



Shawnee Mission Plaza

Shawnee, Oklahoma

Warren Thomas, Developer
Owner/Broker
405.527.0102

Shawnee Mission Plaza

CONTENTS

Salient Information	1
Shawnee Mission Plaza Site Plans, Aerial Photos & Shawnee Maps	2
Shawnee Mission Plaza Medical Campus	3
Demographics	4
Community Profile	5
Economic Trends & News	6

Shawnee Mission Plaza

SALIENT INFORMATION

TOTAL LAND SIZE:	150 Acre Mixed-Use Development
PAD SITES:	I-40 Frontage @ \$10-\$15 per square foot depending on size, configuration and location.
LARGE BOX USERS:	Negotiable. Large 20 ⁽⁺⁾ acre site available on I-40 across from Wal-Mart Super Center. (see site plans, end of Section 2)
MASTER PLAN:	Medical Campus (planned) and Vision Statement 500,000 square foot, 90 acre (MOL) medical campus in Shawnee Mission Plaza
TERMS:	Cash, build-to-suit, or ground lease
BUILDING SIZES:	Phase I: Lowe's Home Improvement store of approximately 85,000 square feet, including Garden Center Phase II: 25,000 square foot Staples Office Supply Store Phase III: Future 125,000 square foot shopping center on Kickapoo and/or a 90 acre, 500,000 square foot (MOL) medical campus
LOCATION:	Kickapoo to Union Street and Interstate 40 south to 45 th (Immediately south of Shawnee Mall)
TRAFFIC COUNT:	Source 2009 ODOT and City of Shawnee Traffic Counts, West of Hwy 102 on I-40: 42,224 East of Harrison on I-40: 30,143 Kickapoo South of I-40: 17,780 West of 177 on I-40: 42,168
DEMOGRAPHICS:	2010 Census Population Data: (Pottawatomie Count says a 6% population increase in the last census) 0-3 mile radius: 15,868 0-5 mile radius: 31,983 0-10 mile radius: 55,927 25-mile radius: 188,586 Within 30 mile radius the population is over 349,673
SURROUNDING AREA:	Shawnee is the county seat of Pottawatomie County and the regions true "center of gravity". The trade area encompasses several smaller communities within very short distances. Shawnee's economy is based primarily on manufacturing and service firms and two four year universities: Oklahoma Baptist University (OBU) and St. Gregory's University. Major employers are: Citizen Pottawatomie Nations, Shawnee Mills, Mobil Chemical, Allen Bradley, Wolverine Tube Co, TDK Ferrites, Eaton Corporation, Central Plastics, Wood Group Pressure Controls, Uponor and many others (see Section 5).

Shawnee Mission Plaza

HISTORY OF SHAWNEE

MISSION PLAZA:

Lowe's Home Improvement opened in Shawnee Mission Plaza April, 1996. **McDonald's** is reportedly one of the chain's most successful. **Hampton Inn** opened the spring of 1996, **Mazzio's** July, 1998, **Staple's** December, 1998 and **Braum's** located on one of our Kickapoo pad sites directly in front of **Staple's** in November of 1999. **Sonic** opened a new store on Kickapoo, February 2000 and **Cracker Barrel** opened Valentines Day, 2000 adjacent to Hampton Inn on our I-40 frontage Road. **I-HOP** opened in 2001 and **Taco Bell** and a national dry cleaners in 2004.

New Developments in Shawnee Mission Plaza:

Honda Powerhouse
Tractor Supply Co.
Starbucks
McAlister's
Braum's Renovation
McDonald's Renovation
Sonic Renovation
Eye Doc on 45th and Union
Pink Swirls
My Dentist on South I-40 Drive
Popeyes
Communication Federal Credit Union (closed 2012)
Chick-Fil-A (under contract)

SHAWNEE MALL AREA: **Development within the immediate area:**

AT&T Corporate Store
BancFirst Branch and Call Center
Buffalo Wild Wings Grill & Bar
Chili's remodel
City of Shawnee infrastructure improvements
Harrison Street upgrade
Kohl's
New Mall ownership—Urban Retail Properties
Play It Again Sports
Rail line improvements and upgrades
Red Lobster remodel
The City has purchased 180-acre recreational site
Veterinarian office on 45th
Whataburger
Walmart Super Center

PLANNED:

Developments planned or underway:

New market rate senior community center with independent and assisted living options, \$10mm, first one of its kind in Shawnee, (Currently an underserved market).
New Senior Alzheimer facility, first one of its kind in Shawnee.
Kickapoo South of MacArthur roadway make over
OBU expansion
SGU expansion
Unity Health expansion

Shawnee Mission Plaza

Regional Airport Terminal and runway improvements.

Absentee Shawnee Bank opened

Absentee Shawnee Casino opened

Citizen Potawatomi Nation developments underway:

- Firelake Grand Casino
- Firelake Grand Hotel
- Firelake Grand Truck Stop expansion
- Firelake Bowling Alley
- Firelake Event Center
- Firelake RV Park and sports complex
- CPN housing additions
- New First National Bank – Branch location (CPN owned)

OTHER POSITIVE SHAWNEE GROWTH ACTIVITIES:

Continued housing development in the community or immediate area:

- Woodsong
- Windmill
- Woodlands
- Timber
- Northridge
- Hyatt
- Prairie Ridge

Area manufacturers are stable and growing with many at record levels of employment.

Many have added new product lines.

Some have recently expanded the facilities and purchased new equipment.

At least two have transferred work to this area from other off shore locations and one has closed those facilities.

Most have a backlog of orders and are trying to increase their production capacity

At least five manufacturers are internationally owned.

Recent acquisition of local manufacturers

Increased aerospace and aviation activity, with a new Bell Ranger helicopter repair facility being opened.

One of five certified A&P training facilities in the state.

Over 2000 area residents drive to Tinker each day, with that number continuing to grow.

Unemployment rate lower than the state and nation averages—4.4% as of November 2012

Shawnee retail study highlights potential and flaws

By Kory B. Oswald

April 12, 2012 12:01am

- A retail consulting and market research firm has identified four corridors and a sizable, yet "conservative," Primary Trade Area (PTA) and other characteristics in Shawnee that could help bring more regional and national retailers to the area.

A retail consulting and market research firm has identified four corridors and a sizable, yet "conservative," Primary Trade Area (PTA) and other characteristics in Shawnee that could help bring more regional and national retailers to the area.

The firm, Catalyst Commercial, began the first step of working with the Shawnee Economic Development Foundation (SEDF) and community leaders to identify the strengths and assets of Shawnee, and how to use those numbers to attract retailers to the city.

"The whole purpose of this is to identify who you guys are," John Baldwin, the senior vice president and co-owner of Catalyst Commercial, told attendees at the SEDF Board meeting Wednesday. "Put your energy and money into the retailers that should be interested."

Baldwin presented a draft version of a Retail Attraction Implementation to the SEDF board members, which is the first step in what Baldwin called a lengthy process that will ultimately benefit Shawnee by identifying specific retailers that "should be interested in doing business here," he said.

"We are identifying the various retailers from the big boxes ... all the way down to the nail salon. We are only going after and educating the people who should be interested in doing business here. And, that's a big deal because we aren't wasting anybody's time," Baldwin said.

The study also identified four development "corridors" in Shawnee as well as the city's "Primary Trade Area." The corridors run along Interstate 40, Kickapoo, Harrison, and the downtown area in Shawnee, which has the potential to attract many national retailers, Baldwin said.

"There's so much available land right along the corridors there that it's an eye-opener. There's a lot of opportunity there and there's a lot of pent-up demand that's coming in," Baldwin said.

The trade area is the geography that represents 65 percent of a community's customer base which encompasses areas beyond Brooksville, McLoud, Meeker, and Earlsboro, but does not include Prague or Seminole.

The study identified key statistics within the trade such as the current and future population of the area. The current population is 62,164 and has a projected growth rate of 3.3 percent, which will make the population 64,232 in 2016, according to the study.

The analysis examined the PTA's median income. The income is expected to experience a 13 percent growth rate between 2011 to 2016. In 2011, the median income was \$39,408. In 2016, the median income is expected to reach \$44,680.

The average household size of the PTA for 2011 and 2016 is 2.56. Median age of the PTA for 2011 and 2016 is estimated at 36.6 years and 37.3 years, respectively.

"You're growing in income and you're growing in families with kids," Baldwin said.

The report counted traffic in the area and recorded license plates to see where people were driving from to do business in Shawnee. The report also identified areas of "retail leakage" and stated that around \$1.4 million in sales tax collection was being lost to other areas like Midwest City.

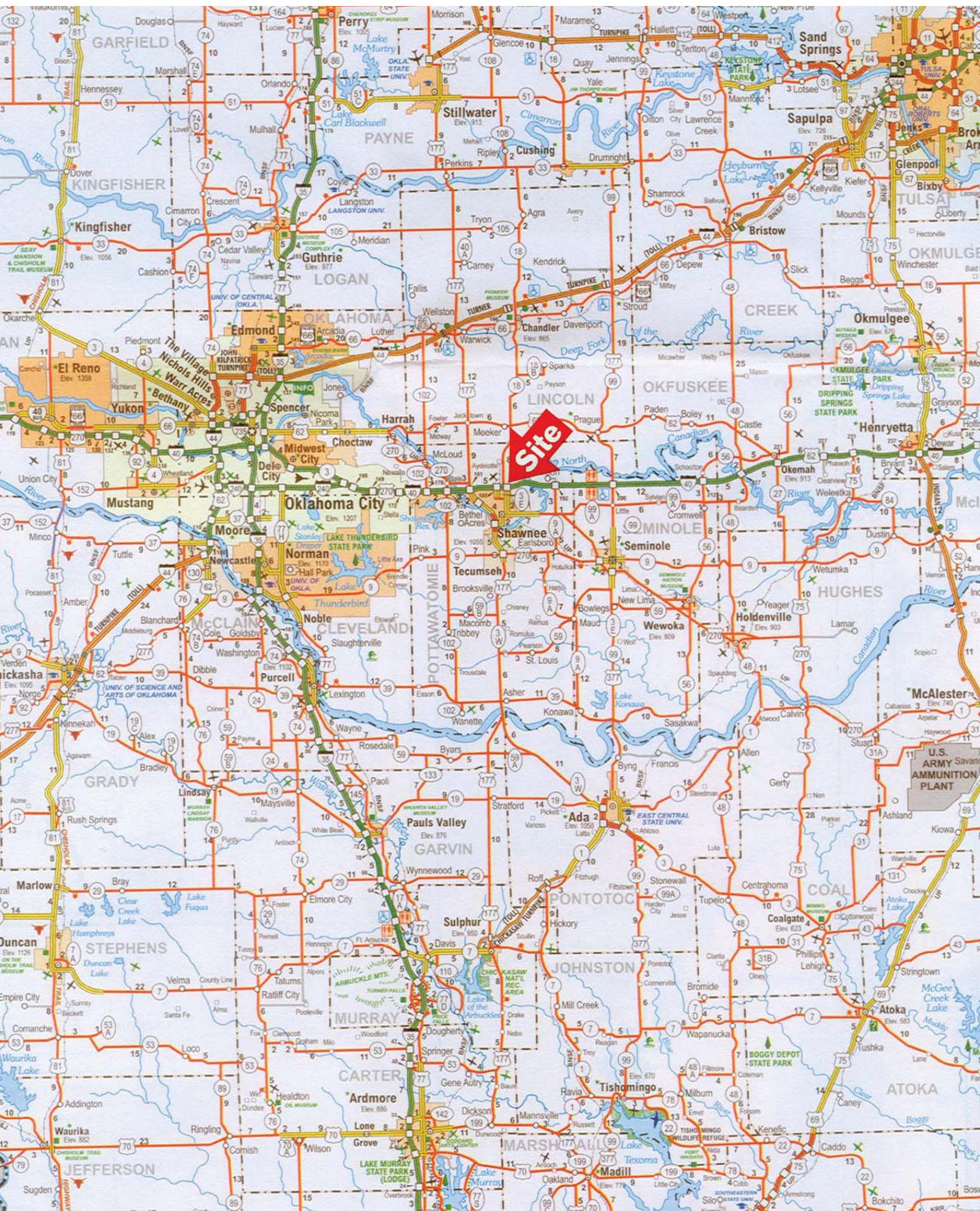
The report cost around \$42,000, but the insight it provides is invaluable, Tim Burg, the executive director of the SEDF, said.

"This in depth analytical tool and process will allow us to eliminate a majority of the guesswork on where we are leaking retail opportunities and let us focus on what retailers fit the demographics patterns of the Shawnee PTA," he said. "This process will give us a well-defined road map on whom to recruit and also help us speed up our efforts in meeting the shopping choices of this area's consumers."

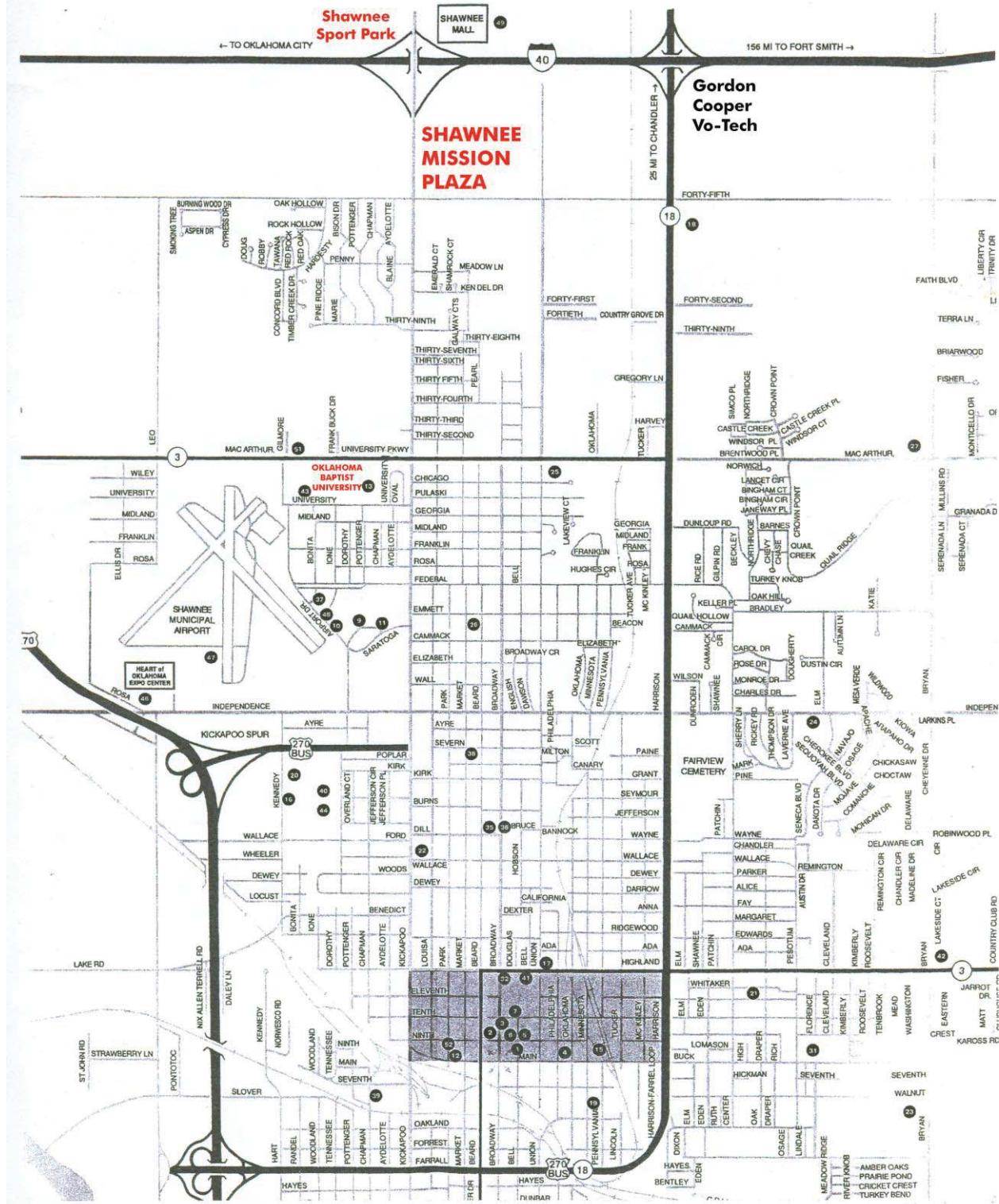
Funding for the report came from a combination of sources that include Pottawatomie County, SEDF reserves, and the City of Shawnee.

The information gathered in the report will be modified as more data is gathered regarding land and utilities in the PTA. The SEDF plans to submit that to the Catalyst and discuss any changes and additions and see how the data we have on the Shawnee PTA correlates with the needs of those retailers.

