

APPENDIX C:
OSAGE COUNTY
FIVE-YEAR ECONOMIC DEVELOPMENT PLAN
2008-2013

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***OSAGE COUNTY
FIVE-YEAR ECONOMIC DEVELOPMENT PLAN***

2008 - 2013

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FIVE-YEAR ECONOMIC DEVELOPMENT PLAN

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OBJECTIVE

To promote economic growth for Osage County by creating job opportunities for the local residents rather than having them leave the area to get jobs in the bigger cities within Oklahoma and out of the state by achieving the following goals:

I. Industrial Parks – Pawhuska, Hominy, Osage Nation, North Tulsa Airpark

Osage County presently has four (4) Industrial Park locations for industrial recruitment. The Pawhuska Industrial Park will be used for Career Tech and the Industrial Incubator. The Hominy, Osage Nation and North Tulsa Airpark will be used to recruit industry. The Osage Nation Industrial Park will be a lease only park.

A. Covenants – Osage County has four Industrial Parks that do not have covenants; therefore, covenants needs to be developed for these Industrial Parks.

B. Infrastructure

1. Platted – The Pawhuska, Osage Nation and North Tulsa Airpark Industrial Parks are platted. The Hominy Industrial Park is not platted and needs to be platted. Any new parks that will be acquired will need to be platted also.
2. Roads – Industrial access roads for Pawhuska, Hominy, Osage Nation and North Tulsa Parks are adequate and roads will need to be developed for any new land that will be acquired.
3. Sewer and Water- City sewer and water is adequate for Pawhuska, Osage Nation and North Tulsa Airpark Industrial Parks. Osage Nation has a lagoon sewer system. We need to identify sewer and water capacities for all the parks.
4. Electricity – Electricity is provided at all four Industrial Parks. We need to identify electricity capacities for all the parks.
5. Fiber Optics- Fiber Optics is available at Pawhuska, Hominy and North Tulsa Airpark Industrial Parks and the Osage Nation Industrial Park.
6. Funding – CDBG Industrial Park funding and EDA are available from the Oklahoma Department of Commerce and Economic Development Administration for Infrastructure improvements for all four Industrial Parks.

- C. **Site Ready Certification** – The Hominy Park needs to make application For the site ready certification program and the other three parks will be certified at a later date.
- D. **Land for a new county Industrial Park** – Osage County needs to secure 150 – 200 acres for a new industrial park in the Skiatook area. Osage County needs to secure the land and determine how to pay for the property.

II. Incentives for Proposals

- A. **Land** – Osage County needs to have land available for proposals at low cost - no cost. We need to develop an Osage Nation Tribal incentive package.
- B. **Electric** – Develop industrial incentive packages for recruitment of business and industry to Osage County.
- C. **Financing**
 - 1. Revolving Loan Fund –The Tall Grass Prairie RC&D provides a revolving loan fund for new and expanding business and industry.
 - 2. Low Interest Funds – Utilize SBA and CDBG funding to recruit new business and industry to Osage County.
- D. **Certified Cities** – Osage County will promote the certified city program; however, each city will make its own determination for participation.
- E. **Venture Capital** – Osage County will access state venture capital programs to assist in new business start ups and possible Osage Nation Investment Policy Fund.
- F. **CDBG-EDIF** – These funds can be used to build new facilities to recruit new business and industry to Osage County.
- G. **Osage County Web Site** – Economic development information needs to be made available on a county web site to recruit new business and industry to Osage County.
- H. **Osage County Assets**
 - 1. Osage Nation and 8A Certification for contracts
 - 2. Land
 - 3. Water
 - 4. Clean Air
 - 5. Work Force
 - 6. Proximity to Tulsa, Ponca City and Bartlesville.
 - 7. Quality of Life

I. Bonds

1. General Obligation – GO bonding is available for Osage County at 1.3 million dollars which is limited for an industrial manufacturing project and needs to be modified to broaden the scope for these funds.
2. Revenue – Osage County needs to determine how to utilize revenue bonds to recruit business and industry to the county.
3. TIF- Utilize TIF programs to expand business and industry in Osage County.

III. Workforce Development

- A. Career Tech** – Osage County should work to bring career tech training into the county in order to provide TIP training and other training programs for business and industry.
- B. Workforce Oklahoma** – Utilize the Workforce Oklahoma program to assist business and industry in securing a work force.
- C. Workforce Housing** – Assist cities within Osage County by providing existing programs for housing and apartment development.
- D. Workforce Recruitment** – Determine workforce shortages within the county and assist business and industry with recruiting these needs outside of Osage County.
- E. Job Fairs** – Recruit new workers with county job fairs by partnering with the state of Oklahoma and the Osage Nation.

IV. Business Incubator

- A. Feasibility** – Continue the feasibility study and utilize Career Tech and Osage Nation to support the incubator facility for Osage County.
- B. Support** – Utilize the new Career Tech and the Osage Nation to facilitate the construction and operation of the new Osage County Incubator.
- C. Funding** – Utilize the new Career Tech and Osage Nation to fund the construction and operation of the new Osage County Incubator.
- D. Location** – The site selected for the Osage County Business Incubator will be in the Pawhuska Industrial Park.
- E. Entrepreneurship** – Training for entrepreneurship will be provided by the Oklahoma Department of Commerce, Oklahoma Career Tech and the Osage Nation.

