

MidAmerica INDUSTRIAL PARK **DELIVERS**

*Serving the Central United States, MidAmerica
is the largest industrial park in the Midwest.*



Cutting edge learning techniques available
to area schools thanks to investments made
by MAIP and Google *see page 10*

THE DISTRICT

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From the desk of **DAVID STEWART** **MIDAMERICA'S HISTORY COMES FULL CIRCLE**

By the time the United States formally entered World War II in December 1941, war materials production quickly became a national priority. As a result, several new ordnance plants were constructed in various parts of the nation.

The War Production Board invested more than \$80 million to build munitions factories and powder plants at the Oklahoma Ordnance Works complex. Pryor was selected as it could provide hundreds of thousands of gallons of water and requisite hydroelectric power, and offered a sizeable workforce.

An economic boom was striking the greater Pryor region and it quickly became apparent significant residential projects were needed to accommodate the thousands of workers pouring into the area.

Today, MidAmerica Industrial Park's rich history comes full circle and the reasons considered during its site-selection process still hold true today.

Our success in recruiting and retaining more than 80 employers at MidAmerica, and more than 4,000 employees, means we are continuously seeking ways to improve the Park and its amenities.

Experts will tell you, the "sense of place" is now more important than ever as a key to success. Demographics of all ages are drawn to areas that provide the amenities of a big city, but with the affordability and convenience of a community.

In the following pages, you will learn more about yet another economic transformation that includes the quality of life experience as we are proud to unveil our plans for THE DISTRICT.



DAVID STEWART
Chief Administrative Officer
Oklahoma Ordnance Works Authority
MidAmerica Industrial Park

MAIP scales in-school STEM Lab/Career Center model to additional school districts

MidAmerica Goes Above and Beyond by Offering Area Schools new STEM Programs

A core characteristic of MidAmerica has always been its partnership with the local community—specifically local schools. MAIP's strong partnerships with local school districts particularly focus on skills development and career awareness initiatives. In 2016 MidAmerica committed \$1.5 million to establish best in class STEM Labs in Mayes County school districts that exposes youth to a variety of technologies and their application in the world of work. Due to the enormous success of this program MAIP has made the decision to invest an additional \$1.25 million to scale the program throughout the identified Labor Shed.

Going well beyond the initial STEM lab project, MAIP recently partnered with four additional area school districts—Wagoner, Inola, Jay and Vinita—to launch SmartLabs, a program designed to engage all learners in STEM, not just those students who are naturally proficient in math and science.

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"The lab experience will provide a hands-on approach to learning in the areas of Science, Technology, Engineering, and Math," said Darlene Adair, Principle of Wagoner High School. "The supplies and technology resources equipped in the lab will enable our students to construct instructional experiences beyond the realm of traditional textbooks. Additionally, the lab will be a real-life college and career connection for our students. We look forward to continuing our relationship with MidAmerica Industrial Park and future opportunities for our students."



SmartLabs accomplish this through a hands-on, project-based learning system in which STEM disciplines, along with art, communications and social sciences are seamlessly integrated. It's a highly personalized approach that empowers students to shape their learning to meet their individual interests, abilities and learning styles.

Every learning community is unique. And so is every SmartLab. Each SmartLab is designed specifically for the school its built in – its unique learning objectives, scheduling and classroom requirements and, of course, budget. Each SmartLab is a complete turnkey solution that includes hardware, software, furniture, kits and manipulatives, online curriculum, assessment systems, professional development and ongoing support.

Through the SmartLab, MAIP's goal is to cultivate and develop work-ready, potential employees with the motivation to seek careers with businesses and industries located at MAIP, and the advanced skill levels required by those businesses and industries.

MidAmerica was strategic in selecting the new school districts. "The first criteria was location. We wanted to connect with schools who fell within our identified labor shed area", said Scott Fry, Director for Workforce Development. Additionally, the district had to be a k-12 school with an average annual graduation count of at least one-hundred students. "We would love to provide a SmartLab for every school, but of course that simply isn't feasible", said Fry. "Setting the criteria allowed us to be as fair and equitable as possible, while accomplishing our goals of building a local workforce".