The SEDF and community developers and stakeholders will work with Catalyst to what businesses to pursue in earnest, Burg said. The report included a list of possible retailers that might be interested in the area like a Chick-fil-A, a TGI Fridays, Academy, Al's Formal Wear, and Petsmart. Other businesses were included in the report, such as Total Fitness and Anytime Fitness.



SHAWNEE OKLAHOMA



MACARTHUR

HARRISON

NEW MIDDLE UNION SCHOOL
NEW FUNERAL HOME

PROPOSED
SHAWNEE
INDUSTRIAL
BUSINESS
PARK

45TH
CHAPEL RIDGE
APARTMENT COMPLEX
SHAWNEE MISSION

TRACTOR
SUPPLY CO.

I-40
Frontage
at Union

NEW TWO-WAY FRONTAGE ROAD

NEW
WAL-MART
SUPER

RETAIL UNION BANK
MACALISTER'S
MAZZIO's
SONIC

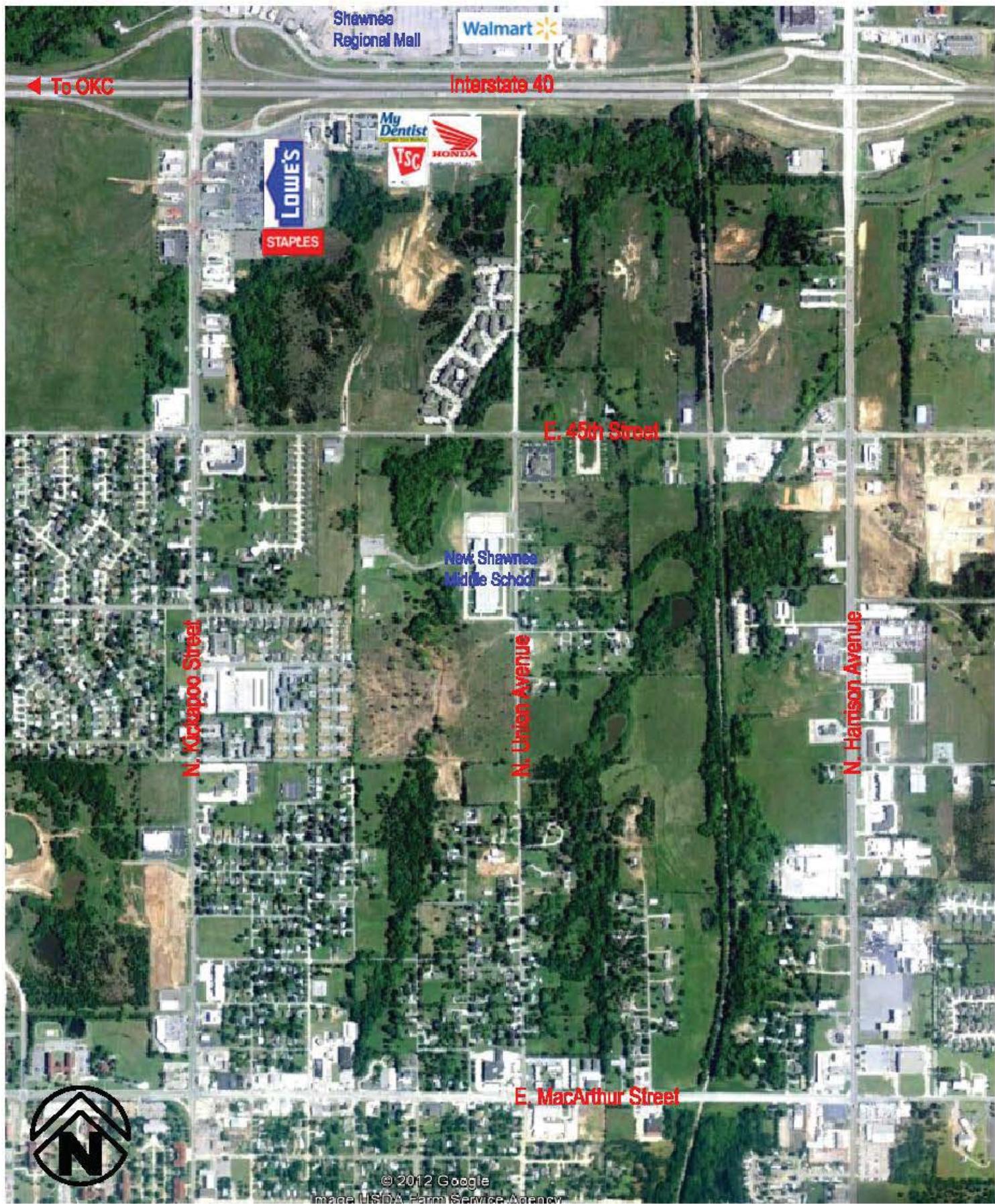
POPEYES
STARBUCKS
STAPLES BRAUNS

DELTA CAFE
GARFIELD's
MCDONALD'S
PHILLIP'S
GAS STATION

I-40

SHAWNEE REGIONAL
MALL

PROPOSED
REGIONAL SPORTS
200 ACRE REGIONAL PARK



SHAWNEE REGIONAL MALL

Walmart

KICKAPOO

I-40

UNION STREET



*Shawnee Mission Plaza
Planned Mixed
Use Development*

CHASE RIDGE
MULTI-FAMILY

45th STREET

OPTOMETRIST
OFFICE

NEW SHAWNEE
MIDDLE SCHOOL

SHAWNEE REGIONAL MALL

WAL-MART
SUPER CENTER

I-40

Kickapoo

I-40 Frontage
& Union

PAD SITES

My
Dentist



ISP TRACTOR
SUPPLY CO

PROPOSED
BIG BOX
RETAIL

Union Street

Shawnee Mission Plaza
Planned Mixed Use
Development



POPeYeS



Dry Cleaner
Auto Service



McALISTER'S

Communication
FEDERAL CREDIT UNION

UNITED
BANK

SINGLE
FAMILY

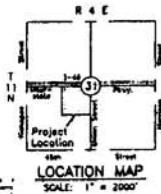
45th Street

NEW SHAWNEE
MIDDLE SCHOOL

CHASE
MULTI-FAMILY



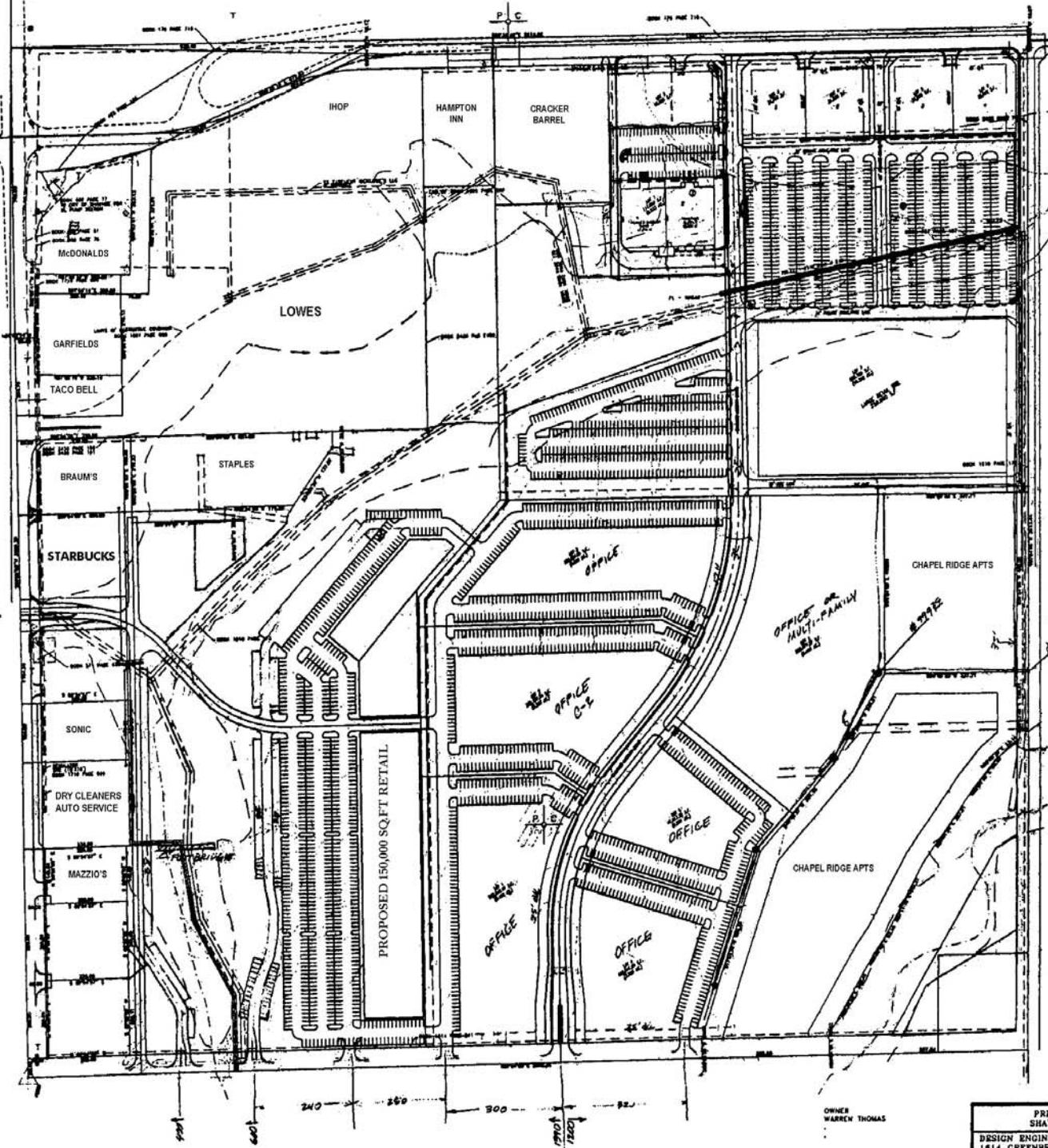
PRELIMINARY PLAT OF
SHAWNEE MISSION PLAZA



SCALE: 1" = 100'

LEGEND

- P/C = PEDESTRIAN EASMENT
- D/C = DRINKER EASMENT
- U/L = UTILITY EASMENT
- B/L = BUILDING LINE
- SD = STORM DRAIN
- = PROPOSED SAN. SEWER
- = PROPOSED WATER



OWNER
WARREN THOMAS

DEVELOPER:

PRELIMINARY PLAT OF
SHAWNEE MISSION PLAZA

DESIGN ENGINEERS, INC.
1614 GREENBRIAR PLACE
Oklahoma City, Oklahoma
(405) 891-6333



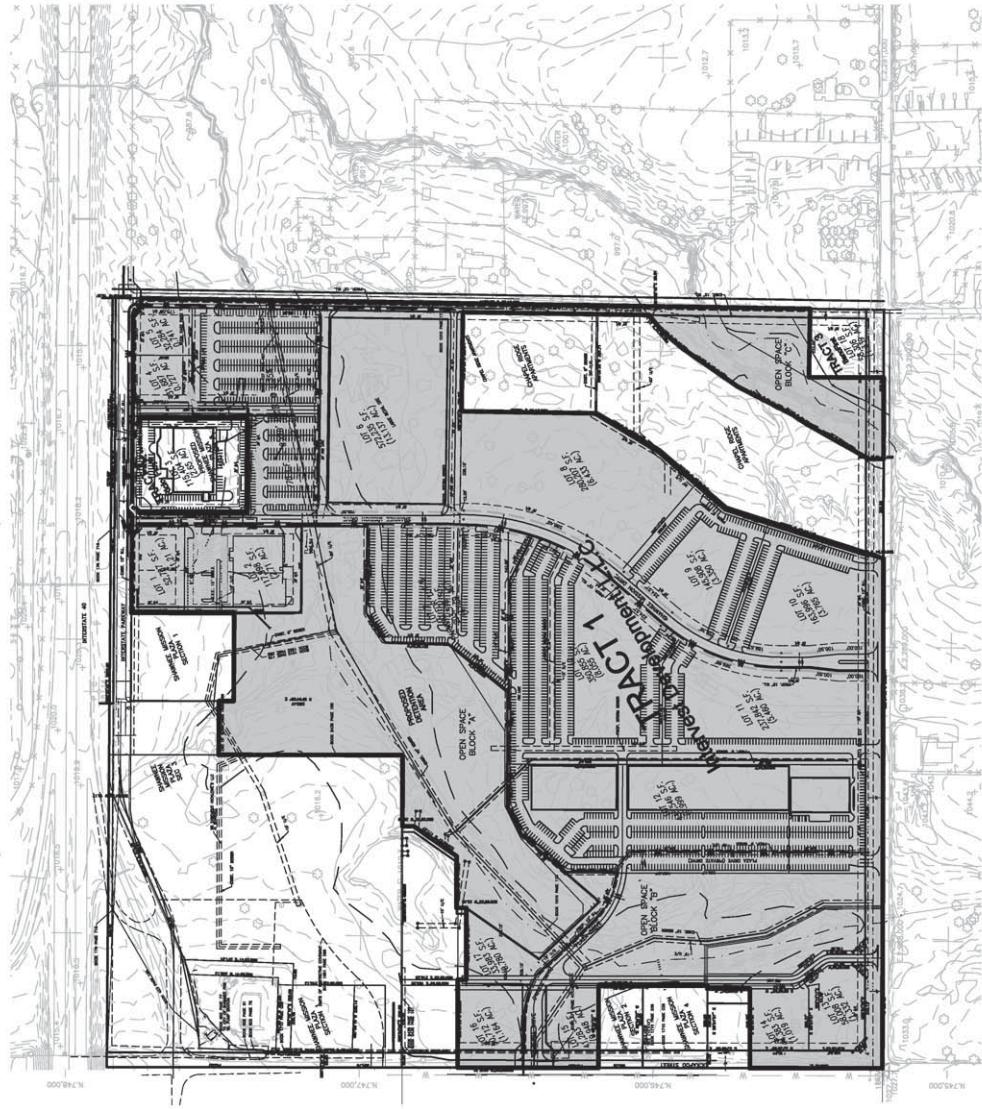
JOB NO. 3307

PROJECT NO.

SHEET NO. 1 OF 1

PRELIMINARY PLAT OF SHAWNEE MISSION PLAZA

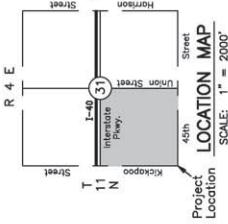
BEING A PART OF THE SW^{1/4}, SECTION 31, T-11-N, R-4-E, I.M.
SHAWNEE, POTOWATOMIE COUNTY, OKLAHOMA



NOTES:

1. THIS PRELIMINARY PLAT IS SUBMITTED FOR RE-APPROVAL WITHOUT SIGNIFICANT CHANGE FROM THE LAST APPROVED PRELIMINARY PLAT. PROVISIONS OF THE APPROVED PLANNED UNIT DEVELOPMENT MASTER PLAN ARE NOT PROPOSED FOR REVISION.
2. THE AREA WHICH IS INCLUDED IN THE SHAWNEE MISSION PLAZA PRELIMINARY PLAT IS IN GENERAL THE ENTIRE SOUTHWEST QUARTER OF SECTION 31, T-11-N, R-4-E, I.M. SOME OF THIS AREA IS ALREADY DEVELOPED THOUGH FINAL PLATS OR AS METES BOUND PLOTS. THE OWNERSHIP OF THE AREAS WITHIN THE PRELIMINARY PLAT WHICH ARE NOT DEVELOPED IS DIVIDED INTO THREE PRELIMINARY PLATS AS FOLLOWS:
- TRACT 1. THE PORTIONS OF THE PRELIMINARY PLAT WHICH ARE NOT DEVELOPED, EXCLUDING TRACTS 2 AND 3. TRACT 1 IS OWNED BY INTERVEST DEVELOPMENT, LLC. TRACT 1 CONTAINS APPROXIMATELY 103.32 AC.
- TRACT 2. THE PARCEL ON INTERSTATE PARKWAY PROPOSED FOR DEVELOPMENT AS SHAWNEE MISSION PLAZA, SECTION 5, SHOWN ON THE PRELIMINARY PLAT AS LOT 3. TRACT 2 IS OWNED BY RICKY L. AND KIMBERLY FLOYD. TRACT 2 CONTAINS APPROXIMATELY 2.65 AC.
- TRACT 3. THE PARCEL AT THE NORTHWEST CORNER OF UNION STREET AND 45TH STREET SHOWN AS LOT 18, ON THE PRELIMINARY PLAT. TRACT 3 IS OWNED BY BANGSTROM. TRACT 3 CONTAINS APPROXIMATELY 1.34 AC.
5. THE UTILITIES SHOWN ON THE PRELIMINARY PLAT ARE TO BE PROVIDED TO THE PUBLIC BY THE CITY OF SHAWNEE. THE PUBLIC UTILITIES MAY REQUIRE ADDITIONAL PUBLIC OR PRIVATE UTILITIES, WATER LINES, SANITARY SEWER LINES, OR STORM SEWER LINES INSIDE THE LOTS WHICH ARE NOT SHOWN ON THE PRELIMINARY PLAT. THE NATURE AND EXTENT OF THESE IMPROVEMENTS WILL DEPEND ON THE SPECIFIC SITE PLAN ACCOMPANYING THE FINAL PLAT OR BUILDING PERMIT.
4. DETENTION IS PROPOSED TO BE PROVIDED BY AN AREA-WIDE OR REGIONAL DETENTION SYSTEM TO BE LOCATED IN THE OPEN SPACE BLOCKS. THIS SYSTEM WILL BE CONSTRUCTED WITH FUTURE FINAL PLATS. TEMPORARY DETENTION FACILITIES MAY BE PROPOSED WITH ANY INDIVIDUAL PLAT WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE AREA-WIDE DETENTION SYSTEM.
5. SHAWNEE MISSION DRIVE IS PROPOSED TO BE CONSTRUCTED AS A COLLECTOR STREET CONNECTING TO 45TH STREET (ARTERIAL) AND AS A LOCAL STREET CONNECTING TO INTERSTATE PARKWAY (COLLECTOR). OTHER CONNECTIONS FROM SHAWNEE MISSION DRIVE WILL BE MADE TO BOTH KICKAPOO STREET (ARTERIAL) AND UNION STREET (COLLECTOR) AS PRIVATE DRIVES/FIRE LANES.

