

February 2017

## Spotlight on the Market

### [Outlook: Jenks' new Downtown Commons expected to be big draw](#)

*Tulsa World (OK) - February 26, 2017*

JENKS — Modeled after a popular park in Tulsa's Brady District, Jenks will open a new Downtown Commons this spring, when it will likely become one of the most-visited sites in the fast-growing suburb. Similar to the Guthrie Green in downtown Tulsa, Jenks' new park will feature a sleek, modern design with green space and a covered stage for concerts and public events. Well known for its antique shops, downtown Jenks is making a concerted effort to expand its reputation as an arts district. And at the center of that effort stands The Hive, a 6,000-square-foot facility that opened in 2015 and includes an art gallery and event space.

### [Outlook: Claremore initiative aims to improve quality of life](#)

*Tulsa World (OK) - February 26, 2017*

In an effort to attract and keep younger professionals in the Rogers County community, the Claremore Industrial and Economic Development Authority launched the Claremore Collective in January 2016 as a workforce development initiative. In its first year alone, more than 600 people attended the organization's events. A partner organization to the Tulsa Young Professionals, the group is primarily aimed at Claremore residents in their 20s, 30s and early 40s.

### [Energy of new-look Kendall Whittier District lures businesses, artists](#)

*Tulsa World (OK) - February 20, 2017*

Since January 2013, 26 new businesses have opened in the Kendall Whittier service area, representing 198 jobs and \$16.2 million in private investment, said Ed Sharrer, executive director of Kendall Whittier Main Street, a nonprofit that supports revitalization of the area. He expects six more new businesses will open in 2017.

### [Outlook: Owasso continues efforts to revitalize downtown with approval of TIF District](#)

*Tulsa World (OK) - February 19, 2017*

OWASSO — Efforts to revitalize Owasso's downtown recently made significant headway as the city moved forward with creating an incentive program designed to attract businesses to the area. In its final meeting of 2016, the Owasso City Council voted to approve the implementation of a Tax Increment Financing (TIF) District for the downtown area. A TIF District allows cities to direct some local taxes and fees to stimulate private development and provide improvements to development projects.

### [Outlook: Jenks retail, office space have officials feeling bullish](#)

*Tulsa World (OK) - February 19, 2017*

JENKS — Still preparing the groundwork at 111th Street and U.S. 75, crews won't begin putting up the first walls until late February or March. But the massive Jenks Landing development, combining residential apartments with retail and office space, has already secured leases for tens of thousands of square feet. Planning continues for a Simons Premium Outlets mall just off the Creek Turnpike in Jenks, worth an estimated \$4.5 million a year in sales tax revenue.

### [Outlook: New developments to bring hundreds of jobs to Sapulpa](#)

*Tulsa World (OK) - February 19, 2017*

SAPULPA — Several new developments that have popped up in Sapulpa are expected to bring hundreds of jobs to the city in the near future. Companies that have purchased properties in Sapulpa include a cosmetics distribution center and an engineering and manufacturing firm. A large industrial park that has been in the works for over a decade also is now fully developed and sold out. The key players at the industrial park — a public-private partnership between Tulsa County, the city of Sapulpa and Polson — are IPC Piping and Green Bay Packaging, which will be building a 40-acre facility there within two years, Fisher said.

### [Outlook: Catoosa slots and shipping containers bolstering city coffers](#)

*Tulsa World (OK) - February 19, 2017*

CATOOSA — With slot machines and shipping containers paving the way, more businesses are finding their way to western Rogers County and bolstering Catoosa's coffers. According to the Oklahoma Tax Commission's sales tax report issued on Jan. 20, Catoosa brought in \$459,645.04 in sales tax revenue in late November and early December, up from \$426,174.43 from one year ago. That boost can be attributed in part to the continued growth of the Catoosa Hills shopping center near 193rd East Avenue and Interstate 44 across from one of the city's biggest employers, the Hard Rock Hotel & Casino Tulsa.