"We are so grateful to be able to open a STEM Lab at Inola Schools. Over the last several years, with the budget constraints we faced, we had been forced to eliminate many options for our students. Now, not only are we going to be able to offer our students a new class, it looks as if it is going to be one of the most popular classes at our school", said Kent Holbrook superintendent of Inola Public Schools.

MAIP's focus on STEM and the SmartLab initiative not only bring relevance to the classroom and provides education differently, but it truly exemplifies what can be accomplished when private and public sectors collaborate.

MidAmerica also works to establish bolt on programs that lead to direct employment, such as the Industrial Operations Technology Program MAIP initiated. The program is specifically for high school seniors who must interview and be accepted to participate. It provides a direct pathway to a job after high school guaranteeing interviews with MAIP businesses and high level starting wages.

"Partnering with area schools on SmartLabs was a no brainer for MidAmerica's board of trustees," said Michael "Mick" Webber, Chairman of the Board of Trustees. "Ultimately, MidAmerica's goal is to create a pipeline of highly trained workers who possess the skills, attitudes and characteristics needed by our employers and that's exactly what the SmartLabs and programs like the Industrial Operations Technology Program is doing."

» WHY LOCATE TO MIDAMERICA INDUSTRIAL PARK?

MidAmerica is uniquely positioned to incentivize new business from every angle: Because MAIP incentives are added to both state and federal incentives, the packages offered to businesses are the most comprehensive in the nation. Whether catalysts for growth or assistance at startup, MidAmerica incentives help operations reach higher profitability and faster ROI.

STATE BENEFITS

Oklahoma has some of the lowest tax rates and some of the best tax incentives in the nation. The state offers companies a low cost of doing business, a low cost of living for employees, and tax rebates that reduce tax burdens even further.

- » Quality Jobs Program
- » Investment / New Jobs Package
- » Economic Development Pooled Financing
- » Aerospace Engineer Workforce Tax Credit
- » Manufacturing Sales Tax Exemptions

Read more about Oklahoma State benefits at www.stateofsuccess.com/incentives/

MIDAMERICA INCENTIVES

MidAmerica's strong capital position allows us, at the discretion of our Trustees, to provide financing for qualified projects.

- » MAIP maintains the ability to offer incentives above and beyond the state level
- » Incentives are based on wage and employment goals
- » Incentives may include infrastructure, land and training allocations
- » MAIP operates an onsite workforce development career center
- » MAIP has staff dedicated to workforce development
- » No zoning and permitting

AMERICAN INDIAN LANDS TAX CREDIT

Because of MidAmerica's Oklahoma location, qualified industries enjoy jobs tax credits and accelerated depreciation schedules.

- » Check Oklahoma Department of Commerce for more information

MAIP COMPANY HIGHLIGHT

American Castings

**A COMPANY DEDICATED
TO IMPROVING THE
COMMUNITY**

American Castings, a metal casting company located in MidAmerica Industrial Park has a history of influence on the eastern Oklahoma community. Their valuable partnership with many education institutions proves their commitment to local workforce development.

American Castings has been in the metal casting business for roughly 45 years. The parent company, American Cast Iron Pipe Company, located in Birmingham, Alabama, has been in the metal casting business for over 100 years and acquired the Pryor location in 2003.

Metal casting is a modern process with ancient roots—it is the process of pouring liquid metal into a mold to achieve the desired shape. Although casting is the livelihood of American Castings' business, they go well beyond meeting the demands of their daily business. The company's history and influence it has on its community demonstrate why MAIP is proud to have American Castings in the park.

An example of American Castings' commitment to the community is their Teacher Externship program. The program, now in its second year, is designed to provide educational professionals the opportunity to learn about the inner workings of American Castings, and manufacturing in general, ultimately assisting educators in preparing their students for careers after high school.

During the Externship teachers get an overview of American Castings and the jobs offered—both those that require a bachelor's degree such as engineering, and those that students can do after high school.

The Externship is invaluable in the ways it opens communication between the company and local educators, both learning the best possible way to serve the students.

"The dialogue between us and the teachers is eye-opening," said Lori Nichols, Human Resources Manager and Teacher Externship coordinator. "For example, we learned that when we refer to "maintenance positions" the students thought we are talking about janitorial positions when in fact we're referring to automation, electrical, mechanical and welding. Our highest paid hourly positions."

