



ADA, OKLAHOMA

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www.AdaWorks.org



ADA JOBS
FOUNDATION

Incentives

Ada has a myriad of incentives for existing and prospective businesses to make them more competitive in the marketplace. In addition, Ada Jobs Foundation will pursue and help layer the various federal, state and local grants and incentives to maximize impact.

Federal

Congress created the Indian Country Tax Credits which provide a federal tax credit of \$4,000 per employee for tribal members and their spouses. The Indian Tax Credit also allows for expedited depreciation on capital equipment (www.irs.gov). Congress reauthorized this tax credit through 2009. Every business in Pontotoc County is eligible for Historically Underutilized Businesses (HUB) zone status. HUB Zone businesses have competitive advantages in federal contracts (www.sba.gov/hubzone/section05b.htm). One of Oklahoma's Foreign Trade Zones (FTZ) is located in Ada which can provide additional business savings when importing or exporting products and materials outside the US. Information explaining how a FTZ can potentially benefit your company is available at (www.foreign-trade-zone.com).

In order to qualify for grants for infrastructure and construction, a performance agreement must be entered into between Ada Jobs Foundation and your company. Exact amounts cannot be determined until construction estimates are completed.

Additionally, portions of the Ada area are part of the Federal Enterprise Community which allows company's access to numerous funding sources. Portions of Ada also allow businesses to have access to New Market Tax Credits. Both of these potential incentives are detailed in the enclosed information packet.

State

Oklahoma's business incentives are nationally recognized as the most aggressive in the country. The Quality Jobs Incentive program gives qualifying enrolled companies quarterly cash rebates of up to five percent (5%) of taxable wages for up to 10 years. The state offers tax exemptions on machinery, equipment, goods consumed in manufacturing and energy used in making a product. Oklahoma also exempts property taxes for five years and inventory taxes annually.

Additional State incentives include: Oklahoma Tax Credit Program, Oklahoma Enterprise Zone, and Oklahoma Opportunity Zone. These incentives are detailed in the enclosed packet.

Detailed information on each state incentive is available at www.okcommerce.gov.

Local

Ada maintains an aggressive incentive package including cash, land, employee housing assistance, and layered financing. These incentives make Ada businesses more competitive in a regional, national and global market. Additional information can be obtained through our website at www.AdaWorks.org or by contacting the Ada Jobs Foundation at 580 235-0070.



Cash

Ada citizens reauthorized a quarter penny sales tax through 2013 for economic development. The funds are available as cash incentives for relocating or existing businesses, and can include infrastructure improvements. The formula is based on actual number of jobs created and are paid over a five year period.

Land

There are two economic development organizations in Ada with the sole purpose of growing the community. Each one owns land for industrial purposes and neither sells property at speculative prices. Science and Natural Resources Foundation (SNRF) was created when Senator Robert S. Kerr donated family land over 40 years ago for community and economic development purposes. The EPA Kerr Lab, IRT, and Pre-Paid Legal are all located on that original donation. Ada Industrial Development Corporation (AIDC) has facilitated economic development in Ada since the 1950's through brokering land deals, financing construction, and applying for grant funding. Some of their successes include CLEET, Flex-n-Gate, Remington Arms, and Globe Fire Suits.

Both AIDC and SNRF would be willing partners in a land transaction and construction project.

Housing

Ada area businesses are eligible for Employee Assisted Housing Incentives through Rural Enterprises, Inc. (REI). The housing incentive is customized by each employer and requires a 100% match from the employer up to a maximum amount of \$2,500. REI works with the employer to create a customized package that best meets their needs.

If four employees enroll, then the Employer-Assisted Housing Incentive will be **\$10,000**. The exact incentive will be determined by the number of participating employees and the benefit package created by your company.

Training

Pontotoc Technology Center can provide most OSHA safety training free or at a greatly reduced price. As an example, an **OSHA 10 Safety Course** and a **Welding Course** would have a value of \$150/per person. Pontotoc Technology Center would provide this training free to employees, for 150 employees the value would be **\$22,500**. The Technology Center will continue to work with your company to train your employees at little to no cost which is another incentive worth thousands of dollars over time.



SNRF Industrial Park

The SNRF Industrial Park is an undeveloped site located southwest of Ada. The property is a 68 acre tract bound by SH-1 on the west and the Burlington Northern Santa Fe railroad on the east. The elevations would allow for a rail spur with minimal excavation. Peoples Electric Cooperative (PEC) serves the site and the current lines on the property have the capacity to meet the service needed. For services of this size, PEC does not charge for construction to the metering point.

Maps

The site is located in the southwest quadrant of Ada on State Highway 1 and Holcim cement plant (100 year history in Ada) is located approximately ½ mile north. Their rock quarry is approximately 10 miles south along SH 1.

