



2022 - 23

Prepared For:

**Wagoner County
Board of County
Commissioners**

WCEDA ADOPTED MISSION STATEMENT

The Wagoner County Economic Development Authority's mission is to develop, promote and advance economic growth, well-being, and prosperous communities in Wagoner County.

Performance Goals of WCEDA

- Assist in the expansion and retention of new and existing businesses in Wagoner County through business development, promotion, and financial resources.
- Proactively promote entrepreneurship through financial and technical assistance while assisting local municipalities with these efforts.
- Advance property and infrastructure improvements in the County to increase preparedness and the availability of shovel ready sites for new business development both commercial and industrial to spur private investment in Wagoner County.

Prepared By:

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Economic Development Director**

PROGRESS OVER THE YEARS

2005

Port 33 South

An \$850,000 zero interest loan for the construction of an access road lead to ___ in investment and the more that 200 acres devoted to industrial development an a port of entry for goods and services.

2013

Revolving Loan

RCF Enterprises located in Wagoner Co. with a \$250,000 3% loan for equipment which was paid pack in full and created 34 jobs.

2014

Infrastructure

Starting in 2014 WCEDA provided funding for infrastructure that supported business development including singling, waterlines and sewer lines. Best Western- Coweta / Dollar General Porter

2015

Retail Development

Dollar General in Porter was made possible by WCEDA (property purchased for \$78,000. This created the largest sales tax generator in the area.

2016

ICTC - Creating a Workforce

20 acres was gifted to ICTC which will open to students in the fall of 2024. Five programs will be offer servicing over 300 students. ICTC invested \$10M in the campus.

2017

DMI Locates in Wagoner

Wagoner County and WCEDA invested \$350K in building improvements on a 200K SF build that sat vacant for years. Today the company has 78 employees. By the year 2023, the project is estimated to contribute over \$8.8 million in total output to the region's economy with over \$7.18 million in direct impact and additional \$1.64 million in indirect & induced impacts.

WCEDA 22-23 PROGRESS



Helping Communities Rebound Tallahassee

The WCEDA provided funding for the Town of Tallahassee to take the first steps to improve the community's economy by providing funding for an audit.

Supporting Retail Development - Coweta

The WCEDA agreed to participate with the City of Coweta on infrastructure improvements to the tune of \$50,000 to support retail development in the community.

Collaborating in Conjunction with Wagoner

This project, called "The Junction", features a significant makeover of the Burned-out-Building area on South Main in Downtown Wagoner. In 2017, a fire ripped through this area, leaving business owners displaced and leaving the community unsure of the location's fate. Thanks to this collaborative effort, this project could be the spark that leads to the greater development of our downtown. "The Junction" will feature a stage, sound system, pop-up shops for small business start-ups, landscaping, and will serve as an entertainment venue for our community. WCEDA is one of four funders including the City of Wagoner and its economic development authority as well as a private citizen. WCEDA will protect their investment with a contractual agreement.

Organizing for the Future

WCEDA has made a bold move in sell property that was purchased for the purpose of a fairgrounds. The new board is taking direction making decisions based on data and research. A current series of assets is being marketed to sell after best uses of those properties was determined to residential and not business development of any kind.

Growing Jobs in Wagoner North American Improvements

North American opened in Wagoner with 6 employees and today has more than 30. The company projects to add another 70 employees within 7 years. The WCEDA provided nearly \$300,000 for improvements to the vacant property before the company located to Wagoner. The project in its first year will contribute over \$3.1 million in total output to the region's economy with over \$2.38 million in direct impact and additional \$730 thousand in indirect & induced impacts.





BOCC took a bold step in mid 2023 to create the only county funded economic development department in the state of Oklahoma. The Economic Development Department aims to foster sustainable economic growth, create jobs, attract investments, and enhance the overall economic well-being of our community. This comprehensive program outlines key initiatives and strategies to achieve the bellow **priorities**.

01. Property Assets

Currently no public entity engaged in economic development in Wagoner County owns industrial property. A goal of the department is to ensure that private and public lands are being realized for industrial development and growth.

03. Downtown Development

A thriving economy is dependent on many things including historic buildings, established neighborhoods, and specific cultural attributes all provided by a thriving downtown. Opportunities to grow Wagoner and Coweta downtowns are vital to Wagoner County ability to attract and retain a strong workforce.

05. Business Retention / Expansion

The department will conduct market research to identify target industries for attraction; develop and implement incentive programs to attract new businesses and retain existing ones and foster partnerships with local business associations to address their needs and concerns.

02. Marketing Assets Telling the Wagoner County Story

Marking Wagoner County as a place to invest means building out marketing assets in the form of branding and digital messaging. Publics to target include business development, residents, tourist which all translates in to greater tax generation and wealth building for Wagoner County.

04. Liasson to WCEDA

While the report demonstrates the forward motion of WCEDA, the priority is to work with the board on greater focus on economic development project by giving a mission and vision while also vetting projects that align with the mission.