The Externship is a paid, five-day course and hosts teachers from Pryor, Chouteau, Salina, Locust Grove and Adair Schools. Superintendents select two teachers from each school. American Castings plans to expand the program to more schools in 2019.

American Castings is also committed to the local community through their participation in Pryor High School's Job Shadowing program and the Pryor Chamber of Commerce's 3rd Graders Go to Work program. American Castings had four seniors job shadowing during the 2017-2018 school year. The students shadowed two hours each school day. They shadowed American Castings' Quality Engineer, Automation Engineer, and Information Technology and Human Resources officers.

The 3rd Graders Go to Work program is designed to foster STEM disciplines. Students learn why math, science and reading are important and how they apply to everyday work. American Castings visited third-grade classrooms and performed their "Foundry-in-a-Box". They melted tin, poured it into a sand mold and made a casting (Oklahoma Medallion) in the classroom. The students loved it! Students also completed an employment application and did mock interviews.



Externship program participants from Pryor, Chouteau, Locust Grove Adair and Salina public schools.

American Casting's participation in these programs is only a glimpse into their commitment to the community. Year after year they prove themselves dedicated to not only their company and employees, but the entire area. MAIP is proud to have American Castings call MidAmerica home.

American Castings is one of seven companies in the AMERICAN family of manufacturers across the US and in South America. American Castings currently employs 355 employees locally and is a subsidiary of American Cast Iron Pipe Company founded in 1905 in Birmingham, Alabama. American is a Golden Rule company that believes in treating others – our customers, our employees and our communities – the way we want to be treated, The Right Way.

MidAmerica Industrial Park officials break ground on THE DISTRICT and announce new greenfield expansions

OFFICIALS ANNOUNCE INVESTMENTS IN WORKFORCE DEVELOPMENT, INFRASTRUCTURE AND QUALITY OF LIFE INITIATIVES

Officials at MidAmerica Industrial Park broke ground in September on **The District**, a 162-acre development that incorporates retail, residential, parks and trails near northeast Oklahoma's largest employment center in Pryor, Okla.

"The groundbreaking is the culmination of years of master planning MidAmerica Industrial Park to ensure we are providing the resources a prospective employer might consider as the tipping point for a site-selection decision," Chief Administrative Officer David Stewart said. "The master plan includes significant capital investment in workforce development, land and infrastructure, and quality of life initiatives."

The new development, known as The District, is a fusion of walkable retail areas and residential living combined with a natural environment that offers wide open spaces and outdoor activity. It includes 32,000 square feet of retail space, a 100-unit multi-story living complex, 100 residential homes, 10 acres of parks and outdoor spaces, which all connect via walking and biking trail systems.

"Experts will tell you, the 'sense of place' is now more important than ever as a key to success," Stewart said. "Demographics of all ages are drawn to areas that provide the amenities of a big city, but with the affordability and convenience of a community."

The District is part of a three-part MidAmerica master plan which includes ongoing capital investments in workforce and infrastructure.

The park's workforce plan, called *MidAmerica DELIVERS*, has built 10 best-in-class STEM Labs and Career Centers throughout nine school districts in NE Oklahoma. Currently, MidAmerica is building a workforce Career Center within its on-site education partner, Roger State University.