Information

The site is located east of SH-1 and south of SH-3 with immediate access to the Burlington Northern Santa Fe railroad. The site is served by Peoples Electric Cooperative, ATT (phone & Internet), Center Point Energy (gas), CableOne (TV & Internet) and city of Ada (water, sewer and trash). The site has water, but sewer lines would have to be constructed to serve the site. Photos of the property are provided in the appendix. The site is located in the Latta school district and outside the current city limits of Ada. No zoning or building permits are issued in unincorporated areas by the county, but ODOT will require a driveway permit and the State Fire Marshal's office will review building plans. The city may require annexation prior to serving the property.

Description

The site is relatively flat with a crest in the middle running north to south. The site is easily developed. Land in the Ada area is inexpensive when compared with other areas and states.

Acreage

This is a 68 acre site that is completely undeveloped. An old farm house sits on the middle of the site, but is not habitable. All access to the site will be from the west via the state highway and an internal circulation road that would be named after your company.



Cost

An appraisal was prepared for the property which found that the price per acre was around \$10,000. Construction costs are dependent upon the complexity of the work, but generally are around \$75/square foot. A lease-to-own arrangement with AIDC would reduce your start-up and relocation costs. Grants and city funds are available for utility improvements.

Regulations

The site is located outside of the incorporated areas of Pontotoc County which have no development regulations. The State Fire Marshal reviews all industrial buildings in unincorporated areas for compliance with the most recently adopted building code, as per state statutes (2007 IBC). Zoning regulations do not apply to the site, but will factor into the development process if annexed into the city limits. The site is industrial in nature and will be annexed as an industrially zoned district.



C.B. Howard Industrial Park

Maps

This site located on the southeast side of Ada on State Highway 3 and is owned by AIDC.

Information

This site is situated north of SH-3 between the new and old highway alignment. The site is served by Oklahoma Gas and Electric, Center Point Energy, ATT, and Rural Water District #7. Sewer lines must be constructed to serve a

heavy user. Other industrial buildings in the park use individual sewer systems. The property is located in the Stonewall school district and outside the city limits of Ada. Six other industrial companies are currently located in the park. No zoning or building permits are issued in unincorporated areas by the county, but the city may require annexation in order to serve the property and the State Fire Marshal's office will review building plans.

Description

This site is relatively flat and easily developed. Land in the Ada area is inexpensive when compared with other areas and states. Construction costs are dependent upon the complexity of the work, but generally are around \$75/square foot. A lease-to-own arrangement with AIDC would reduce your start-up and relocation costs. Grants and city funds are available for utility improvements.



Acreage

This site consists of 160 acres with 120 acres undeveloped. The park has been preliminarily platted into 5 to 10 acre tracts. Access to the park is from the north via old SH-3, proposed internal road, or two rural county roads. Industrial access funds have been requested to pave both unimproved county roads.

Cost

An appraisal has been prepared for the AIDC property which states that the current value is \$7,000 per acre. Grants and city funds are available for site improvements.

Regulations

This site is in unincorporated areas of Pontotoc County which has no development regulations. The State Fire Marshal reviews all industrial buildings in unincorporated areas for compliance with the most recently adopted building code, as per state statutes (2007 IBC). Zoning regulations do not apply to either site, but will factor into the development process if annexed into the city limits. Both sites are industrial in nature and will be annexed in as an industrial district.

Ada Airpark

Information

This site is a part of the Ada Municipal Airport, which is home to several prosperous aviation businesses. It has direct access to the 6,200 foot runway as well as Highway 99.



Description

This site is flat and ready for development.

Acreage

There are over 100 undeveloped acres. Existing business include: General Aviation Modifications Inc., Tornado Alley Turbo Inc., Ada Aircraft Painting Inc., Chickasaw Nation Flight Department, Performance Aviation Services Inc., and Pre-Paid Legal Flight Department.

Cost

Land leases are available for approximately \$0.15/square foot annually, with leases for up to thirty years. Construction costs are dependent upon the complexity of the work, but generally are around \$25/square foot for a hangar with an unfinished interior. Long-term land leases are available and arrangements could be made to construct and lease a hangar for your business.



Regulations

The park is located in the incorporated area of the City of Ada and is subject to development regulations. This site is zoned industrial. Construction at the site is subject to International Building Codes and under the jurisdiction of the City of Ada.



ICON Center

An existing building has the potential to meet your company's needs. The property is owned by the Chickasaw Nation which is one of the most entrepreneurial Indian Nation in the country. The ICON Center is 357,101 square feet of manufacturing distribution space. This building can be subdivided to meet your needs and 15+/- acres of undeveloped land surround the existing structure. Detailed information is provided in the enclosed brochure.

Maps

The property is located on the north side of Ada. It is approximately one half mile south of Lonnie Abbot Boulevard with direct access to four lane

roadways (Broadway and E 4th/Arlington).