#### Research Wizard Tulsa Market Brief

Tulsa City-County Library  
400 Civic Center  
Tulsa, OK 74103  
[www.tulsalibrary.org](http://www.tulsalibrary.org)



Phone: 918-549-7431  
Fax: 918-549-7433  
Email: [wizard@tulsalibrary.org](mailto:wizard@tulsalibrary.org)

**"Customizing Information  
to Meet  
Your Business Needs"**

### **Outlook: Bartlesville developments promise more employment, sales tax revenues**

*Tulsa World (OK) - February 19, 2017*

BARTLESVILLE — New development is expected to bring more jobs to the Bartlesville area in 2017 with growth underway at the city's industrial park and in the retail sector. New tenants coming into Bartlesville Industrial Park, along with several up-and-coming shopping development projects promise to bring more employment to the area and an increase in sales tax revenues to the municipal coffers. The authority, which oversees Bartlesville's economic development recruitment efforts, is working with a developer on a major south U.S. 75 project that would open up 145,000 square feet of new retail stores, along with restaurants, to be located on lots located around the 3200 Block of Washington Boulevard.

### **Cherokees break ground on Tahlequah hospital expansion**

*Tulsa World (OK) - February 18, 2017*

TAHLEQUAH — On Friday, officials of the Cherokee Nation and the Indian Health Service broke ground on a 469,000-square-foot expansion, which will more than double the size of the facility. Upon completion in 2019, the new four-story building, located on the east side of the campus' parking lot, will house outpatient programs, including public health, optometry, podiatry and behavioral health.

### **City of Owasso renovation wins third straight award**

*Tulsa World (OK) - February 18, 2017*

Owasso's city hall renovation, built by Nabholz Construction, has been awarded its third straight honor. The \$2.6 million renovation recently received the Association of General Contractors of Oklahoma (AGC), "Build Oklahoma Award." In October it won the Associated Builders and Contractors of Oklahoma's "Award of Excellence," and a month later it was named Keep Oklahoma Beautiful's government program winner.

### **MidAmerica Industrial Park provides \$1.4 billion economic impact annually**

*Tulsa World (OK) - February 14, 2017*

MidAmerica Industrial Park provides a \$1.4 billion economic impact annually according to a report compiled by the Tulsa Regional Chamber. Officials at MidAmerica recently completed the 2016 impact study of its 80 employers and 3,739 jobs at the 9,000 acre industrial park. The overall impact analysis includes approximately \$42 million collected in local sales and property taxes and direct wages earned by the 3,739 jobs which, when totaled, exceed \$732 million annually. According to the Chamber's economist Bob Ball, the 3,739 direct jobs at MidAmerica support an additional 7,540 indirect jobs in the greater seven-county area of Mayes, Cherokee, Craig, Delaware, Rogers, Tulsa and Wagoner.

### **Governor seeks \$20 million for programs to fill jobs critical to economy**

*Tulsa World (OK) - February 12, 2017*

OKLAHOMA CITY — Gov. Mary Fallin wants lawmakers to earmark \$20 million for a new Critical Occupations Fund designed to put more people to work in jobs that are crucial to growing Oklahoma's economy. The state had more than 71,000 unfilled jobs as of Aug. 31, and about 18,000 of those openings were critical occupations, such as engineers, teachers, nurses, chemists, accountants and truck drivers, Fallin said in her State of the State address last week.

### **Tulsa developer Stuart Price acquires downtown Kanbar properties**

*Tulsa World (OK) - February 10, 2017*

Daniel Regan, 2016 chair of Tulsa's Young Professionals, likes the energy that local developer Stuart Price injected into the city's downtown area. Price, who recently acquired a 13-plus building portfolio from San Francisco inventor and philanthropist Maurice Kanbar, has a vision of a vibrant area in the future. The deal includes 2.1 million square feet of downtown commercial real estate moving into the hands of local ownership.

### **Oklahoma moves to No. 3 in wind capacity during 2016**

*Tulsa World (OK) - February 10, 2017*

OKLAHOMA CITY — Oklahoma added almost 1,200 megawatts of wind capacity in the last three months of 2016 as it leapfrogged California to take third place among the states for wind capacity. Oklahoma had 6,645 megawatts of wind capacity by the end of 2016 as it added 1,462 megawatts for the year, the association's fourth-quarter report said. That's a 28 percent increase since the end of 2015.

## **Expansions, Openings, Relocations, Acquisitions**

### **Rustic Cuff ranks nationally**

*Tulsa World (OK) - February 28, 2017*

Tulsa-based retailer Rustic Cuff is ranked No. 7 among small companies in the 2017 top company cultures list presented by Entrepreneur magazine and CultureIQ. The list is made up of 153 U.S. businesses exhibiting high-performance cultures, according to press information.