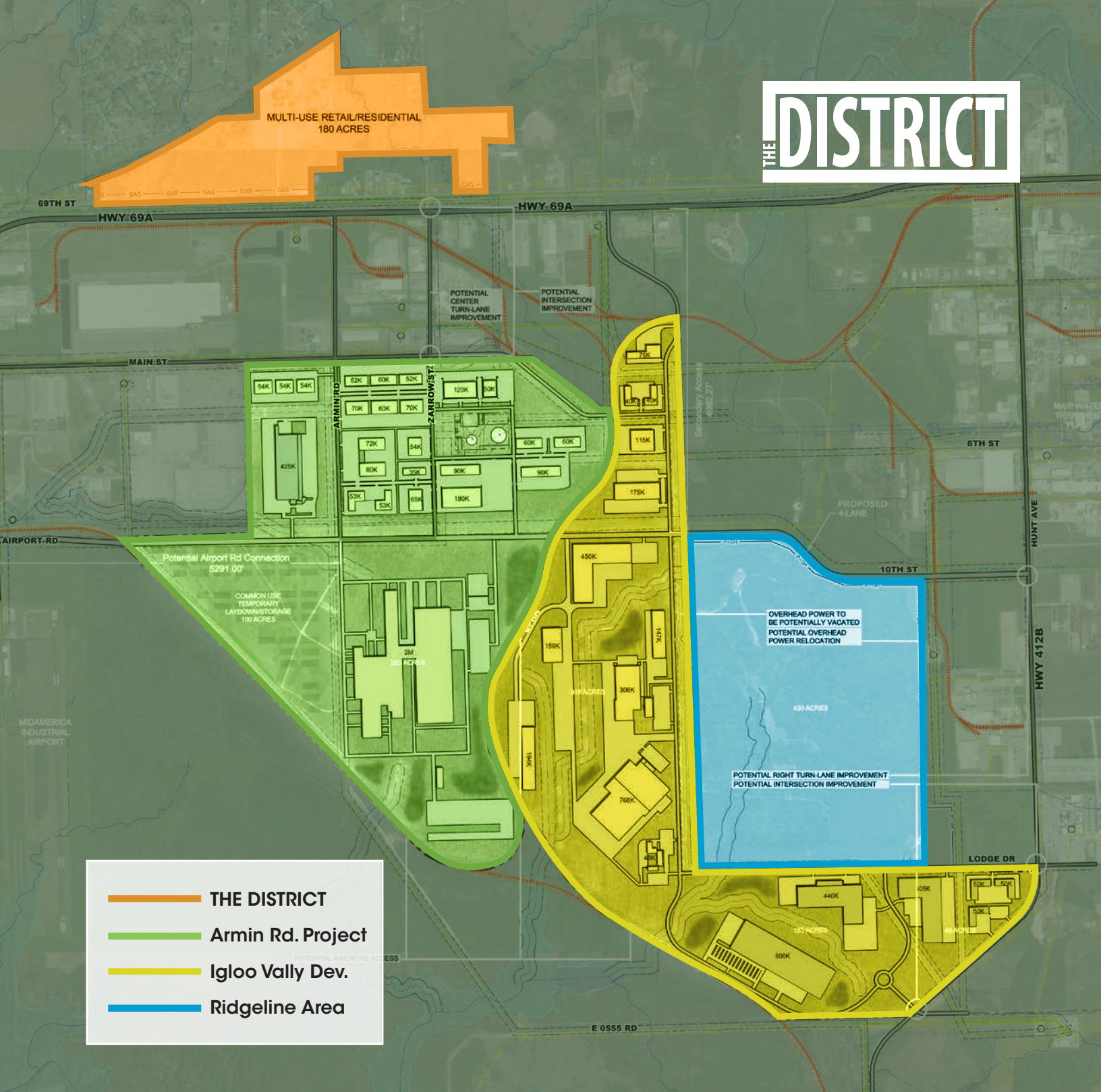
"This aggressive and proactive investment in infrastructure and workforce means MidAmerica can compete among top-tier, site-locations for mega employers," said David Stewart, CAO. "When complete, this investment will generate an additional 2,000 jobs and potential capital investment in three million square feet of new industrial space."

"Already these efforts have positively impacted the future career options of more than 5,000 students and have assisted more than 350 teachers in efforts to teach STEM-oriented curriculum to all ages," Stewart said.

Investments in land and infrastructure include building new roads and water systems to open greenfield sites for new development. The \$6 million Armin Road expansion developed 300 new acres and was complete in 2018. MidAmerica will invest an additional \$15 million over the next three years to create shovel-ready sites among 600 acres in the Igloo Valley Development and another 500 acres in the Ridgeline Development.

CONTINUED ON PAGE 8

THE DISTRICT



THE NEXT PHASE OF MIDAMERICA'S MASTER PLAN ALSO DEMANDS A SIGNIFICANT CAPITAL INVESTMENT IN LAND AND INFRASTRUCTURE.