Project Location



Project Location
LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1"=200'

Owners:

TRACT 1
INTERVEST DEVELOPMENT, LLC.
P.O. BOX 22535
OKLAHOMA CITY, OK

TRACT 2
RICKY L. and KIMBERLY S. FLOYD
SUNRISE HONDA
SEARCH, AR
800 TRUMAN BAKER DRIVE

TRACT 3
BANGSTROM
FEDERAL and HARRISON
SHAWNEE, OK

PRELIMINARY PLAT OF
SHAWNEE MISSION PLAZA



SHEET NO.
1 OF 3

PROJECT NO.
5307

JOB NO.
5307

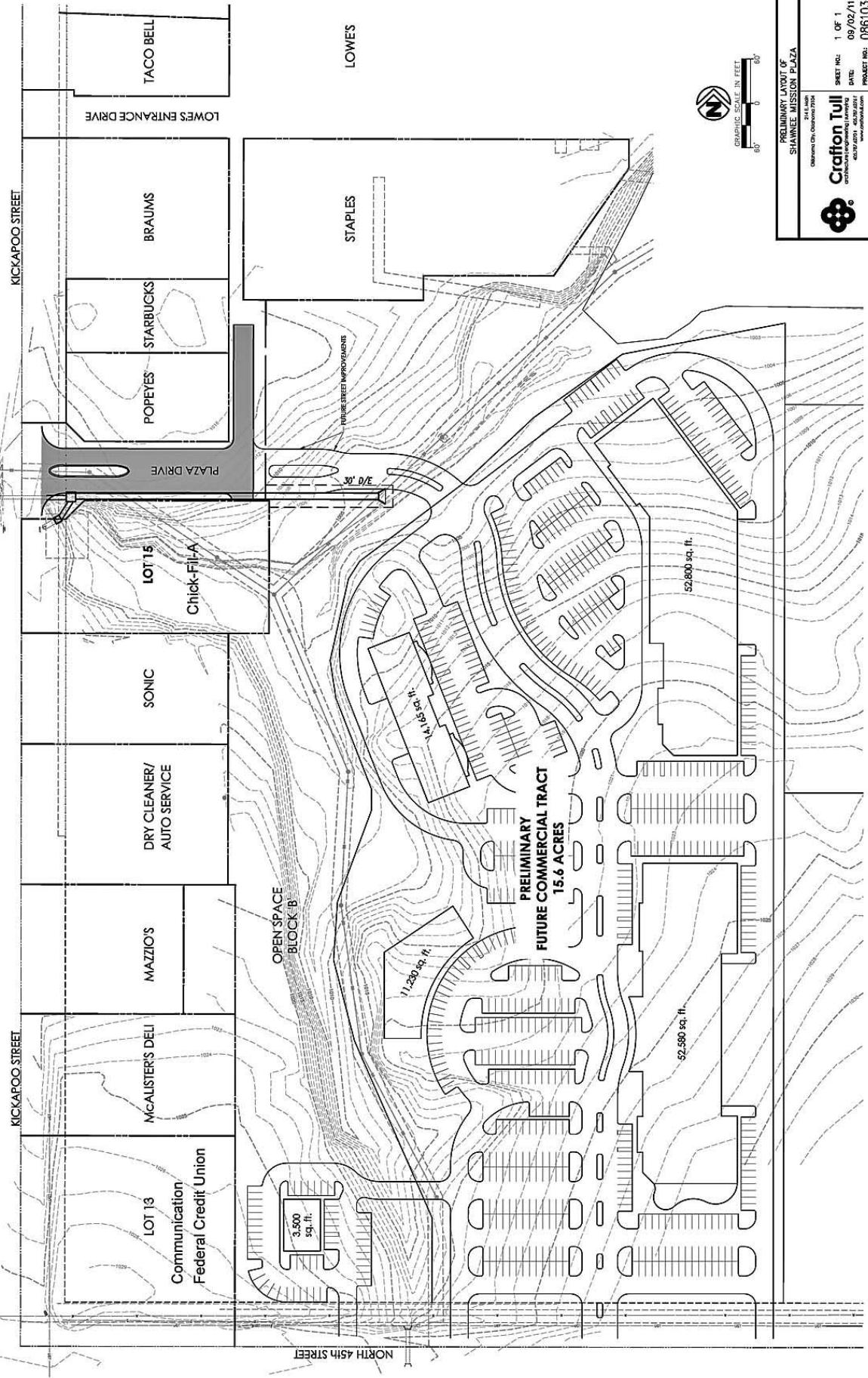
LEGEND
P/E = PEDESTRIAN EASEMENT
D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
SD = STORM DRAIN
—SS— = PROPOSED SAN SEWER
—WW— = PROPOSED WATER

REvised: FEBRUARY 17, 2005
Scale: 1"=200'

Job No.	5307	Date	Rev. by	As Built by	Date	Rev'd by	As Built by	Date
Plotted by		Drawn by		Design by		Edited by		Reviewed by

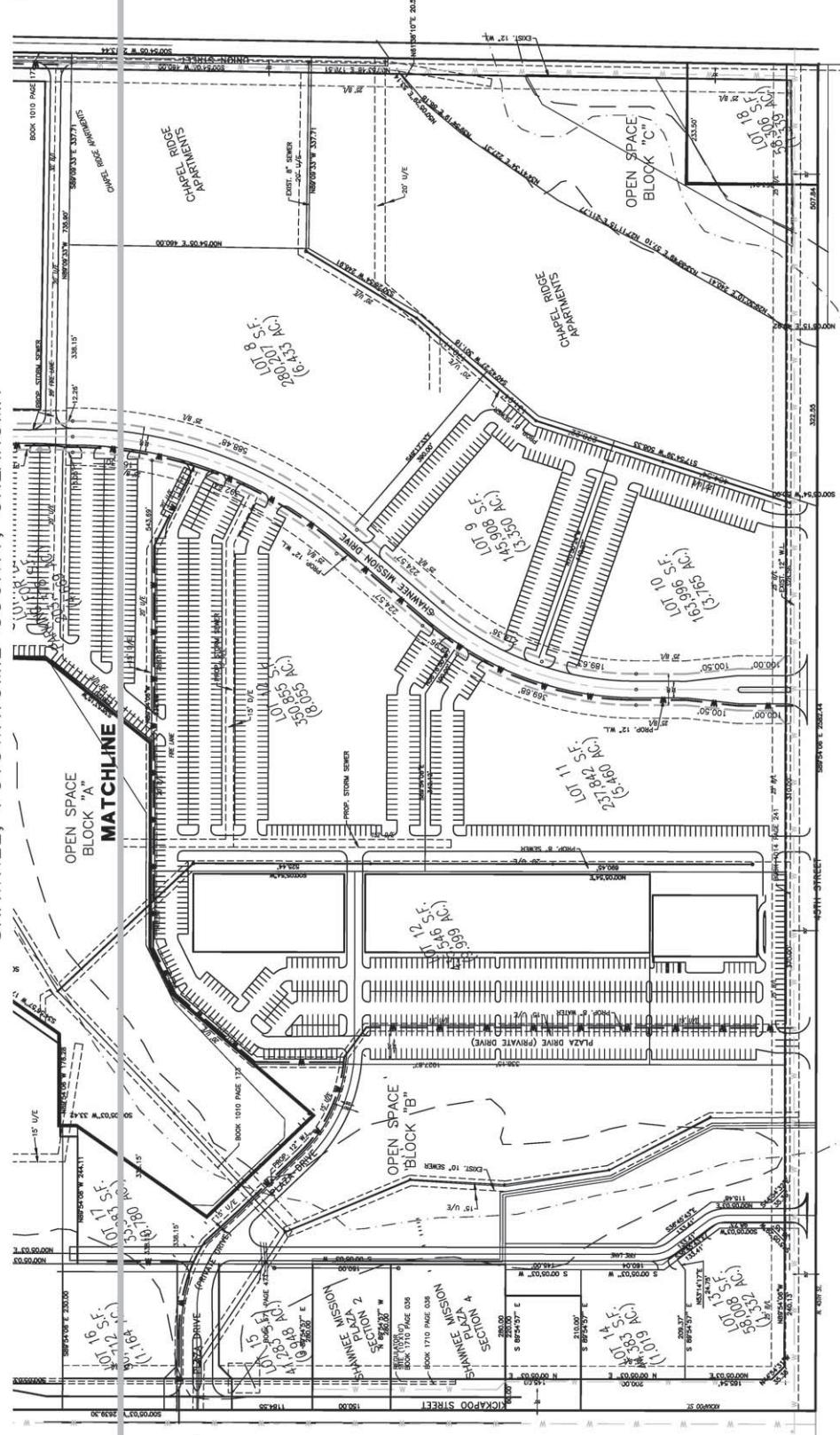
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PRELIMINARY



**PRELIMINARY PLAT OF
SHAWNEE MISSION PLAZA**

BEING A PART OF THE SW/4, SECTION 31, T-11-N, R-4-E, I.M.
SHAWNEE, POTOWATOMIE COUNTY, OKLAHOMA



LEGEND

P/E	PEDESTRIAN EASEMENT
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
B/L	BUILDING LINE
SS	STORM DRAIN
--S--	PROPOSED SAN. SEWER
--W--	PROPOSED WATER

PRELIMINARY PLAT OF
SHAWNEE MISSION PLAZA

EI Civil and Environmental Engineering
1814 Greenbrier Place
Oklahoma City, OK 73160
E-Mail: design@del-clo.com Ph: (405) 232-1020
Fax: (405) 232-1020 CA 1020

REVISED: FEBRUARY 17, 2000

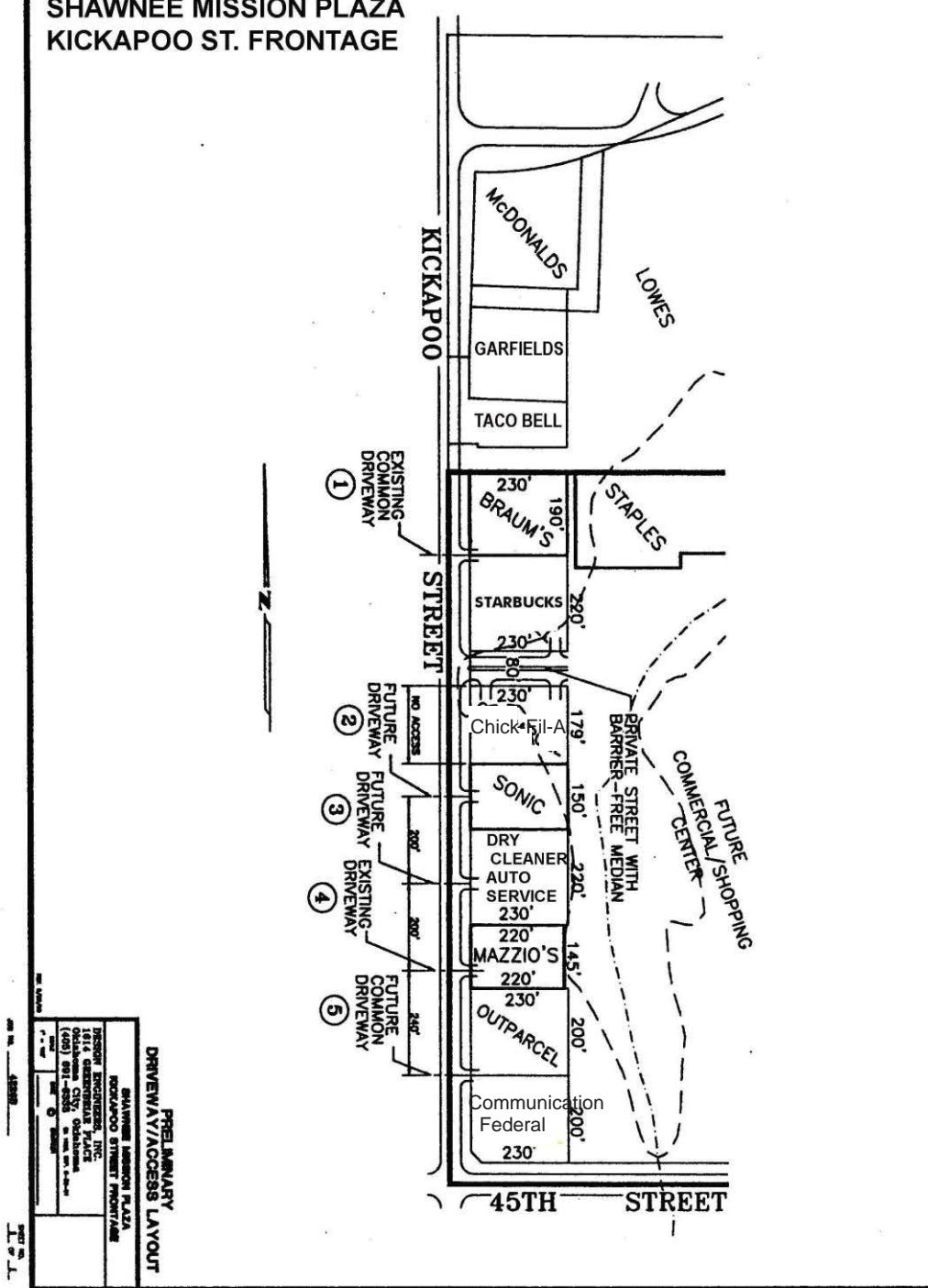
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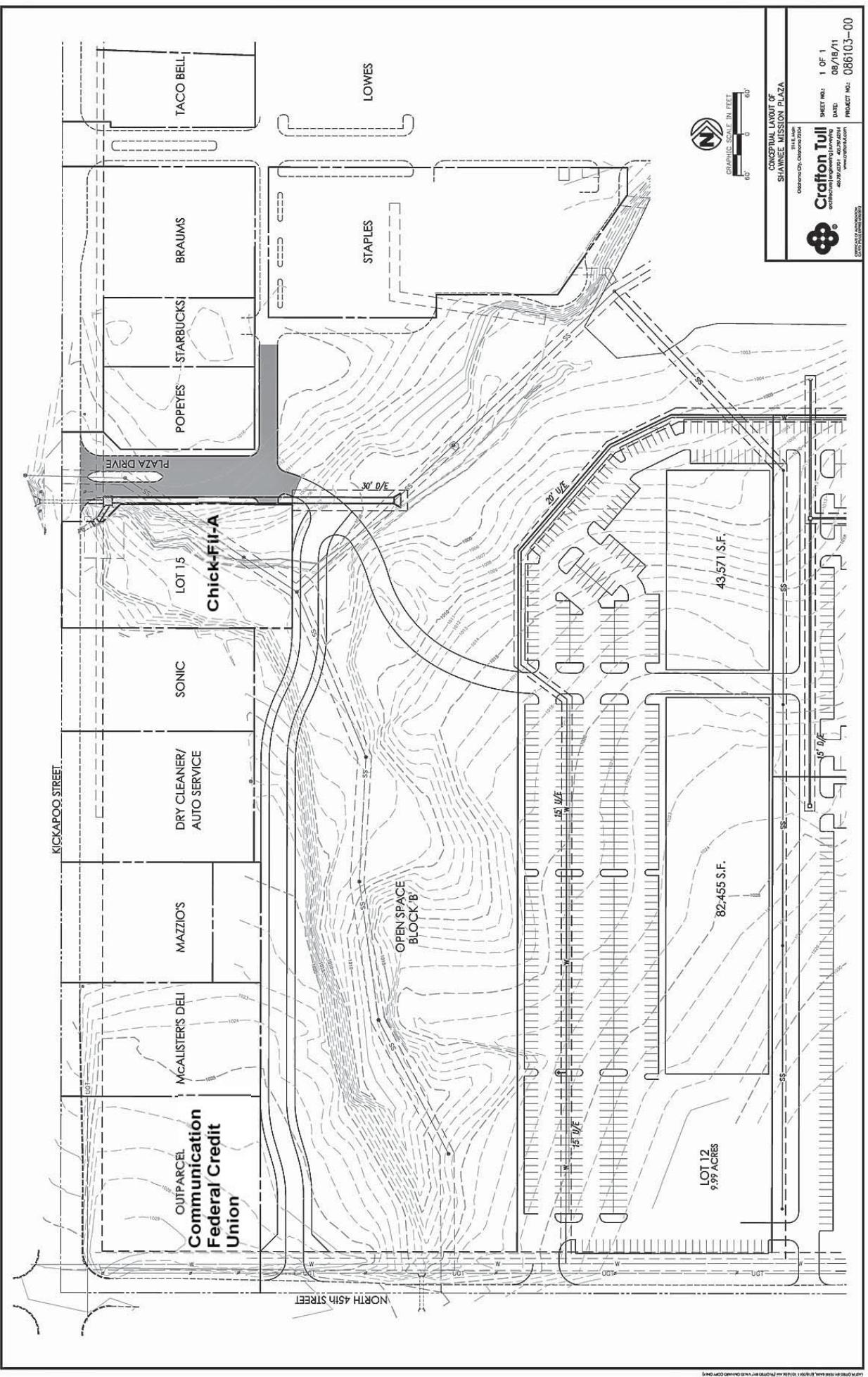
SHEET NO. 3 OF 3

