additional miles will give residents and visitors more opportunities to hike, run and ride while continuing to strengthen the region's growing trail network."

Phase 2 is expected to be completed by spring 2027.



A Family Affair

Building Ridgeview Trails has become a family effort for Rory Peterson, owner of Blazin Trails LLC.

During construction of the original three miles in 2025, Peterson worked alongside his 87-year-old father and his 30-year-old son, Kyle, who had returned home after working at Rocky Mountain National Park. Peterson and Kyle shaped the trail using hand tools, while his father cleared branches and exposed roots.

For Phase 2, Peterson's crew includes his 28-year-old daughter, Brooklyn, and his father, now 88. Ringo, Peterson's Australian Shepherd, also accompanies the family on the trail.

"It's always a good day when you are working with family and supporting each other," Peterson said. "I don't take for granted the time I have with my kids and my dad out in the forest."

Peterson's father embodies a saying Rory frequently repeats: "If you quit moving, they throw dirt on you." At 88, he continues working in the forest with his son and granddaughter.

For Peterson, the reward is seeing a trail emerge from the landscape and knowing it will support healthier lives.

"It's really satisfying to build something you know will bring joy and health to other people's lives," he said.



Property Details

- 1.25-4.00 Acre Tracts Available
- Water And Sewer At Site
- Located On HWY 69 With Access To Webb St.
- No Entitlements Required