The Importance of Water in Economic Development
Water & Economic Development

- Recreation, Tourism, Quality of Life
- Transportation – River Navigation/Port
- Business Expansion & Attraction
The Inola-Sofidel Example
Inola Site Background

- 2,500 (aprx) acres owned by PSO
- Cancelled Power Plant 1983 (no plant construction but rail, barge slip, dirt work, etc.)
- In 2013 made available for local/regional econ dev.
- Envisioned 3-4 large projects or 1 mega project; later open to smaller co’s.
Site Overview

- Rail Spur
- On **Navigable River**, with Barge Slip
- Access to **raw water**
- In the MSA with access to 1 million, yet rural
- Electric Transmission
- US 412
- Other utilities limited
Location

On the Way to the Inola Site

Population:
Tulsa MSA – nearly 1 million
Rogers County – 90,000
Inola – 1,500

PORTS
1. Tulsa Port of Catoosa
   Approx. 3 miles north of Hwy 412
   70 Companies, 3700 employees
2. Johnston’s Port 33

INOLA RIVER/RAIL SITE

Contact:
Janet Smith, Manager, Economic Development
918-599-2405, janetm1@ags.com
Site Certification

- Used site certification to enhance marketability of site
- 3rd Party Stringent Process
- Assistance from a number of organizations to complete
Site Certification – Being Prepared

- Updated Phase 1 Environmental
- Geotech
- USACE Wetlands Delineation & Floodplain
- Archeological/Hist.
- Endangered Species Review
- Industrial Zoning
- 1-ft contour (topo)
- Prelim design and letters re Infrastructure (heavy ind use) can be provided in 12 months from rural water districts, fiber, ONG and PSO.
Partnering

Could not have completed certification w/o partners... 18-month process

- Rogers County Industrial Authority
- Engineering firm (Pretend Project)
- State & Federal Agencies (review/answered questions) OWRB, DEQ, ODOT, Corps of Engineers

That was the beginning of developing our Site Team and marketing of the Inola River-Rail Site
PROJECT AUTUMN - SOFIDEL

Italian Tissue Paper Manufacturer
Project Autumn - Criteria

Lead from ODOC to Tulsa Chamber
- 180-300,000 sq ft building
- Nearby Greenfield Site in region –
  - 160+ acres
  - $360 million investment
  - 1.4 million sq ft
  - Rail
  - Power
  - Water
Project Autumn

4-5 year site selection process – Win, Loss, Win

- Win – Selected Available Building in Tulsa early 2015!
- Began working on Greenfield Site
- Loss – Selected Circleville, OH for Greenfield Site, 2016 😞
Project Autumn - Sofidel

Success! (4 “Autumns” later)
- $360 million investment
- 1.8 million sq ft
  nearly complete
- 300 jobs
- Potential to double
Project Autumn

Many Questions & Conversations about Water

Cost & Quality
Process Water – out/in
Potable
Who Provides, Who Owns, Who Regulates?
Surface, Run of River, Wells?
Permits
OWRB, DEQ, USACE, RWD, Town,
Water Calculations – +
Project Autumn

Thank Goodness for Partners -
Partnering Organizations

- State of Oklahoma
- Oklahoma Department of Commerce
- Public Service Company of Oklahoma
- Tulsa Regional Chamber
- Rogers County
- Rogers County Industrial Development Authority
- Cherokee Nation
- ONE Gas, Inc.
- City of Inola
- U.S. Economic Development Administration
- Indian Nations Council of Governments
- Grand Gateway Economic Development Association
- Oklahoma State Legislature
- U.S. Army Corps of Engineers
- Oklahoma Department of Environmental Quality
- Oklahoma Department of Transportation
- Oklahoma Water Resources Board
- Inola Public Schools
- Northeast Technology Center
- Mayes County Rural Water Dist #2
- Rural Econ Development of Inola
- Inola Chamber of Commerce
- Tulsa Port of Catoosa
Why “we” do it?

- 300+ new permanent jobs for the people of Northeast Oklahoma
- 800 construction jobs
- Anchor Tenant to get road, water, sewer, electric, gas, and rail infrastructure improvements; more to do...
- A keystone project for the Inola River Rail Industrial Park (Black Fox), that will help bring future projects
- Economic Impact
  - May be enough tax revenue to remove Inola Schools from the State funding formula
  - Sales Tax/Franchise Fees, etc.
Lessons Learned

• Water is complicated
  – Difference in regions
  – Who owns
  – Who regulates
• Proposed rules, laws have great impact (perceived and real)
• Must have plan in place for providing water for growth
• Great Partners to help “navigate”
Future Development

- Transferring Ownership
- Port will invest in infrastructure & Site Development
- Jointly Masterplan & Market
- Largest New Port/Ind Park Development in Decades
- Great Future Opportunities!
THANK YOU!

Contact: Janet Smith
Manager, Economic Development
Public Service Company of Oklahoma
212 E Sixth Street, Tulsa, OK 74119
918-599-2405  Jpsmith1@aep.com