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PROTTER BY	EDGERTON BY				
SWEENEY BY		FEED Book No.			
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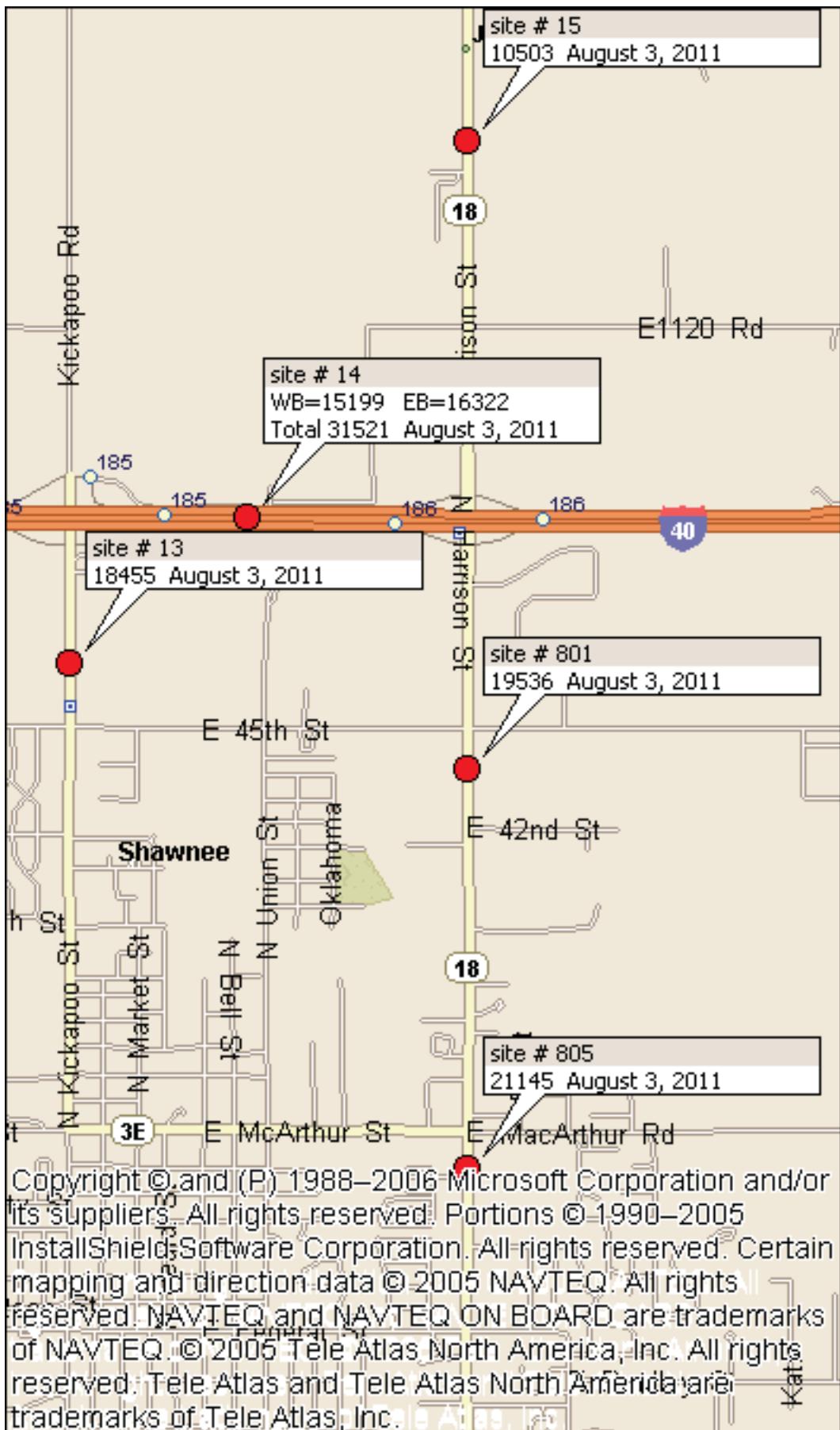
JOB NO. <u>42202</u>		DATE	DATE BY	10 GOLF RD	DATE
SEARCHED BY	INDEXED BY				
FILED BY	SEARCHED BY				

**PRELIMINARY DRIVEWAY / ACCESSS LAYOUT
FOR
SHAWNEE MISSION PLAZA
KICKAPOO ST. FRONTAGE**





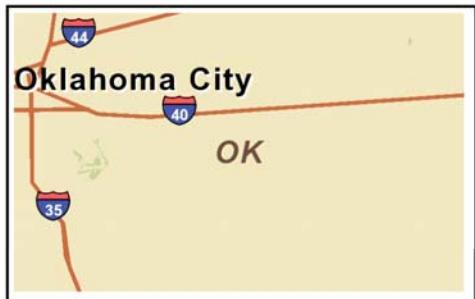
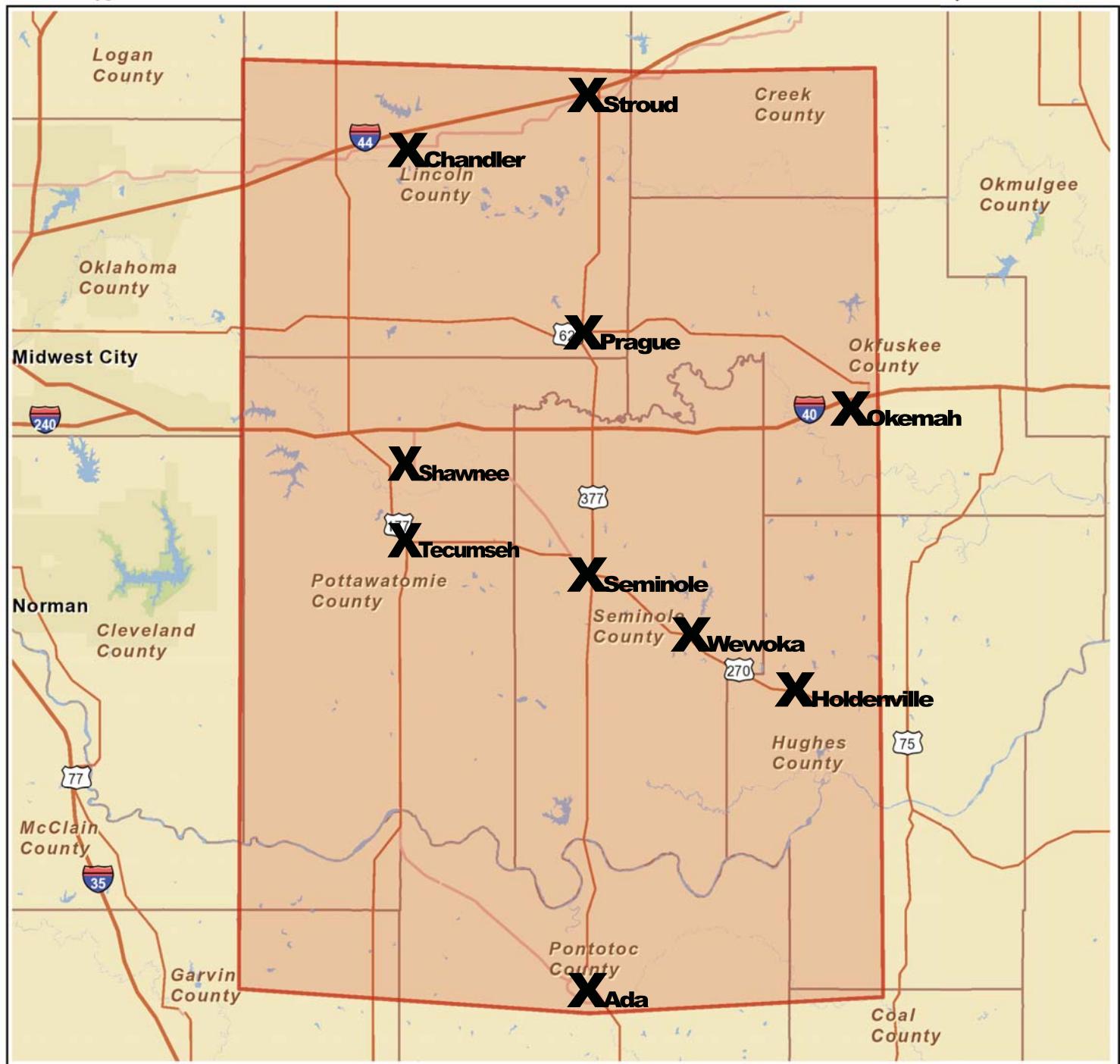
Spot Traffic Counts



Regional Map

Shawnee Polygon Density Study
Area: 3,451.14 Square miles
Custom Polygon

TSEDF
Shawnee Economic Development Foundation



Shawnee Mission Medical Plaza

*I-40 & Kickapoo
Shawnee, Oklahoma*

With the passage of "The Patient Protection and Affordable Care Act of 2010" (PPAC) the requirements placed on the medical services community will be expanding exponentially over the next ten years as additional PPAC requirements are implemented. The prescribed increase in the numbers of expected clients and services requires a proactive approach to having the necessary resources in place in anticipation of filling the needs of those clients and service providers.

In 2011 Oklahoma had a mortality rate 22 percent higher than the National average. Out of thirty-five health indicators grade on an A-F scale, the State only had two grades above a C, with numerous F grades. The need for focused attention to community-centered health and wellness is readily apparent to all.

Pottawatomie County, OK ranked 40th out of 77 Counties in the State for age-adjusted total mortality. The leading causes of death were heart disease, cancer and chronic lower respiratory disease. Pottawatomie County's prevalence of asthma was forty-four percent higher than the national average. The need for medical services ranging from general practices to specialized, need-specific treatment locally available is apparent.

Recognizing the needs in Shawnee, the County Seat of Pottawatomie County, and the surrounding communities, SSM Health Care Oklahoma merged with the Unity Health Center in Shawnee in June, 2012 to create St. Anthony Shawnee Hospital. The existing facility has 114 beds with 60 physicians.

*We believe that the needs of Shawnee and Pottawatomie County Community can be better served by an expanded and more integrated approach to medical care. **The Shawnee Mission Medical Plaza (SMMMP) concept**; a 90 acre (mol) campus, envisions changing from a single hospital and its internal services to a community healthcare campus anchored by a new hospital surrounded by: physician offices, medical support services, imaging facilities, medical retail, senior independent-living, assisted-living center, skilled nursing facilities and including extended-stay residences for families or patients that need immediate access to the hospital and their loved ones. An integrated, holistic environment is an exemplary way to meet the growing health care needs of our community and region. The vision is a beautiful, tranquil environment where medical services, facilities and people unite together in a spirit of community and personal wellbeing. **With a 90 acre (mol) campus which encompasses a beautiful lake and a projected 500,000 – 600,000 square feet of new facilities we anticipate a beautifully unique experience for your future health care needs.***

*In short, our plan is to develop **Shawnee Mission Medical Plaza** in such a way that it becomes the prevailing destination when people in Shawnee and the surrounding areas consider how and where to access the best quality facilities and medical or wellness care for themselves or their families.*



'It's about the community, not the neighborhood'

Stillwater cohousing gives residents control

BY ADAM KEMP | PUBLISHED: SEPTEMBER 15, 2013

Pat Darlington knew where she wanted to die after finding her father parked on the neighbor's front lawn. She saw his neighborhood in The Villages, a sprawling mecca for retirees in the heart of Florida with more than 8,500 residents and thought it was the perfect place for her father.

The Villages, often called Disney World for retirees, is surrounded by sun and surf and loaded down with daily events, dinners and nightly concerts; Darlington thought her dad would feel at home and have plenty to do.

But after finding out that her father's Alzheimer's was getting worse, she visited him to see how he was getting on.

While speaking with neighbors, she discovered that her dad had been struggling since his arrival. Neighbors said he was often confused and was seen driving through their yards, parking in the wrong driveways and would often stay inside his house for days at a time.

"I asked the neighbors why they didn't call me," she said. "They said, 'Well, we didn't want to bother you,' or 'we didn't feel it was our place to butt in.'

"That was when I realized, it's about the community, not the neighborhood."

After researching, Darlington, 62, discovered a community in Virginia that practices cohousing for people 55 years and older.

Cohousing is a type of collaborative housing in which residents participate in the design and operation of neighborhoods.

Compared to most retirement options for seniors, cohousing emphasizes living as a community. The physical design encourages both social contact and individual space. The homes are private, but residents also have extensive common facilities such as open space, courtyards, and large common areas.

Darlington said she immediately fell in love with the idea.

"I took a workshop on cohousing, learned all about it and knew that I had to do it," she said. "I was just super naive. I came back and said, 'We are doing this.'"

Darlington and friend Kay Stewart, 72, set to work to figure out what it would take to build this community.

They listed the pillars they felt Oakcreek should be founded on: Respect, sustainability, interdependence, diversity and affordability.

Oakcreek's acorn planted

The community would not be like a normal retirement village or assisted living center; residents would own their own homes, cook their own meals and be independent, yet the proximity of everyone together would inspire group gatherings for dinners or parties.

Instead of being entertained, residents would come together and the activities and fun would happen spontaneously.

"When you move into an institutional-type place, the thing you all have in common together is that you are all old and that you are all waiting to die," Stewart said. "You read all the brochures and you see where they say we do this and we do that, but it's all about being entertained. There is no sense of ownership, or purpose, or what's the reason for this?"

In October 2012, the first dozen residents of the Oakcreek cohousing community, the first of its kind in Oklahoma, moved into their new homes on an acre plot of land in Stillwater with more than 100 trees.

Twenty-four houses were built, all painted in bright colors of pink, blue and green with a wraparound porch on each. By August 2013, all but two had been filled.

The original group that helped start the community had to place their money where their mouths were to get everything built; all told, it took about \$1.5 million among fewer than 12 people to get everything started. An additional loan of \$3.4 million was given to them to finish building.

Darlington and Stewart helped take the community from a dream to reality.

"Every dollar that we put in the beginning went toward the purchase of our home," she said. "If we didn't build it then we lost it all."

It took guts."

Stewart, who previously worked as an in-home caregiver, said she was always struck by the people who tried to live out their lives in their longtime home.

"Only time it worked was when they had a big family or community to help them," she said. "It's not a lot of fun to go pull weeds in your back flower bed by yourself, but when three of you do it and you chat, it's amazing."

"You meet, sit around and chat, watch the OSU games, have movie night. It's almost like being back in your freshman year of college."

While she wasn't able to find a solution for her dad, Darlington said she is happy to have such a place for her golden years.