Information

The site is located south of SH-1 and east of SH-3 with spur access to the Burlington Northern Santa Fe railroad. The site is served by Oklahoma Gas and Electric, ATT, Center Point Energy, and city of Ada. The site has water, sewer and storm sewer. The Chickasaw Nation has the capability to offer electricity services at a reduced rate. Photos of the property are provided in the appendix. The site is located in the Ada school district and outside the city limits of Ada.

Description

The site is extremely flat and mostly developed. Land in the Ada area is inexpensive when compared with other areas and states. The commercial construction costs are approximately \$75/s.f.

Acreage

The ICON Center is located on a +/-26 acre site that is almost fully developed. All access to this site will be from the south via E 4th/Arlington or toward the west via 2nd and 3rd.

Cost

The Chickasaw Nation is actively pursuing tenants and the lease rate is negotiable depending upon the length of contract and scope of renovations required for occupancy. No current opportunity is available for purchase of the site and a lease will have to be negotiated with the Nation.



Regulations

The site is outside the city limits therefore falls under the development regulations of Pontotoc County and the State Fire Marshal. The State of Oklahoma has adopted the IBC 2007 building code and Pontotoc County does not currently have development regulations.

PTC Incubator

The Pontotoc Technology Center has an available building that is 10,000 s.f. under-roof. A bay door is located in the rear of the building to allow for deliveries. This facility has recently undergone a complete renovation of the interior with a 75 space parking lot. The building was constructed to accommodate both manufacturing and worker training needs within the community.



Additionally, a larger structure is located across the street that can be used for warehouse and storage. This building currently houses the Oklahoma Department of Public Safety and Oklahoma's only goat cheese manufacturer. However the majority of the warehouse is unused. A 30,000 s.f. building is currently under construction that will serve as a fire training facility.



The Technology Center campus is designated as an incubator through the State Department of Commerce and is amongst the top in the state in existing worker training.



Transportation Access

Ada businesses enjoy a variety of transportation options which provide convenient access across the US. Freight trucks can reach everywhere in the country within 48 hours. Four national and international airports are located within a two and a half hour drive. The municipal airport and rail provide easy access to multiple trade markets.

Vehicular

US Highway 75 and Interstates 40 and 35 are each located within 45 minute drives. Several state highways converge on Ada from every direction. Metropolitan markets are easily accessible within a short amount of time (OKC – 1 hour, Tulsa – 2 hours, and DFW – 2 ½ hours). There are over 8 million people within a 3 hour drive of Ada.

Rail

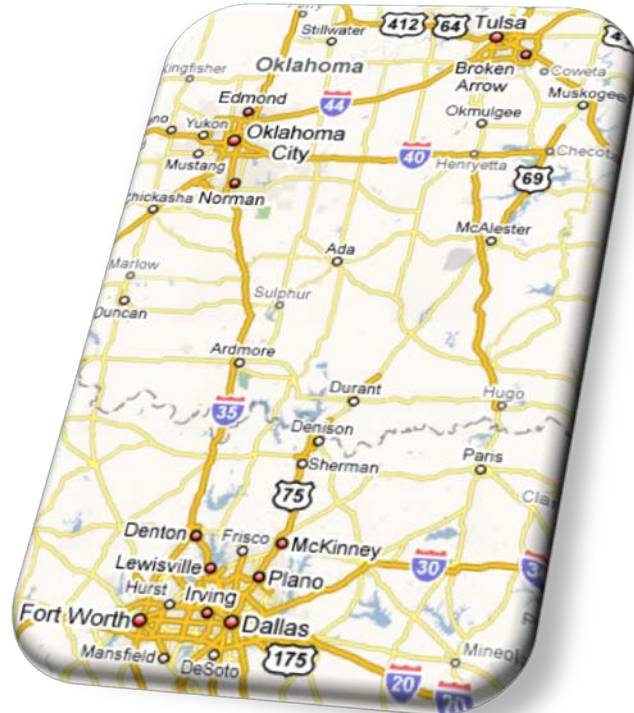
The Burlington Northern Santa Fe railroad bisects Ada (north-south) traveling between Fort Worth, Texas and Tulsa, Oklahoma.

Air

The Ada Municipal Airport has a 6,200 and a 3,000 linear foot runways which serve virtually any size business jet. Commercial airports in Dallas-Fort Worth, Oklahoma City and Tulsa are each accessible within a 2 ½ hour drive. The Love Field (Dallas), OKC and Tulsa airports provide direct continental flights to major US markets. The DFW airport offers both continental and international flights and is a major hub for several airlines.