The DISTRICT – Broke ground September 2018 on 162 acre retail and residential development

Armin Road Project – Completed greenfield expansion of 300 acres for shovel-ready sites

During the next three years:

Igloo Valley Development – a new investment to add 600 acres of greenfield sites.

Ridgeline Area – adds another 500 acres to MidAmerica's inventory of greenfield sites.

"This aggressive and proactive investment in infrastructure and workforce means MidAmerica can compete among top-tier, site-locations for mega employers," Stewart said. "When complete, this investment will generate an additional 2,000 jobs and potential capital investment in three million square feet of new industrial space. In turn, the direct and indirect jobs benefit will provide more than \$80 million in wages annually with the potential of generating an annual economic impact of \$500 million."

As part of its economic development efforts, MidAmerica has also established a Quick Action Incentive Fund. The criteria include thresholds for wages, total number of employees and targeted industry sectors.

"In order for the region to maximize its potential for our children and our citizens, both employers and employees must be able to learn here, work here and live here," Stewart said. "The District is in anticipation of the growth we expect as a result of our investment in land, infrastructure and workforce. The District provides yet another economic transformation and that is to our quality of life experience."

The District begins immediate construction and anticipates completion in 2020.

ABOUT MIDAMERICA MASTER PLAN

Workforce Development, Attraction and Retention Investment

- » Launched **MidAmerica Delivers** in 2015
- » Recognizes the intrinsic relationship between job creation and workforce preparation and is based on a cohesive collaboration between business and education.
- » Creates a pipeline of highly-trained workers who possess the skills, attitudes and characteristics needed by current employers.
- » Built 10 best-in-class STEM Labs and Career Centers in the school districts of Pryor, Chouteau, Adair, Locust Grove, Ketchum, Vinita, Inola, Wagoner, and Jay.
 - Impacting the future career options of more than 5,000 students have assisted more than 350 teachers in efforts to teach STEM-oriented curriculum to all ages.
- » Establishes a one-stop Career Center with our on-site higher education partners Rogers State University and Northeast Tech Center.
 - Prospective employees can visit the Center and identify an employer and potential career field, apply on site or learn

RETAIL DEVELOPMENT



how to receive the customized training required for the job.

Land and Infrastructure Investment

- » Armin Road Expansion
 - Invested more than \$6 million to convert 300 acres of greenfield to shovel-ready sites.
 - Investment included new roads to access the sites and new water and sewer lines to ensure the property is ready for new businesses.
 - The property is now divided in eight different sites ranging from eight acres to 300 acres.
- » MidAmerica will invest \$15 million over the next three years to create additional shovel-ready sites.
 - Igloo Valley is underway to prepare 600 acres of greenfield for development
 - Ridgeline Development will add another 500 acres of greenfield
- » When complete, investment will generate an additional 2,000 jobs and potential capital investment in three

million square feet of new industrial space. The direct and indirect jobs benefit will provide more than \$80 million in wages annually with the potential of generating an annual economic impact of \$500 million.

- » MidAmerica has established a Quick Action Incentive Fund with criteria for thresholds in wages, total number of employees, and targeted industry sectors.

Quality of Life Investment

- » 162 acre development called “The District”
 - 32,000 square feet of retail space
 - 100 unit multi-story living complex
 - 100 residential homes
 - 10 acres of park and public outdoor space
 - Connected via walking paths and bike trails

162-acre retail and residential development



Cutting edge learning techniques available to area schools thanks to investments made by MidAmerica and Google

WHILE TECHNOLOGY HAS SIGNIFICANTLY TRANSFORMED MOST INDUSTRIES IN RECENT YEARS, ONE OF THE LARGEST IMPACTS HAS BEEN IN THE EDUCATION SECTOR. FROM ONLINE COURSES TO AUTOMATED FEEDBACK AND GRADING, OPPORTUNITIES TO LEARN ARE NOW MORE ACCESSIBLE THAN EVER BEFORE.