"Trying to be by yourself in a great big house just doesn't work, it's too isolating," Darlington said. "I had a nice house, great yard but every year I was hiring out more stuff because I couldn't take care of it."

"My house owned me."

Her house, complete with garden, pool and deck, was once something Darlington considered her "Heaven."

But after downsizing, or "right sizing," as the Oakcreek residents call it, to a 1,200-square-foot home in Stillwater, Darlington feels like she has all the space she needs.

"It was such a relief to leave it," she said. "There was not one minute that I have regretted not being there. You think, 'Oh the kids are going to want this and that,' but when the time came, nobody wanted any of it. When the time came they were happy to take it to Goodwill."

Making the switch

Janet Flynn and her husband, Robert, both in their 60s, are moving to Oakcreek from their downtown Tulsa loft.

Flynn said that sometimes when she wakes up and sees the beautiful views from her 15{+t}{+h}{+-}floor balcony, she can hardly imagine living anywhere else. But she feels like it's the right time to make a switch.

"We've been happy here, but we knew that if we didn't follow our hearts to go to the cohousing in Stillwater then we would be unhappy, even in a beautiful place like this," she said. "We were not ready for a place that had the health care or 24-hour nursing, we still want to live an active lifestyle."

On Labor Day, the Flyns had their first dinner at Oakcreek. Janet Flynn was struck by the fascinating conversation everyone had and all the great life experiences most shared.

She says she felt very welcomed and is eagerly waiting to move in now.

"Many are current or former OSU faculty members and are well-traveled and caring people," she said. "This will be a big, big change, but I've learned that mind must serve the heart. I know that there will be challenges, but I know we are ready. We will grow in ways that we wouldn't if we stayed here."

The youngest person at Oakcreek is 60 and the oldest is 87. Stewart said the community works together to make sure those with health needs are met.

Each resident has a care partner with whom they share medical history. It's up to the care partner to relay relevant information back to the group so they can fulfill the needs of that person.

Dorothy Putnam, 87, is known around Oakcreek for being able to make the best pecan bars around.

Putnam is experiencing the early stages of Alzheimer's disease, which has her friends in the community reacting.

"We take turns going on walks with her and taking her swimming and really just talking with her," she said. "She moved from a 40-acre ranch down around Wellston and didn't know a soul here before she got here, but she just purrs. She loves it here."

The community goes through care meetings every month or so to discuss how they can better care for each other. They've learned CPR training and how to care for someone with Alzheimer's.

Stewart and Darlington both said the next topic they'll need to broach is dealing with death.

"We haven't lost anyone since we've been out here," Stewart said. "But one of these days I know we will find someone, and then what do we do? It's going to be like a very big family going through it together. We will all grieve, but we will have each other to carry the grief load."

Darlington said she hopes to live the rest of her days at Oakcreek.

"I hope this is the place I die," she said. "From the beginning I've said that I want you to carry me out of here feet first.

"I'll hire someone down the road for my personal care when things get bad, but until then I know my neighbors will be here for me."

Open by default

[OPEN COMMENTS](#)

People QuickFacts	Shawnee	Oklahoma
Population, 2010	29,857	3,751,351
Population, percent change, 2000 to 2010	4.10%	8.70%
Population, 2000	28,692	3,450,654
Persons under 5 years, percent, 2010	7.60%	7.00%
Persons under 18 years, percent, 2010	24.40%	24.80%
Persons 65 years and over, percent, 2010	14.50%	13.50%
Female persons, percent, 2010	52.70%	50.50%
White persons, percent, 2010 (a)	73.10%	72.20%
Black persons, percent, 2010 (a)	4.20%	7.40%
American Indian and Alaska Native persons, percent, 2010 (a)	14.20%	8.60%
Asian persons, percent, 2010 (a)	0.80%	1.70%
Native Hawaiian and Other Pacific Islander, percent, 2010 (a)	2	0.10%
Persons reporting two or more races, percent, 2010	6.40%	5.90%
Persons of Hispanic or Latino origin, percent, 2010 (b)	5.10%	8.90%
White persons not Hispanic, percent, 2010	70.80%	68.70%
Living in same house 1 year & over, 2005-2009	78.70%	80.40%
Foreign born persons, percent, 2005-2009	1.80%	5.00%
Language other than English spoken at home, pct age 5+, 2005-2009	3.40%	8.40%
High school graduates, percent of persons age 25+, 2005-2009	82.00%	84.80%
Bachelor's degree or higher, pct of persons age 25+, 2005-2009	18.00%	22.40%
Mean travel time to work (minutes), workers age 16+, 2005-2009	19.10	20.5
Housing units, 2010	13,205	1,664,378
Homeownership rate, 2005-2009	60.10%	67.90%
Housing units in multi-unit structures, percent, 2005-2009	18.00%	15.40%
Median value of owner-occupied housing units, 2005-2009	\$84,600	\$98,800
Households, 2005-2009	11,093	1,405,005
Persons per household, 2005-2009	2.57	2.49
Per capita money income in past 12 months (2009 dollars) 2005-2009	\$18,492	\$22,561
Median household income 2005-2009	\$34,001	\$41,861
People of all ages in poverty - percent, 2005-2009	22.20%	16.40%

Business QuickFacts		Shawnee	Oklahoma
Total number of firms, 2007		2,501	333,797
Black-owned firms, percent, 2007	S		3.10%
American Indian- and Alaska Native-owned firms, percent, 2007	S		6.30%
Asian-owned firms, percent, 2007	F		2.00%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F		0.00%
Hispanic-owned firms, percent, 2007	3.60%		2.30%
Women-owned firms, percent, 2007	24.10%		25.30%
Manufacturers shipments, 2007 (\$1000)	864,262		60,681,358
Merchant wholesaler sales, 2007 (\$1000)	70,787		48,074,682
Retail sales, 2007 (\$1000)	631,846		43,095,353
Retail sales per capita, 2007	\$20,834		\$11,931
Accommodation and food services sales, 2007 (\$1000)	90,684		5,106,585
Geography QuickFacts		Shawnee	Oklahoma
Land area in square miles, 2010		44.13	68,594.92
Persons per square mile, 2010		676.5	54.7
FIPS Code		66800	40
(a) Includes persons reporting only one race.			
(b) Hispanics may be of any race, so also are included in applicable race categories.			
FN: Footnote on this item for this area in place of data			
NA: Not available			
D: Suppressed to avoid disclosure of confidential information			
X: Not applicable			
S: Suppressed; does not meet publication standards			
Z: Value greater than zero but less than half unit of measure shown			
F: Fewer than 100 firms			

Source: US Census Bureau State & County QuickFacts

Shawnee Polygon Density Study

Area: 3,451.14 Square miles

Custom Polygon

Summary Demographics

2010 Population	176,121
2010 Households	67,066
2010 Median Disposable Income	\$29,597
2010 Per Capita Income	\$18,016

Industry Summary	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$1,277,378,041	\$1,142,606,366	\$134,771,675	5.6	1,401
Total Retail Trade (NAICS 44-45)	\$1,107,393,645	\$1,005,172,719	\$102,220,926	4.8	1,082
Total Food & Drink (NAICS 722)	\$169,984,396	\$137,433,647	\$32,550,749	10.6	319

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$276,938,599	\$176,795,085	\$100,143,514	22.1	204
Automobile Dealers (NAICS 4411)	\$240,042,431	\$147,672,765	\$92,369,666	23.8	115
Other Motor Vehicle Dealers (NAICS 4412)	\$21,068,639	\$14,477,551	\$6,591,088	18.5	21
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$15,827,529	\$14,644,769	\$1,182,760	3.9	68
 Furniture & Home Furnishings Stores (NAICS 442)	 \$27,891,812	 \$18,821,859	 \$9,069,953	 19.4	 51
Furniture Stores (NAICS 4421)	\$21,951,767	\$13,033,283	\$8,918,484	25.5	23
Home Furnishings Stores (NAICS 4422)	\$5,940,045	\$5,788,576	\$151,469	1.3	28
 Electronics & Appliance Stores (NAICS 443/NAICS 4431)	 \$25,714,258	 \$15,290,280	 \$10,423,978	 25.4	 46
 Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	 \$43,645,636	 \$49,928,143	 \$-6,282,507	 -6.7	 81
Building Material and Supplies Dealers (NAICS 4441)	\$39,482,343	\$42,905,060	\$-3,422,717	-4.2	64
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$4,163,293	\$7,023,083	\$-2,859,790	-25.6	17
 Food & Beverage Stores (NAICS 445)	 \$167,479,672	 \$110,201,078	 \$57,278,594	 20.6	 110
Grocery Stores (NAICS 4451)	\$159,229,405	\$93,575,350	\$65,654,055	26.0	71
Specialty Food Stores (NAICS 4452)	\$1,581,306	\$9,084,813	\$-7,503,507	-70.3	15
Beer, Wine, and Liquor Stores (NAICS 4453)	\$6,668,961	\$7,540,915	\$-871,954	-6.1	24
 Health & Personal Care Stores (NAICS 446/NAICS 4461)	 \$39,881,068	 \$35,823,279	 \$4,057,789	 5.4	 77
 Gasoline Stations (NAICS 447/4471)	 \$248,287,819	 \$305,223,133	 \$-56,935,314	 -10.3	 121
 Clothing and Clothing Accessories Stores (NAICS 448)	 \$29,621,565	 \$21,755,517	 \$7,866,048	 15.3	 73
Clothing Stores (NAICS 4481)	\$21,912,675	\$16,547,724	\$5,364,951	13.9	49
Shoe Stores (NAICS 4482)	\$3,710,880	\$2,131,971	\$1,578,909	27.0	10
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$3,998,010	\$3,075,822	\$922,188	13.0	14
 Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	 \$11,421,417	 \$12,057,822	 \$-636,405	 -2.7	 61
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$6,579,872	\$4,232,507	\$2,347,365	21.7	42
Book, Periodical, and Music Stores (NAICS 4512)	\$4,841,545	\$7,825,315	\$-2,983,770	-23.6	19

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and Infogroup

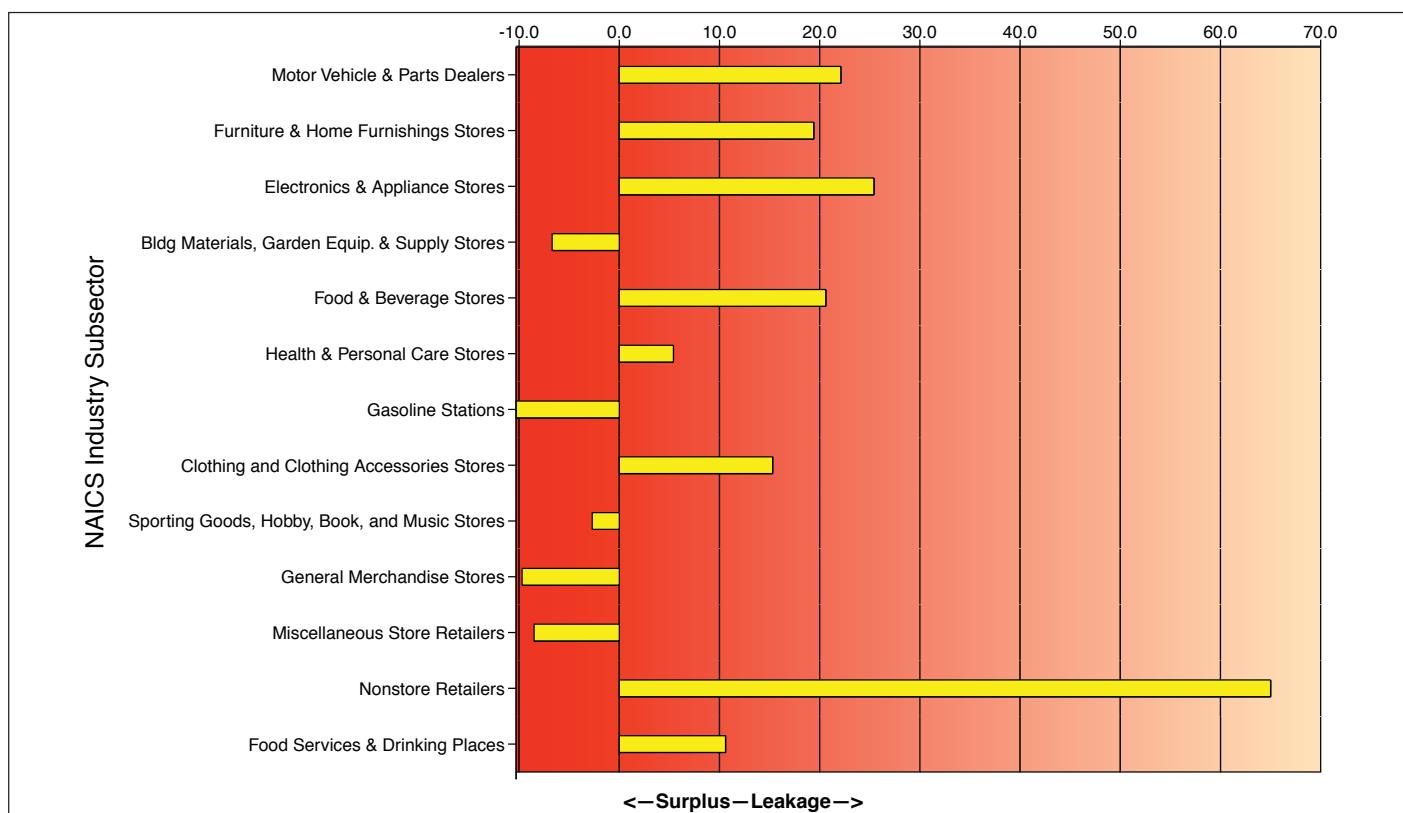
Shawnee Polygon Density Study

Area: 3,451.14 Square miles

Custom Polygon

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$175,941,990	\$213,880,334	\$-37,938,344	-9.7	60
Department Stores Excluding Leased Depts.(NAICS 4521)	\$112,711,088	\$109,056,922	\$3,654,166	1.6	22
Other General Merchandise Stores (NAICS 4529)	\$63,230,902	\$104,823,412	\$-41,592,510	-24.7	38
 Miscellaneous Store Retailers (NAICS 453)	 \$33,386,148	 \$39,620,392	 \$-6,234,244	 -8.5	 186
Florists (NAICS 4531)	\$4,241,127	\$2,667,338	\$1,573,789	22.8	36
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$9,201,903	\$18,789,464	\$-9,587,561	-34.3	36
Used Merchandise Stores (NAICS 4533)	\$4,041,825	\$2,093,269	\$1,948,556	31.8	47
Other Miscellaneous Store Retailers (NAICS 4539)	\$15,901,293	\$16,070,321	\$-169,028	-0.5	67
 Nonstore Retailers (NAICS 454)	 \$27,183,661	 \$5,775,797	 \$21,407,864	 65.0	 12
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$53,570	\$1,884,266	\$-1,830,696	-94.5	3
Vending Machine Operators (NAICS 4542)	\$10,001,407	\$898,050	\$9,103,357	83.5	4
Direct Selling Establishments (NAICS 4543)	\$17,128,684	\$2,993,481	\$14,135,203	70.2	5
 Food Services & Drinking Places (NAICS 722)	 \$169,984,396	 \$137,433,647	 \$32,550,749	 10.6	 319
Full-Service Restaurants (NAICS 7221)	\$16,313,009	\$50,170,188	\$-33,857,179	-50.9	180
Limited-Service Eating Places (NAICS 7222)	\$129,046,328	\$69,186,807	\$59,859,521	30.2	103
Special Food Services (NAICS 7223)	\$9,616,818	\$14,713,282	\$-5,096,464	-20.9	12
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$15,008,241	\$3,363,370	\$11,644,871	63.4	24