V. Available Buildings in Osage County

- A. Gary’s Building** – Information gathered and listed on ODOC website.
- B. Skiatook old Walmart Building** – Information gathered and listed on ODOC Website.
- C. Shell Building** – Pursue construction of a shell building after the incubator is completed.

VI. Industrial Diversification

A. Industries

- 1. Pawhuska
 - a. Mariah (15 jobs) Oil and Gas Industry
 - b. CRS Coach (22 Jobs) Ambulance Manufacturing
 - c. Amvest (35 jobs) Oil and Gas Industry
 - d. Green Country Supply (28 jobs) Oil and Gas Industry
 - e. Wachtman-Schroeder (5 jobs) Oil and Gas Industry
 - f. Short Oil Company (20 jobs) Oil and Gas Industry
 - g. Oil Well Fracturing Services (10 jobs) Oil and Gas Industry
 - h. Tri-Am (10 jobs) Oil and Gas Industry
 - i. Bronze Horse (20 jobs) Bronze Castings
 - j. National Oil Well (13 jobs) Oil and Gas Industry
 - k. Chapparral Oil Company (37 jobs) Oil and Gas Industry
 - l. Million Dollar Elm Casino (80 jobs) Casino
- 2. Hominy
 - a. Sooner Oil Field (2 jobs) Oil and Gas Industry
 - b. Reed & Reed (7 jobs) Oil and Gas Industry
 - c. Superior Well Service (20 jobs) Oil and Gas Industry
 - d. C&G Oil Field Equipment and Supply (18 jobs) Oil and Gas Industry
 - e. Horizon Valve Services (7 jobs) Oil and Gas Industry
 - f. Green Country Sub Pumps (90 jobs) Oil and Gas Industry
 - g. Bevard Machine Shop (5 jobs) Metal Fabrication
 - h. Falcon Construction (40 Jobs) Construction Company
 - i. Conners Correction (250 jobs) State Prison
- 3. Osage Nation Industrial Park
 - a. Million Dollar Casino (30 jobs) Casino
 - b. Shadlow Welding (5 jobs) Metal Fabrication
- 4. Barnsdall
 - a. Baker Hughes – Petrolite (150 jobs) Wax for all Industries
 - b. Magellan (5 jobs) Oil and Gas Industry

- c. Performance Oil (81 jobs) Oil and Gas Industry
- 5. Bartlesville area in Osage County
 - a. Siemens (135 jobs) Oil and Gas Industry
 - b. Conoco Phillips Research Center (550 Jobs) Oil and Gas Industry
 - c. SMC Custom Manufacturing (22 jobs) Metal Fabrication
 - d. Reliable Electric Products (10 jobs) Electrical Switches and Motors
 - e. H&S Cement Plant (6 jobs) Cement Plant
 - f. Million Dollar Elm Casino (60 jobs) Casino
- 6. Skiatook
 - a. World Wide Exchange (15 jobs) Heat Exchangers
 - b. Budgett Industries (85 jobs) Heat Exchangers
 - c. Amvest – Osage (41 jobs) Oil and Gas Industry
 - d. Gibson Machine Shop (15 jobs) Metal Fabrication
 - e. H.S. Field Services (20 jobs) Oil and Gas Industry
 - f. Stanley Filter (4 jobs) Filter Manufacturing
 - g. Midland Technology (23 jobs) Heat Exchangers
 - h. Lamanco (40 jobs) Oil and Gas Industry
 - i. Million Dollar Elm Casino (20 jobs) Casino
- 7. North Tulsa
 - a. Dykon (15 jobs) Explosive Demolition
 - b. Million Dollar Elm Casino (80 jobs) Casino
- 8. Fairfax
 - a. D&P Oil Field Trucking (11 jobs) Oil and Gas Industry
- 9. Shidler
 - a. Conoco Phillips (20 jobs) Oil and Gas Industry
 - b. Lamanco (20 jobs) Oil and Gas Industry
 - c. Calumet (25 jobs) Oil and Gas Industry

B. Support for Existing Industries

- 1. Existing Industry Survey – Osage County will select one community for conducting an existing industry survey to support recruitment of new industry to Osage County.
- 2. Career Tech – Support a career tech facility for Osage County in order to provide support for existing business and industry.

C. High Tech Companies

- 1. Infrastructure (Broadband) – Improve fiber and wireless infrastructure for all of Osage County for recruitment of high tech companies to Osage County.

2. Alumni – Develop a come home/reunion for business owners and Retirement people that have previously lived in Osage County. Provide facilities and infrastructure for these business owners to conduct their business in Osage County.

D. Osage County Strategies in Economic Development

1. Osage County Cities – Work with the Osage County Industrial Authority, INCOG and the Osage Nation for recruitment and expansion of new and existing business and industry within Osage County.
2. Osage County Industrial Authority – This organization should take the lead role for economic development for all of Osage County.
3. Osage Nation – As the Osage Nation develops under the new format, they will be a major player in economic development for all of Osage County.
4. Retail and Service Recruitment
 - a. Scenic Byway
 - b. Hotel Motel
 - c. Restaurants
 - d. Art and Crafts
 - e. Osage Nation
 - f. Increase Tax Base

VII. Other Priorities for Osage County

- A. Healthcare**
- B. Rail and Trails**
- C. The American**
- D. Higher Education**
- E. Osage County Rodeo Arena**
- F. Bridal Creek**
- G. Skiatook Multi-Purpose Activity Center**
- H. Airports**