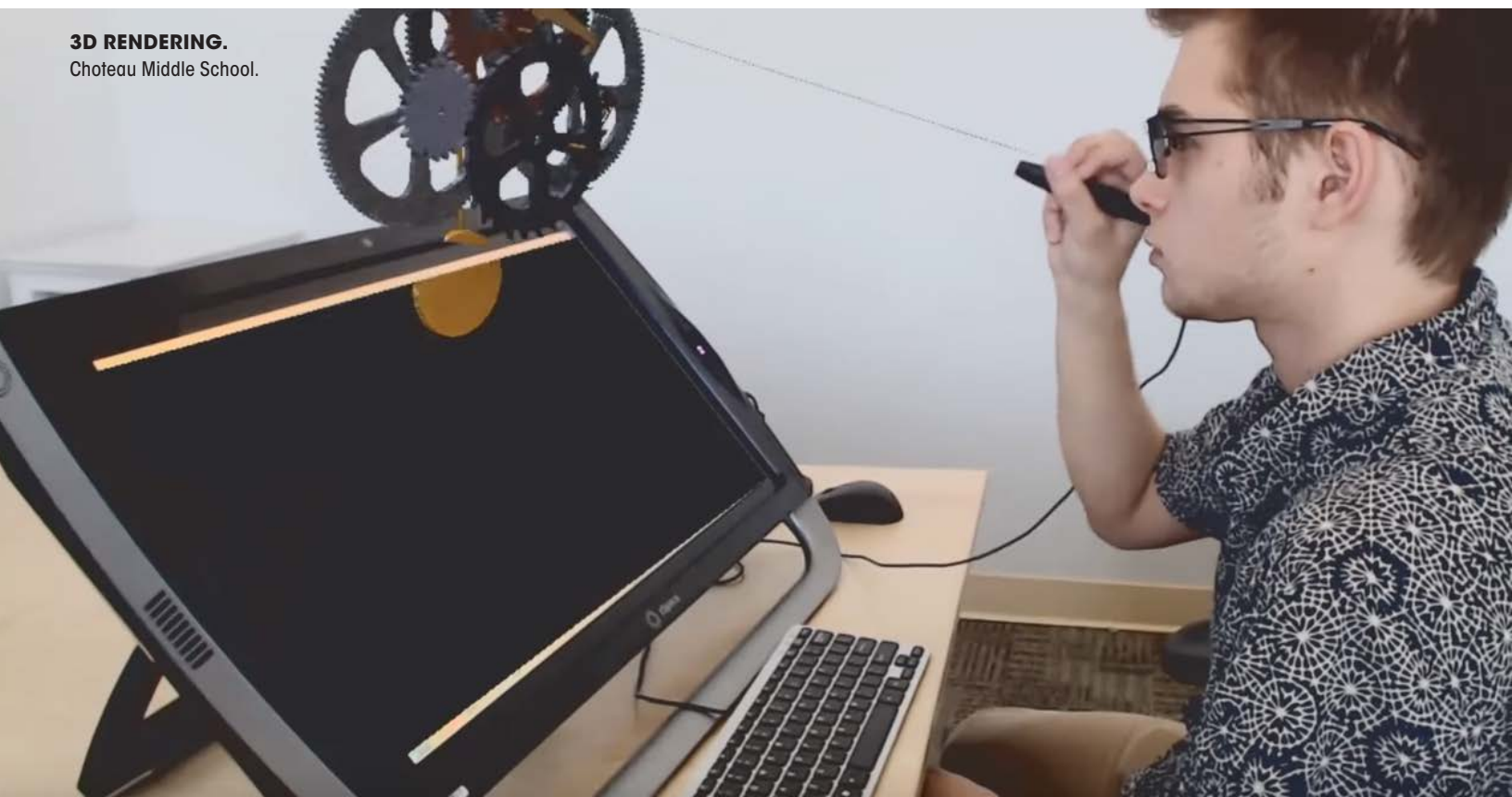
MidAmerica and Google-Mayes County are helping area schools stay ahead of the technological curve by offering cutting edge learning techniques to instructors and their students.

One example of this is the Anatomage Table available to Pryor High School students thanks to the partnership between Google and the Pryor Public School Board. An Anatomage Table is a virtual cadaver dissection device that allows students to learn about

anatomy of human and animal bodies. According to Anatomage Inc., the equipment is the most technologically advanced virtual dissection table and is used at the most prestigious medical institutions in the world.