Leakage/Surplus Factor by Industry Subsector

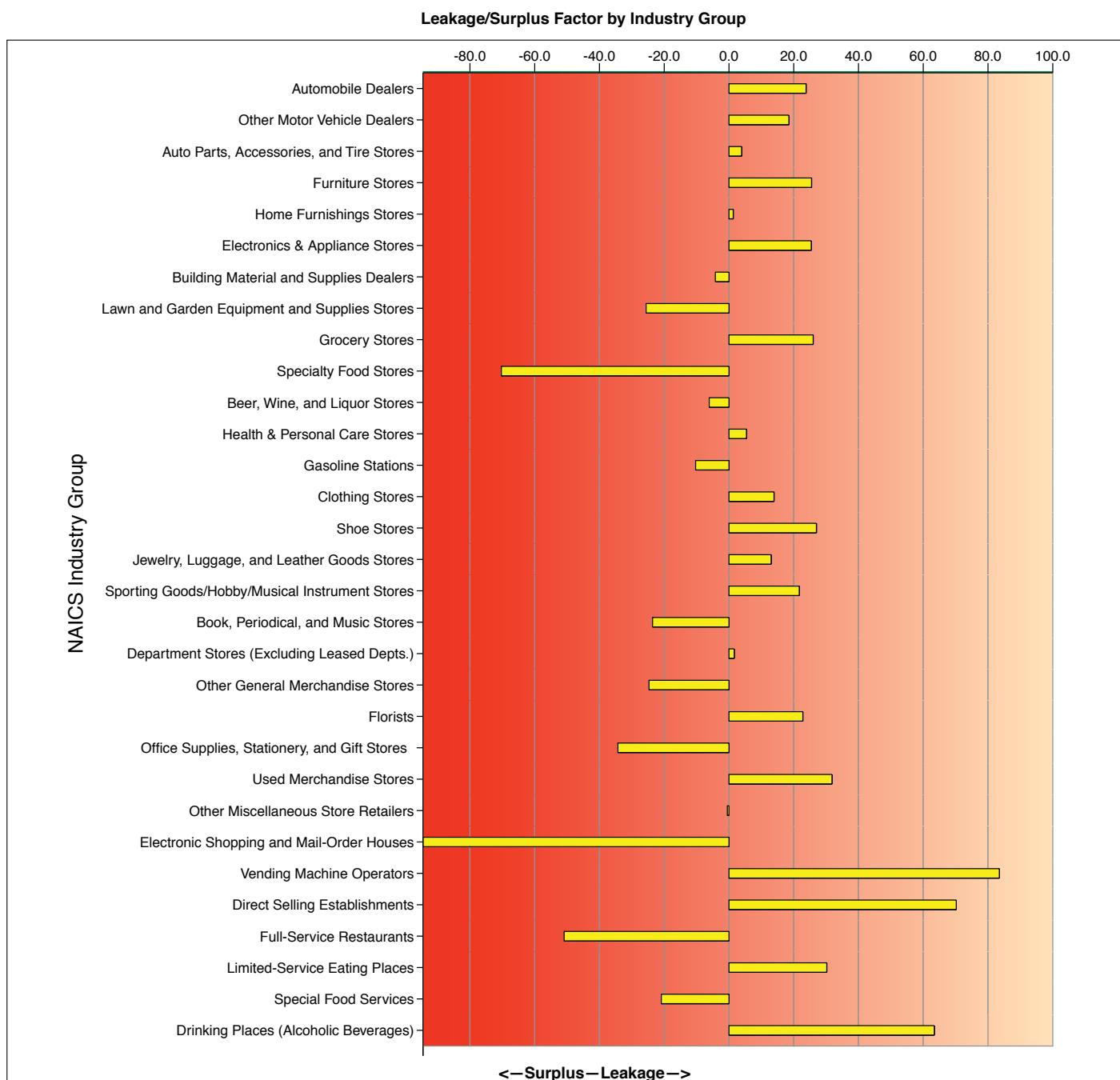


Source: ESRI and Infogroup

Shawnee Polygon Density Study

Area: 3,451.14 Square miles

Custom Polygon



Source: ESRI and Infogroup

City of Shawnee

City is a Service

- City of Shawnee is primarily a Service Industry.
- The City provides:
 - Police/Fire Protection
 - Zoning and Land Use Management
 - Planning and Protection
 - Quality of Life Opportunities
 - Transportation Networks

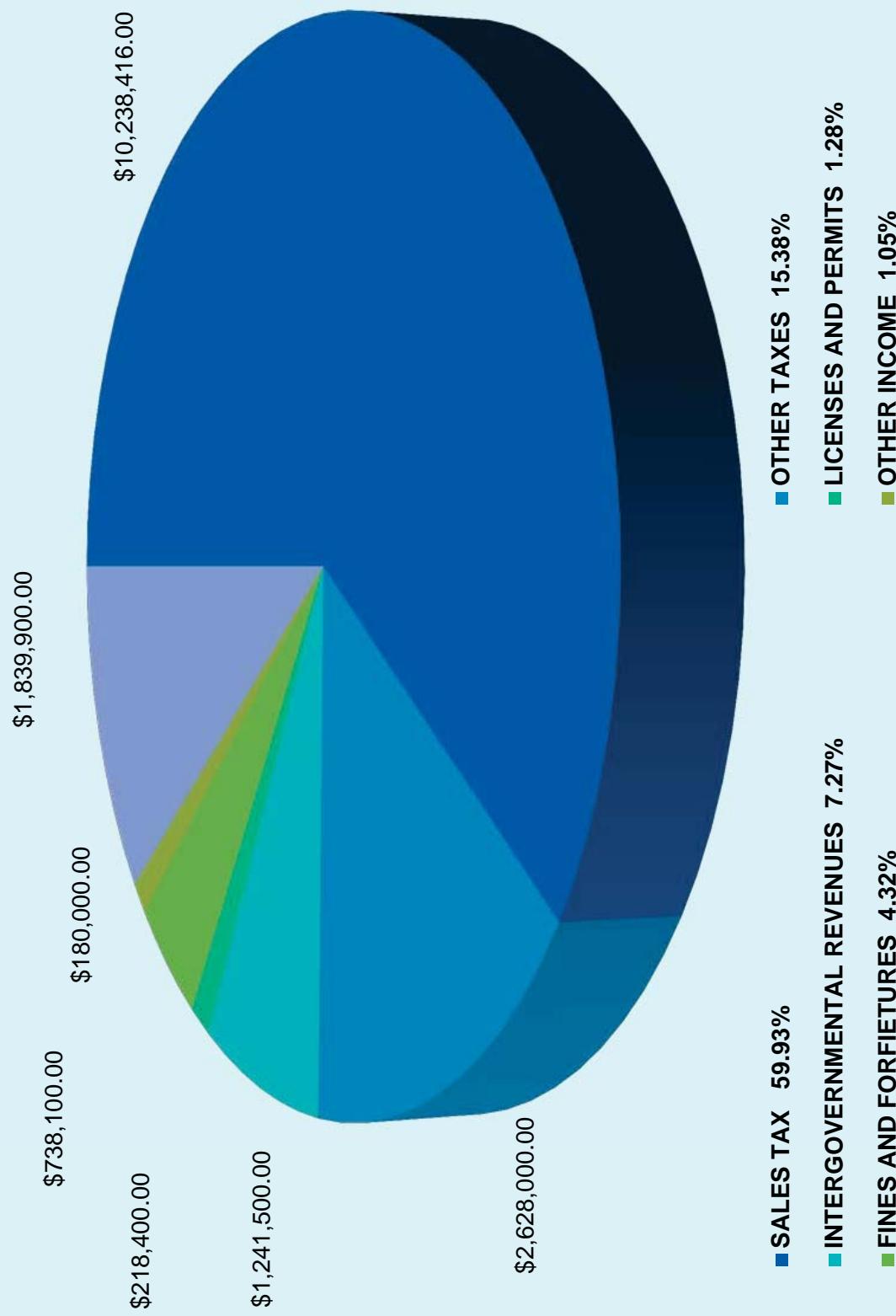
General Fund Budget

- Estimated Total Revenues \$17,084,316
- Estimated Expenses \$ 17,000,012
- If we stay on target we will be adding \$84,000 to fund balance and the end of year
- Target Fund Balance 10% of operating expenses or roughly 1.7 m.
- Budgeted wages and related – paid benefits comprise of approx 83% of budget or roughly 15 mil

General Fund Budget

- In order to balance the budget for this year we included 12 unpaid furlough days for non-union employees
- Revenues so far this year have been better than expected so as of right now we have only taken two furloughs. (approx \$20,000 per day savings)
- If the trend continues we will have to amend our budget \$200,000 will be needed to increase the salary lines for the furloughs.

REVENUES



Sales Tax Levy

- Sales tax levy for Shawnee is 8.5 cents on the dollar
- 3 cents goes to the City and 4.5 cents goes to the State and the remaining 1 cent goes to Pott County
- First 2 pennies funds the general fund
- 3 rd penny is divided up as follows:
 - Police and Fire
 - Economic Development
 - Capital Improvement
 - Streets

SIC CODES

- SIC stands for Standard Industrial Classification.
- **Standard Industrial Classification (SIC) codes** are four-digit codes used to identify an industry
- The City of Shawnee has 237 SIC Codes assigned to the different industries within our city
- Total Sales Tax Collected \$1,260,185.67 for November
- The top ten codes up 71.64% of the Sales Tax Revenue
- The top twenty make up 84% of the Sales Tax Revenue

TOP TEN SIC CODES

Code	Description	Amount
G5311	Department Stores	\$ 341,623.81
G5812	Eating Places	\$ 192,828.49
G5211	Lumber & Other Building Materials Dealer	\$ 113,762.54
G5411	Grocery Stores	\$ 58,471.97
E4911	Electric Companies & Systems	\$ 41,084.12
G5651	Family Clothing Stores	\$ 39,682.56
G5399	General Merchandise Stores	\$ 34,948.91
G5531	Auto & Home Supply Stores	\$ 31,808.28
E4812	RadioTelephone Communications	\$ 26,428.31
I7011	Hotels and Motels	\$ 22,182.70 \$ 902,821.69 71.64%

Next Ten Top SIC CODES

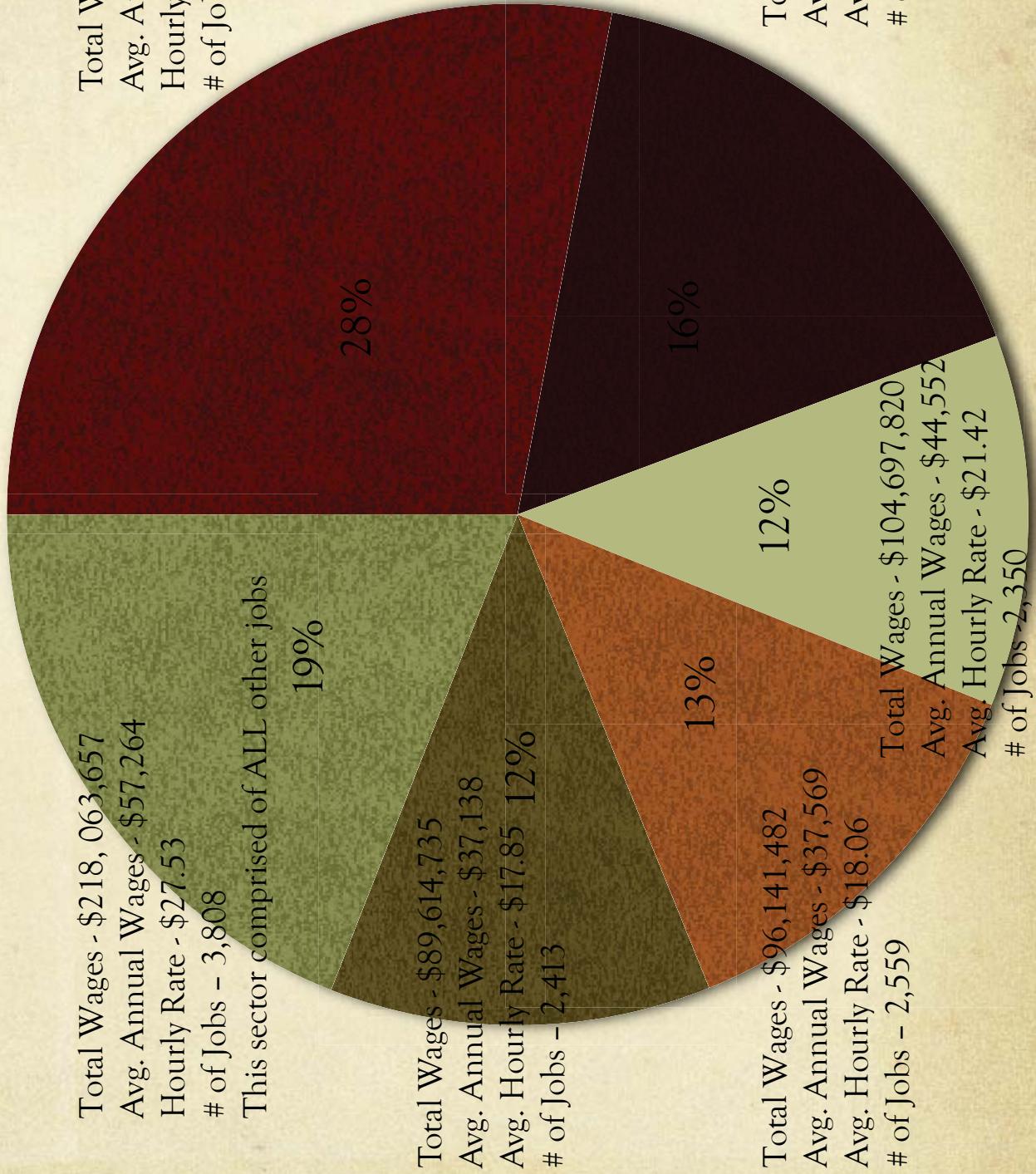
G5912	Drug Stores & Proprietary Stores	\$	22,076.71
E4813	Telephone Communications, Except Radio Telephone	\$	21,540.63
G5734	Computer & Computer Software Stores	\$	17,593.87
G5712	Furniture Stores	\$	15,645.42
F5039	Construction Materials, NEC	\$	15,314.25
F5074	Plumbing & Heating Equipment & Supplies	\$	14,106.91
E4923	Natural Gas Transmission & Distribution	\$	13,931.82
G5731	Radio, Television, & Consumer Electronics Stores	\$	10,954.40
G5921	Liquor Stores	\$	10,479.24
G5999	Miscellaneous Retail Stores, NEC	\$	10,119.99
			84%

Big Picture??

A Discussion on Workforce Trends and Skills Development Output

Pottawatomie County Occupations

Employees by Sector



Hourly Earnings Trends

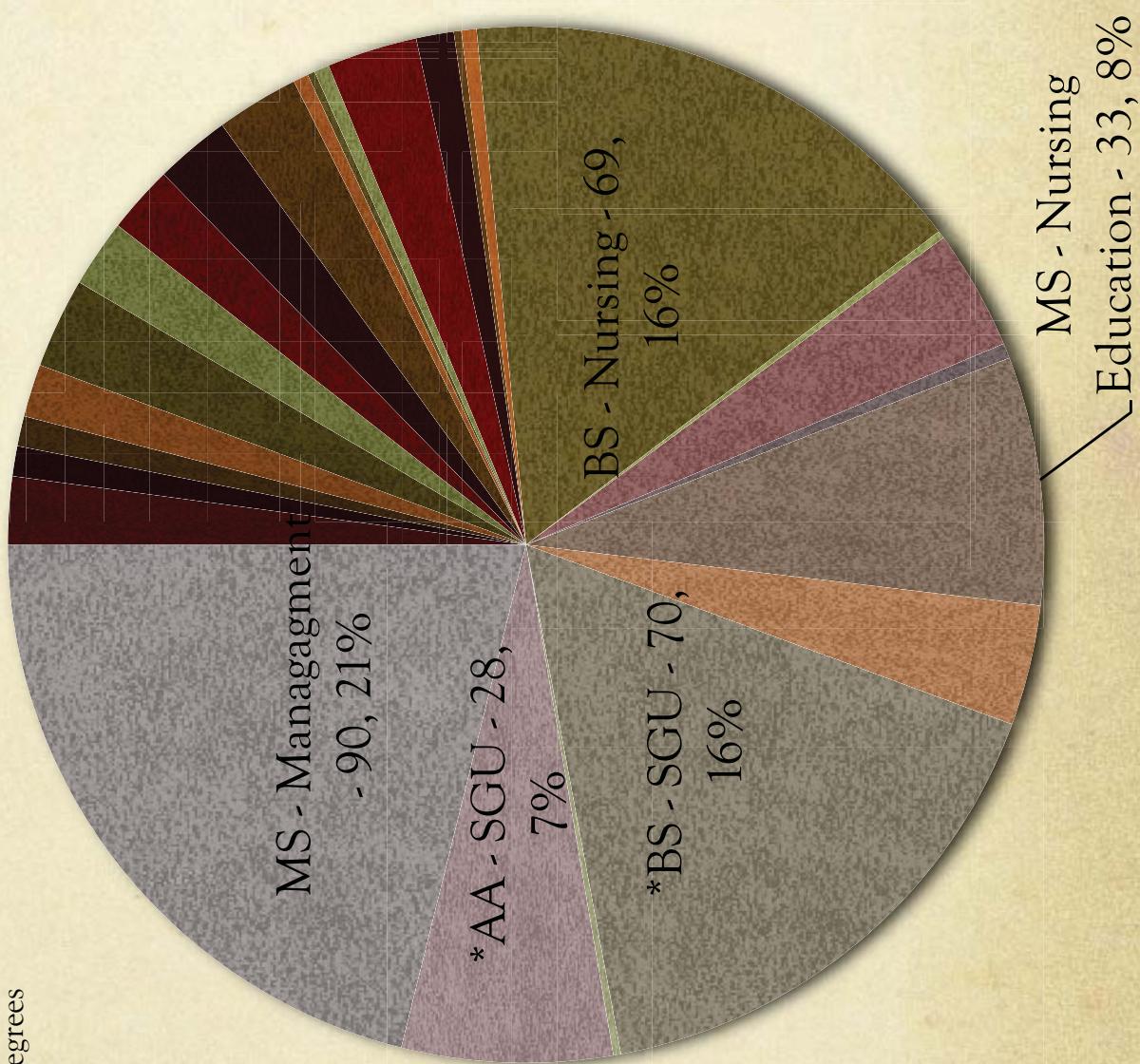
Average Hourly Earnings of All Employees, In Dollars

Average Hourly Earnings of *Production* Employees, In Dollars

What's In The Pipeline?.