Water

Two of the most inland water ports of the US are located in Oklahoma. The Port of Muskogee and the Tulsa Port of Catoosa are both located in Eastern Oklahoma along the McClellan-Kerr Arkansas River Navigation System. The Port of Tulsa-Catoosa (the most inland of the two) is approximately 600 miles from New Orleans. Both ports are located approximately 130 miles from Ada via truck or rail.



Business Climate

Ada has a tremendous entrepreneurial environment that has grown several start-up businesses into successful international companies. Eighty-four (84%) of the business establishments in Ada are smaller than 20 employees. The Chickasaw Nation has grown from a hundred employees to several thousand in less than twenty years. Pre-Paid Legal Services exceeds 2,000 employees across the country and continue to call Ada home. Jeff Thompson, CEO of Edge Tech, was honored as the young entrepreneur of the year nationally. Edge employs over 100 employees in Ada and continues to thrive in the international computer market.

East Central University (ECU) and Pontotoc Technology Center (PTC) are key partners to foster economic growth and development in Ada. ECU's business school is nationally recognized for their accounting and entrepreneurial programs. PTC provides specialized employee training at little to no cost for existing and relocating businesses. Our education partners provide a high quality, skilled employee and offer outreach assistance to local businesses to address problems.

The Ada community has continued to seek economic development and growth. Dating back to the mid 1950's, community leaders have organized to position Ada for success. The citizens have reauthorized a sales tax dedicated for economic incentives for the third time since 1998 which will fund economic development efforts through 2013.

Existing Industries

The industrial and employment base has diversified over the last 25 years. Ada is unique for a small community in that we are home to a publically traded company (Pre-Paid Legal), to one of the most entrepreneurial Indian tribes in the country (Chickasaw Nation), to an EPA water research lab (Kerr Lab), to two regional hospitals (Valley View and Carl Albert Indian), to a regional university (East Central University), and a "gold star" technology campus (Pontotoc Technology Center). In addition to that, Ada has eight companies with workforces exceeding 500 employees.

Below is a list of our largest employers:

<i>Company</i>	<i>Employees</i>	<i>Primary Product/Service</i>
<i>Chickasaw Nation Headquarters and Housing</i>	<i>1,198</i>	<i>Other services</i>
<i>Chickasaw Division of Commerce</i>	<i>880</i>	<i>Other services</i>
<i>Valley View Regional Hospital</i>	<i>817</i>	<i>Health care and social assistance</i>
<i>East Central University</i>	<i>657</i>	<i>Educational services</i>
<i>Chickasaw Nation Health System</i>	<i>631</i>	<i>Health care and social assistance</i>
<i>Pre-Paid Legal Services, Inc.</i>	<i>600</i>	<i>Finance & Insurance Services</i>
<i>Flex-N-Gate Technologies</i>	<i>525</i>	<i>Manufacturing</i>
<i>Solo Cup</i>	<i>500</i>	<i>Manufacturing</i>
<i>Wal-Mart Supercenter</i>	<i>450</i>	<i>Retail trade</i>
<i>IRT</i>	<i>400</i>	<i>In-Bound Technical Support Call Center</i>
<i>Ada Public Schools</i>	<i>350</i>	<i>Educational Services</i>
<i>City of Ada</i>	<i>280</i>	<i>Public Services</i>
<i>McCall's Communities</i>	<i>250</i>	<i>Health care</i>
<i>Robert S. Kerr EPA Water Research Laboratory</i>	<i>150</i>	<i>Professional, scientific & technical services</i>
<i>People's Electric Cooperative</i>	<i>130</i>	<i>Utilities</i>
<i>Holcim Cement</i>	<i>125</i>	<i>Manufacturing</i>
<i>EDGE Tech Corp</i>	<i>120</i>	<i>Manufacturing</i>
<i>Vision Bank</i>	<i>100</i>	<i>Finance & insurance</i>
<i>Rolling Hills Psych. Hospital</i>	<i>100</i>	<i>Health care and social assistance</i>
<i>Apex Composites</i>	<i>70</i>	<i>Manufacturing</i>
<i>Globe LifeLine EMS</i>	<i>46</i>	<i>Manufacturing</i>
<i>Pontotoc Technology Center</i>	<i>45</i>	<i>Educational Services</i>

Taxes

Taxes in Oklahoma consist of income, property and sales. Income taxes are reserved by the state with no county or municipality receiving wage dependent taxes. Property taxes are allowed by state statute for county government operations and capital, education (primary, secondary and technical), libraries, and municipal capital expenses. Sales taxes in Oklahoma can fund municipal operations and capital, county capital expenses, school capital expenses and state government operations.

Property

There are no current outstanding general obligation bonds for the City of Ada. The property tax rate in Pontotoc County is very low. An industrial site assessed at \$1,000,000 by the County Assessor would pay \$9,700 annually in property taxes. Property taxes are abated for some industrial purposes, such as machinery, materials, etc. The State Commerce Department provides a complete list of industrial exemptions.





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