Honors anatomy and physiology teacher Victor Holleyman said the Anatomage Table features include images of two male and one female cadaver, as well as over 350 animal specimens

3D RENDERING.
Choteau Middle School.



such as an alligator, python and dachshund. The table not only allows students to perform dissections, but students will also be able to view entire body systems, observe pathologies, engage in surgeries, view MRI and CT scans, and sonograms.

Pryor Superintendent of Schools, Dr. Don Raleigh said, "We feel very blessed to be able to add a medical school level piece of equipment for our learners to experience every day! We would not have been able to provide this revolutionary item if it were not for the generosity and forward thinking of Google."

Another example of the cutting-edge learning techniques available to area students is the "Z-Space" lab recently installed at Chouteau schools. Z-Space is an augmented, reality-based computer that has a host of applications that allow students to have a 3-D representation of physical objects right in front of them. Students can do anything from fix circuits, to virtually weld, dissect human body parts or be a mechanic.

Scott Fry, Director of Workforce Development at MidAmerica said, "We are excited to be able provide the Z-Space lab to Chouteau schools and are eager to witness the impact it will have on their students. This AR/VR learning tool will allow students to engage with their curriculum like never before, providing them with an authentic learning experience that goes well beyond what a traditional text book can deliver."

The ability to leverage technology for education impacts everyone, not just students and parents. It impact employers, future businesses and even society as a whole. Technologies like the Anatomage Table or the Z-Space lab are just a few examples of what MidAmerica and companies located the park are doing to prepare the next generation for a future of innovation and advancement.



ANATOMAGE TABLE
Pryor High School.

PRYOR PUBLIC SCHOOL BOND

MidAmerica Industrial Park is always excited to help with progress and growth within our community. This year we are celebrating the approval of an \$85.355 million bond for Pryor Public Schools. The two-part bond will use \$84,735 million for construction and \$600,000 for transportation improvements throughout the Pryor Public School System. The bond election was held on March 6, 2018, and received 85% approval. The bond issue is the next phase of planning that began in 2008-2009.

"With maxed out classroom space at the elementary level and portable buildings are in use at Lincoln Elementary, the bond approval could not have come soon enough," said Don Raleigh, Superintendent of Pryor Public Schools. "It addresses long-term growth and opens opportunities for future expansion. Part of the money will be used to create a two-story wing on the high school that will house a 'Freshmen Academy'. This will allow us to establish a new sixth-eighth grade center, immediately opening up eight classrooms at elementary sites allowing continued growth."

The bond positively impacts every student in the district, meeting current needs and preparing students for the future. Technology is becoming increasingly integral to education and this bond will help equip classrooms with new technology, expand the wireless network, and continue upgrades to existing hardware and computers throughout the district. The bond will also allow extra safety measures to be taken, such as the addition of ICC 500 Rated Safe Rooms at each elementary and secondary sites included in the project.

"Financially, this is the best time for the renovations and improvements to happen, given the favorable financing climate and today's construction costs," said Dave Stewart, CAO of MidAmerica Industrial Park. "Additionally, industry growth at MidAmerica has increased the tax base, which will allow the growth to pay for the upgrades. The district will be able to use a tax structure approach that is less than in 2012 & 2015 bond issues."

The new improvements will also create a "Career Center" approach as facilities will be constructed to provide opportunities in the following areas:

- Pre-Engineering Classrooms & Labs
- Healthcare Classrooms & Labs

- Culinary & Family & Consumer Sciences Classrooms & Labs
- Graphic Arts and Stagecraft Classrooms
- Computer Science labs
- Special Needs Classroom and Life Skills Lab

The Athletic Department will also see major improvements, with the construction of a new baseball and softball complex at the high school campus. The complex will include new locker rooms,



a hitting area, concessions and press box facilities. A new multi-purpose facility attached to south side of the current practice gym will house areas for cheer, band, color guard and other activities.

The second part of the bond will help make much needed improvements to the PPS transportation system. With their current transportation building only holding one bus at a time, the new facility will provide ample space as well areas for repair, washing, staging, transition and secured storage.

Projects will go out for bid this fall with work starting immediately after. Pryor Public Schools estimate the projects to be completed in 3 to 4 years. Some projects will be completed within 18 months to 2.5 years after bid.