



# The Importance of Water in Economic Development



# **Water & Economic Development**

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- Recreation, Tourism, Quality of Life
- Transportation – River Navigation/Port
- Business Expansion & Attraction

# The Inola-Sofidel Example

# Inola Site Background

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- 2,500 (appx) 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

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

## On the Way to the Inola Site

### PORTS

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



**PUBLIC SERVICE  
COMPANY OF  
OKLAHOMA**  
An AEP Company

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# Site Certification

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- Used site certification to enhance marketability of site
- 3<sup>rd</sup> Party Stringent Process
- Assistance from a number of organizations to complete



# Site Certification – Being Prepared

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- 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

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**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

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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

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## 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

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Success! (4 “Autumns” later)

- \$360 million investment
- 1.8 million sq ft nearly complete
- 300 jobs
- Potential to double



# Project Autumn

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**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

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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?

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- 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

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- 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!



## 2000-ACRE INOLA PORT INDUSTRIAL PARK



# THANK YOU!

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