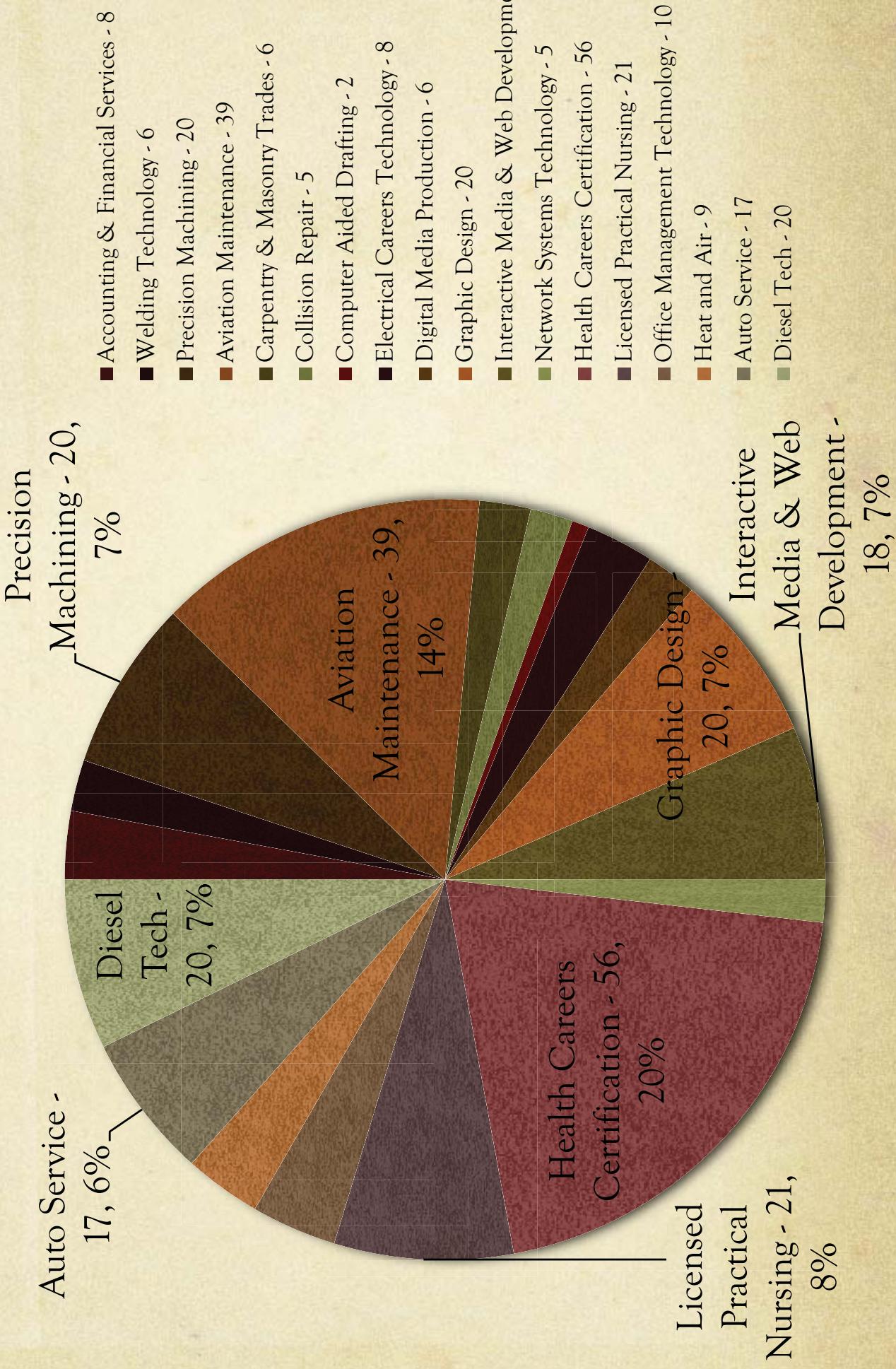
OBU / SGU Degrees Conferred

*SGU Data
not broken
into separate
degrees



What's In The Pipeline?.

GCTC Certifications Granted



Another Page of the GCTC Story...

OKLAHOMA DEPARTMENT OF CAREER AND TECHNOLOGY EDUCATION INFORMATION MANAGEMENT DIVISION GC TECH B.I.S. SUMMARY REPORT FOR SCHOOL YEAR 2011 AS OF APRIL 27, 2011

PROGRAM TYPE	NUMBER OF CLASSES	NUMBER OF ENROLLMENTS
15-Adult and Career Development	251	1,322
16-Customized Industry Training	51	512
17-Government Entity Training	62	633
18-Safety (Government Entities)	48	728
30-Training for Existing Industry	41	200
52-Training for Industry Program (TIP)	8	24
53-Safety (Industry Specific)	452	5,048
61-Community Services	162	1,564
62-Career Development Services	54	752
83-FireFighter Trng Initiative	2	36
TOTAL	1,131	10,819

Is This A Resource??

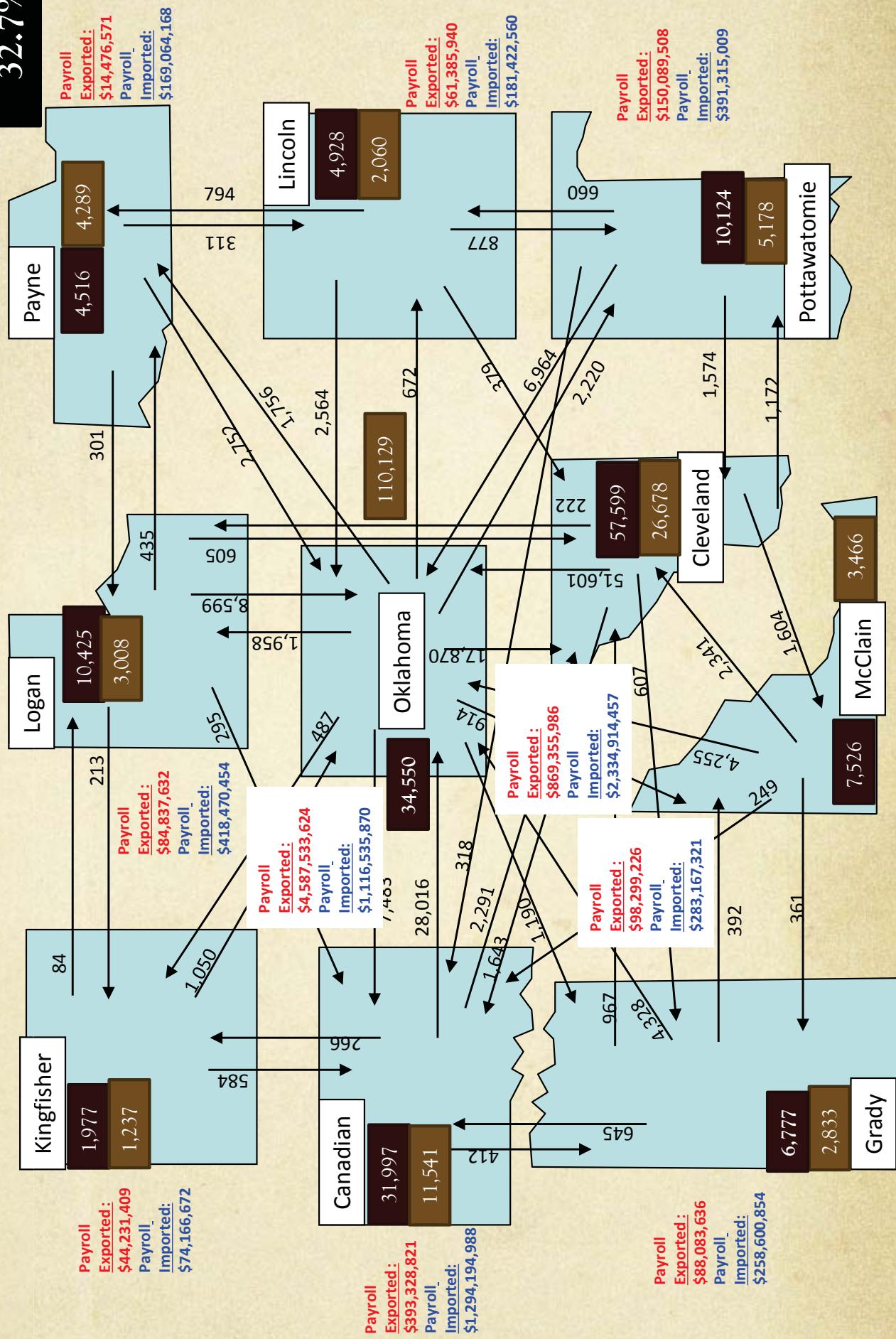
- 986 graduate from Pottawatomie County High Schools
 - Meeker, Prague, Seminole included
- Approximately 65% proceed on to higher education (640)
- Leaving 346 Remaining High School Graduates
- Approximately 18% Achieve a 2 or 4 year degree (230)
- Leaving 410 who did not finish a degree plan
- Approximately 756 High School Graduates per year do not proceed onto college or finish. Are they a marketable resource?
- Can we recover and retrain the rest? High School Dropouts?
Returning Veterans? Felons? Underemployed? GED's?
- What's OUR role in any of this??

Workforce Mobility

INBOUND

OUTBOUND

Dail
170,4
32.7



Source: LED On The Map 2008, Bureau of Labor Statistics

What Companies Want

SITE SELECTION FACTORS

Current Ranking	2009 Ranking	Site Selection Factors
1	2	Highway Accessibility
2	1	Labor Costs
3	3	Tax Exemptions
4	7	Occupancy or Construction Costs
5	8	State and Local Incentives
6	5	Corporate Tax Rate
7	6	Availability of Skilled Labor
8	10	Inbound/Outbound Shipping Costs
9	4	Energy Availability and Costs
10	12T	Availability of Buildings

QUALITY OF LIFE FACTORS

Current Ranking	2009 Ranking	Site Selection Factors
1	1	Low Crime Rate
2	2	Healthcare Facilities
3	4	Housing Costs
4	3	Housing Availability
5	5	Ratings of Public Schools
6	6	Climate
7	8	Colleges and Universities in the Area
8	9	Cultural Opportunities
9	7	Recreational Opportunities

What Site Selectors Want

SITE SELECTION FACTORS

Current Ranking	2009 Ranking	Site Selection Factors
1	2	Labor Costs
1T	5	State and Local Incentives
3	1	Highway Accessibility
4	4	Availability of Skilled Labor
5	7	Energy Availability and Costs
6	9	Proximity to Major Markets
7	8	Tax Exemptions
8	3	Occupancy or Construction Costs
9	10	Corporate Tax Rate
10	17	Availability of Buildings

QUALITY OF LIFE FACTORS

Current Ranking	2009 Ranking	Site Selection Factors
1	4	Low Crime Rate
2	3	Colleges and Universities in the Area
3	1	Housing Costs
4	1T	Ratings of Public Schools
5	6	Healthcare Facilities
6	5	Housing Availability
7	8	Climate
8	9	Cultural Opportunities
9	7	Recreational Opportunities

Answers?? Solutions??

- Is there an abundant resource of degreed individuals that we could market as an asset? Are there enough?
- Is simply having a degree enough to attract non-labor competing businesses?
- Is there anything unique and different about our workforce that gives us a distinct advantage?
- Is our mobile workforce an asset?
- Which comes first?? Business Attraction or Workforce Development?
- Should we collectively and collaboratively market the demand occupations available in Pottawatomie County to a wider audience? Should we lead that effort?

Action Items??

We can't expect anyone in our community unless we invest in it ourselves.

- What could provide the best results based upon our available time and limited resources?
- Available Buildings and a Skilled Workforce go hand in hand in Business Attraction. How do we solve our lack of available buildings or pad sites?
- What can we do that no one else is doing if we align our resources and efforts?

Top Twenty Pottawatomie County Employers
6-30-2011

Citizen Potawatomi Nation 2000

- Entertainment
- Retail shopping
- Services
- Housing
- Banking
- Healthcare
- Construction
- Agricultural

Unity Health Center 600

- Healthcare

Wolverine Tube 500

- Commodity & Technical Tubing

Shawnee Public Schools 490

- Education

Absentee Shawnee 475

- Entertainment
- Healthcare
- Housing

ExxonMobil 450

- Thin Films production

Walmart 400

- General Merchandise
- Groceries

Georg Fischer 380

- Polypropylene fittings
- Customize infrastructure assemblies

<u>Oklahoma Baptist University</u>	315
• Education	
<u>City of Shawnee</u>	264
• City services/government	
<u>Eaton</u>	230
• Hydraulic motor production	
<u>Shawnee Milling</u>	225
• Grain milling	
• Food product production	
• Farm Supply	
<u>St. Gregory's University</u>	170
• Education	
<u>Gordon Cooper Technology Center</u>	150
• Education	
• Customized training	
<u>Trican</u>	120
• Oil field services	
<u>TDK Ferrites</u>	100
• Ferrous metal magnets	
<u>GE Pressure</u>	100
• Pressure relief valves & systems	
<u>Old Castle Building Envelope</u>	85
Glazing units	
Glazing frames & doors	

<u>Unit Liner/Pond Pro</u>	80
• Oil Field environmental products	
• Home landscaping & decorative components	
• Landscaping services	

<u>AL KO Kober</u>	75
Heavy duty trailer axle fabrication	

Disclaimer: Some of the other local tribal entities may need to be added to this list. However they are reluctant to share any employees counts.

SLEEK NEW TERMINAL OPENS AT SHAWNEE REGIONAL AIRPORT

BY ANN KELLEY Staff Writer akelley@opubco.com

SHAWNEE — The city's front door for fliers has undergone major improvements with the construction of a new terminal at the Shawnee Regional Airport.

Corporate fliers, recreational pilots or even the occasional movie star who pops in will now go through the city's modern, spacious terminal, which opened late last month.

"In Oklahoma, for a general aviation airport it's state of the art" airport manager Rex Hennen said. "I can humbly say we set the standard for terminal buildings for airports our size across the state."

The two-story terminal replaced a 1953-built building, which had a leaking roof and outdated amenities.

The 4,000-square-foot terminal includes a large lobby, a vending machine area and a pilots' lounge. Upstairs there is a conference room that doubles as an observation deck where visitors can watch airplanes come and go.

The building cost about \$965,000, most coming from grants through the Oklahoma Aeronautics Commission and the U.S. Economic Development Administration.

It is furnished with almost-new furniture bought at a bargain from a fixed-based operator who went out of business. There also is an ice machine, an important amenity for corporate customers, Hennen said.

He said the airport is frequented by single-engine airplanes and used by corporate fliers for area businesses like Dillard's, Central Plastics and various oil companies. It's also an occasional stop for celebrity headliners, like Ray Stevens and rocker Ted Nugent, who perform at area casinos. Brad Pitt sometimes uses the airport when he visits his grandmother in Shawnee, Hennen said.

Hennen said many pilots choose Shawnee Regional Airport over others because they prefer not to deal with heavy air traffic in larger cities. Its proximity to Oklahoma City makes it popular, too.

He said the runway is 6,000 feet long, where most municipal airport runways in the state range from 4,000 to 5,000 feet.

The terminal is only one component of about \$5 million spent in the past five years to improve the airport's runway, taxiway and equipment.

By 2015, airport officials said they hope to invest an additional \$5 million, including adding a

modest restaurant to the terminal.

Other general aviation airports in the metro also have made significant improvements.

The Guthrie-Edmond Regional Airport last year purchased 10 acres for \$256,000 to extend one of its taxiways and build new hangers, airport manager Lee Ivie said.

Ivie said airport officials launched the Delta Project, which includes \$325,000 in excavation to an area where a large hanger is planned. New lighted taxiway signs were installed.

The projects were mostly funded by grants through the Oklahoma Aeronautics Commission and the Federal Aviation Administration.

In Chandler, about \$750,000 in improvements were completed in May at the Chandler Regional Airport.

City Manager James Melson said money went to complete the first phase of new construction on a parallel taxiway, to make improvements to the airport apron and to install a self-service fuel station.

He said more than \$600,000 came from an FAA grant and the rest was airport funds.



The exterior of the new airport terminal at Shawnee Regional Airport is seen. **PHOTOS BY JIM BECKEL, THE OKLAHOMAN**

Article Photos: New terminal opens at Shawnee Regional Airport

Read more:

<http://newsok.com/photo/uid/b261366b2801f122d46f35573b025f58#ixzz1k1D7x4an>



EXTERIOR / NEW AIRPORT TERMINAL: West side of the newly opened airport terminal at Shawnee Municipal Airport, July 12, 2011. Building is 4,000-square-feet and has two stories. It replaces a terminal that was built in 1953. Photo by Jim Beckel, The Oklahoman ORG XMIT: KOD



NEW AIRPORT TERMINAL: Interior view of lobby of the newly opened airport terminal at Shawnee Municipal Airport, July 12, 2011. Building is 4,000-square-feet and has two stories. It replaces a terminal that was built in 1953. This is view from second story landing overlooking the lobby and front reception area. Photo by Jim Beckel, The Oklahoman ORG XMIT: KOD



NEW AIRPORT TERMINAL: Rex Hennen, left, and Jim Veazey look out the large windows on the west side of the bottom floor of the newly opened airport terminal at Shawnee Municipal Airport, July 12, 2011. Building is 4,000-square-feet and has two stories. It replaces a terminal that was built in 1953. Hennen is the assistant airport manager. Veazey, of Harrah, is with the Civil Air Patrol. Photo by Jim Beckel, The Oklahoman ORG XMIT: KOD



The newly opened airport terminal at Shawnee Regional Airport. PHOTO BY JIM BECKEL, THE OKLAHOMAN **JIM BECKEL - THE OKLAHOMAN**

Read more: <http://newsok.com/photo/uid/3c17090fe76a3044f992ff7e9658b329#ixzz1k1DgqNtp>

SHAWNEE ECONOMIC DEVELOPMENT FOUNDATION

08-19-2013 MONDAY MEMO

OBU—who knew?

A few weeks ago the Board of Directors of your economic development organization were presented with an opportunity to hear more about the ongoing growth at Oklahoma Baptist University. While we often see the cranes, bulldozers and construction activity, we don't always think about what that really means or the impact it has on our community. And what is causing all this activity anyway?

During our meeting, our board members were treated to a review of the ongoing activities at OBU by Will Smallwood and Jack Moore, who are both part of the leadership team that is focused on growing this outstanding educational facility.

The data they shared was overwhelming and we think it is imperative to share some of the highlights.

Did you know that OBU;

Offers 84 areas of study?

10 Bachelor Degrees?

Has 3 Masters programs?

123 full-time faculty?

A 16 : 1 student teacher ratio?

1800 Alumni that work and live in Shawnee?

Students from 37 states and 26 Countries?

64% of their students are from OKLAHOMA?

Approximately 17,000 students have earned a baccalaureate degree from OBU?

They have the largest freshman enrollment in the history of the university?

This is the 6th year in a row they have had an increased enrollment?

They offer 21 Varsity sports programs?

They were recently recognized as the #1, NAIA Program in the US?

Their student athletes carry a 3.4 GPA?

That this private university has a \$91 million dollar endowment fund?

Awarded over \$21.5 million dollars worth of financial aid in 2013?

Named one of the colleges in the west by the Princeton Review?

Is one of two colleges in Oklahoma to be named by US News and World Report as a “Great School at a Great Price?”

And OBU has also been recognized 21 years in a row, by US News & World Report’s Annual “America’s Best Colleges” as 5th in the west as Best Regional Colleges?

And that Forbes.com has ranked them as the Highest Ranked University in the entire state of Oklahoma for the 4th straight year?

When we factor in their outstanding achievements being accomplished locally and all over the world, and then add in the economic impact they have on our community, it is without doubt we all should be proud of the folks on Bison Hill.

Go Bison...

Economic Condition and Outlook

- The most recent data from the Oklahoma Employment Security Commission (08/2011) indicates that the unemployment rate for Pottawatomie County is 5.7%.
- In excess of \$180 million in new capital is being or will be invested by established industries and businesses in the next decade.
- Estimated over \$9,360,000 in new payroll will be created through business expansions in 2011.
- Housing starts for 2010 totaled 79, and to date in 2011, 38.
- Total investment in new housing permits totals \$9.9 million in 2010 and to date in 2011, totals \$5.5 million.
- Commercial Building Permits totaled 22 in 2010 and to date in 2011, 6.
- Total new investment in commercial building permits totaled \$8.9 million in 2010 and to date in 2011, totaled \$2 million.
- Retail sales tax collected in 2010 totaled \$15,610,708 compared to \$15,790,974 in 2009, an increase of \$180,266.
- The most recent data from the Oklahoma Tourism & Recreation Department reports that the 2010 Domestic Travel Impact on Pottawatomie County was:
 - \$65,230,000 generated in travel expenditures
 - \$8,100,000 generated in payroll revenue
 - \$3,870,000 generated state sales tax receipts
 - \$1,160,000 generated in local tax receipts
 - 530 travel generated jobs

Information provided by:



Shawnee Economic Development Foundation

www.sedf.biz - 405.273.7490

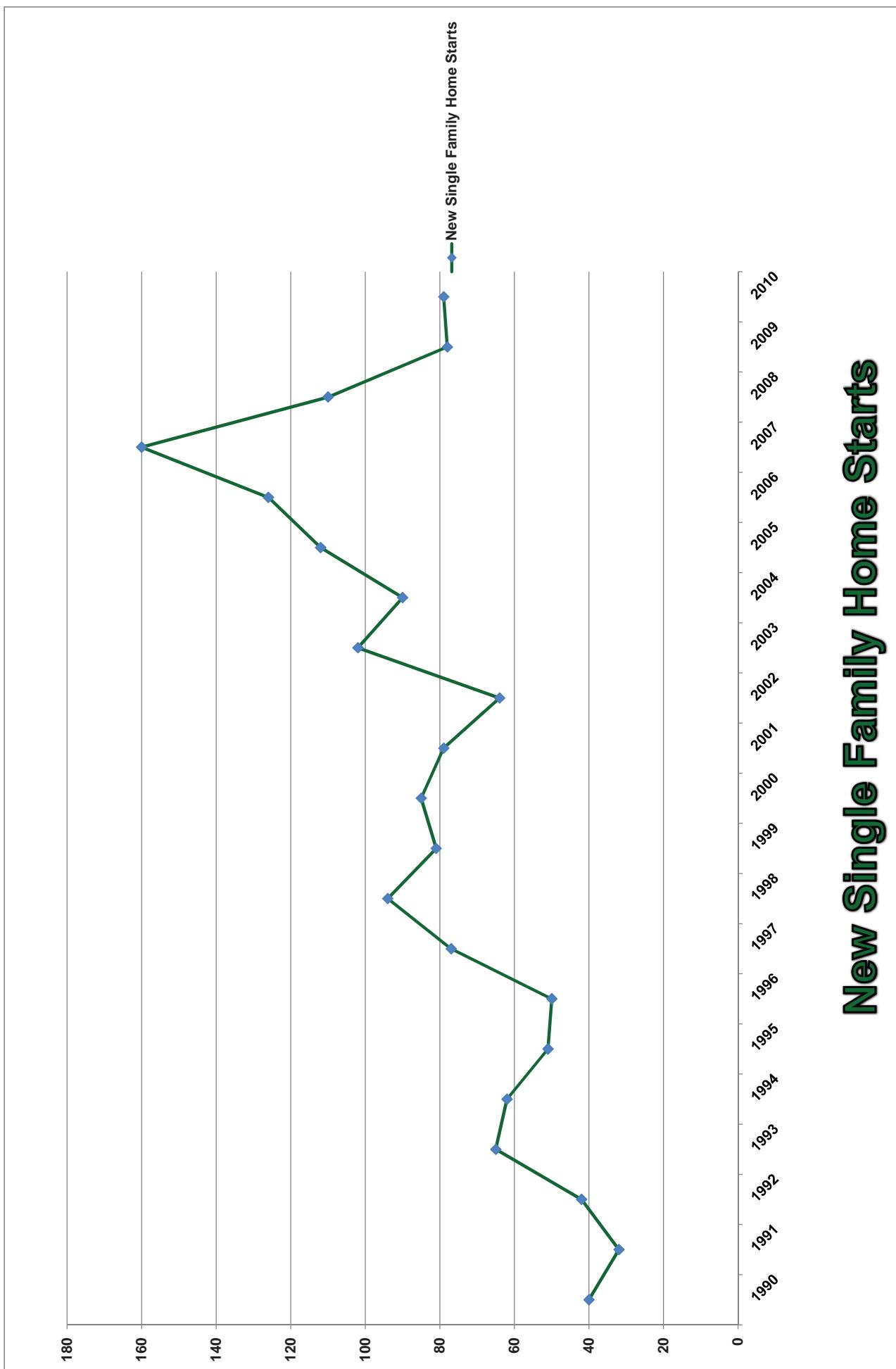
Shawnee Real Estate

Statistics By Year

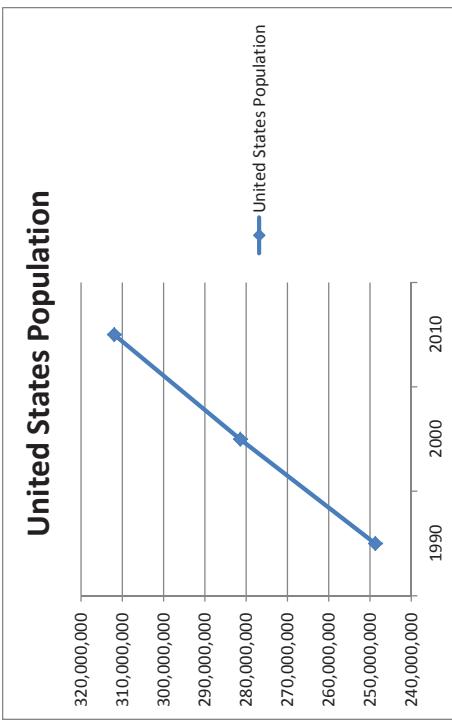
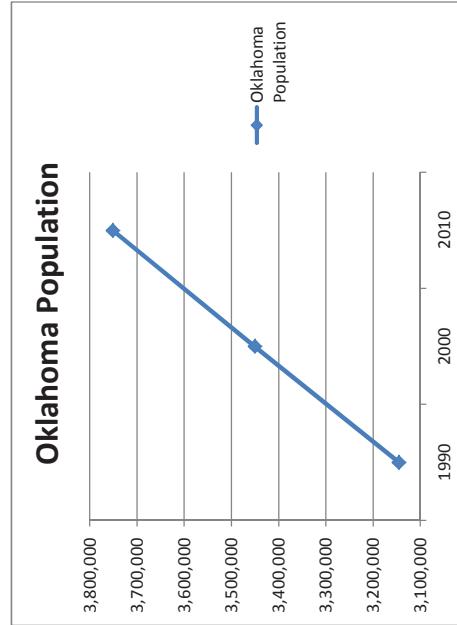
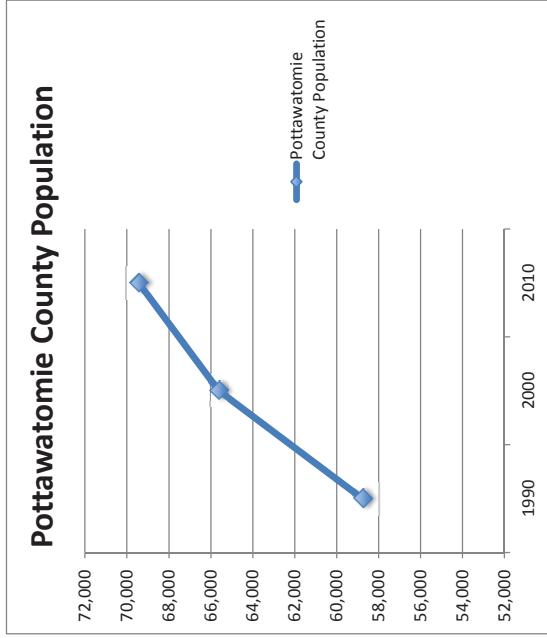
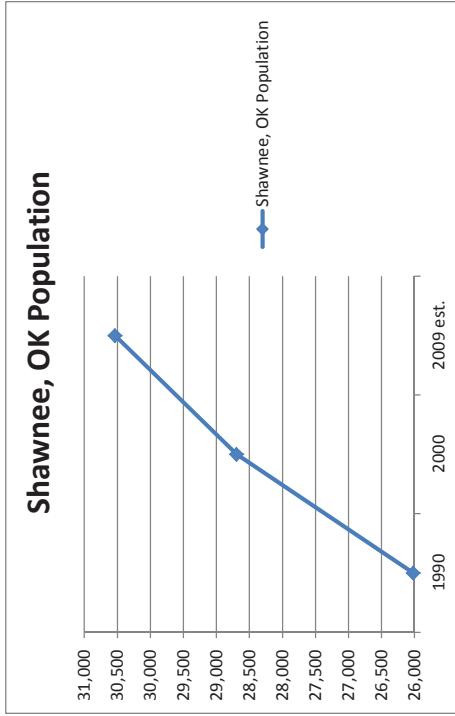
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
New Single Family Home Starts	40	32	42	65	62	51	50	77	94	81	85
Res. Est. Cost	\$4,194,500	\$2,057,850	\$2,698,500	\$4,661,800	\$7,025,960	\$3,492,072	\$9,111,030	\$13,251,374	\$9,613,400	\$8,413,140	\$9,346,473
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	
Average New Home Value	\$104,863	\$64,308	\$64,250	\$71,720	\$113,322	\$68,472	\$182,221	\$172,096	\$102,270	\$103,866	\$109,959
Multi Family	0	0	1	0	0	0	1	2	1	0	0
MF Buildings	2	0	0	0	0	0	0	21	7	0	0
MF Units	32	0	0	0	0	0	78	244	64	0	0
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	
New Commercial	16	31	21	17	26	29	23	25	37	28	23
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	
Annual Commercial Investment	\$980,500	\$5,051,720	\$6,872,937	\$7,682,100	\$3,939,000	\$13,963,559	\$2,880,670	\$4,173,143	\$8,157,254	\$14,860,331	\$12,366,351
Avg. Investment	\$61,281	\$162,959	\$327,283	\$451,888	\$151,500	\$481,502	\$125,247	\$166,926	\$220,466	\$523,583	\$537,667

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
New Single Family Home Starts	79	64	102	90	112	126	160	110	78	79
Res. Est. Cost	\$8,052,920	\$6,896,108	\$9,560,589	\$12,222,282	\$17,779,479	\$15,525,601	\$18,179,149	\$14,417,725	\$9,597,117	\$9,922,132
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Average New Home Value	\$101,936	\$107,752	\$93,731	\$135,803	\$158,745	\$123,219	\$113,619	\$131,070	\$123,040	\$125,596
Multi Family	0	0	0	11	4	1	7	1	1	1
MF Buildings	0	0	0	11	7	1	9	1	2	2
MF Units	0	0	0	83	142	2	25	2	11	6
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
New Commercial	43	10	11	19	15	21	17	15	18	22
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Annual Commercial Investment	\$3,142,162	\$7,499,900	\$10,408,884	\$10,237,264	\$11,449,640	\$24,136,400	\$7,716,028	\$13,143,088	\$8,935,937	\$8,957,997
Avg. Investment	\$73,074	\$749,990	\$946,262	\$538,803	\$763,309	\$1,149,352	\$453,884	\$876,205	\$496,440	\$407,182

New Single Family Home Starts



Shawnee, OK Population	1990	2000	2009 est.
Shawnee Housing Units	26,017	28,692	30,536
Shawnee HH Size	11,784	12,651	13,191
Shawnee Homeowner Rate	2.21	2.27	2.57
Shawnee Vacancy Rate	12.3	10.6	15.9
Pottawatomie County Population	1990	2000	2010
Oklahoma Population	58,760	65,621	69,442
United States Population	1990	2000	2010



Annual Sales Tax Collections	2005	2006	2007	2008	2009	2010
	\$13,533,106	\$14,382,074	\$14,925,571	\$15,882,336	\$15,610,708	\$15,790,974