### **Jenks Agent Receives State Award**

*GTR Newspapers - February 28, 2017*

Justin Carlton and his Jenks-based State Farm Insurance team were awarded the Excellence designation from the Oklahoma Certified Healthy Business. They were the only State Farm office in Oklahoma to receive this honor. The Certified Healthy Oklahoma Program began in 2003 as a collaborative initiative with four founding partners: The Oklahoma Turning Point Council, the Oklahoma Academy for State Goals, the Oklahoma State Chamber and the Oklahoma State Department of Health.

### **Port of Muskogee manufacturer to add more than 100 jobs**

*Tulsa World (OK) - February 28, 2017*

Muskogee's efforts to grow its economic base continue to bear fruit. A Port of Muskogee manufacturer announced Monday

that it plans to add more than 100 jobs at the port. Vallourec Star said in a news release Monday that it expects to add the jobs over the next three years at its Muskogee facility. That would bring the workforce at the Vallourec Group subsidiary to about 200 full-time equivalent employees.

#### **Merger Creates Advanced Orthopedics of Oklahoma**

*GTR Newspapers – February 27, 2017*

Two of Tulsa's most established and innovative orthopedic groups recently joined to form Advanced Orthopedics of Oklahoma. The affiliation, between Central States Orthopedics (CSO) and Eastern Oklahoma Orthopedic Center (EOOC), will combine the strengths of both organizations to allow them to better serve patients in the Tulsa and surrounding communities. The larger group is now comprised of 29 physicians whose collective goal is to continue to provide superior patient care and service.

#### **AAON reports record sales and earnings for 2016**

*Tulsa World (OK) - February 24, 2017*

AAON Inc. announced Thursday net income of \$11.4 million, or 21 cents per diluted share, for the fourth quarter of 2016 and record earnings of \$53.4 million, or \$1 per diluted share, for full-year 2016. The Tulsa-based manufacturer of heating and cooling equipment reported fourth-quarter sales of \$91.7 million, down 5.7 percent from \$97.2 million in 2015. Sales for 2016 reached a record \$384 million, representing a gain of 7.1 percent compared to \$358.6 million in 2015.

#### **PetSmart to open in south Tulsa Saturday**

*Tulsa World (OK) - February 18, 2017*

Another store will join the booming stretch of retail growing along south Memorial Drive in Tulsa. PetSmart will open a store next to the new HomeGoods at 9 a.m. Saturday, according to a news release. The new store, 10122 S. Memorial Drive, will be the pet supply brand's third in Tulsa. "The new store features nearly 19,000 square feet of space, providing pet parents with a broad range of competitively priced pet food and a comprehensive line of pet products," the news release said.

#### **Jackie Cooper breaks ground on new location**

*Tulsa World (OK) - February 18, 2017*

Jackie Cooper Imports of Tulsa executive management, staff and Infiniti USA representatives broke ground Tuesday for construction at a new location at 88th Street and South Memorial Avenue. The eight-acre location will be its third in Tulsa and carry an estimated \$10 million construction price tag. The site will be a stand-alone Jackie Cooper Infiniti retail and service facility and is expected to open spring 2018.

#### **SpringHill Suites by Marriott set to open later this month**

*Tulsa World (OK) - February 16, 2017*

A new hotel by Marriott International is scheduled to open later this month in Tulsa. SpringHill Suites, 1521 W. 80th St., is set to open Feb. 28. The 106-suite property is owned by Tulsa Hills Hospitality LLC and managed by Leisure Hospitality Management of Tulsa.

#### **Casey's General Stores boosts its northeastern Oklahoma presence with Tulsa-area stores**

*Tulsa World (OK) - February 14, 2017*

Casey's General Stores opened up a store in Verdigris in January, adding a fourth location to the convenience store chain's presence in what it considers to be a growth market. The fact that Tulsa is QuikTrip's home city hasn't stopped Casey's from building stores in the metro area, including Jenks and Broken Arrow. Those stores are somewhat uncommon in the Casey's footprint — the brand typically chooses towns with populations of about 5,000 people. Verdigris fits that mold with a population of about 4,200, according to the U.S. Census Bureau. The chain also has a store in Skiatook.

#### **Sundance, Burkhart's merge into large office supply store**

*Tulsa World (OK) - February 6, 2017*

Sundance Office and Burkhart's, two of the largest and longest-standing Oklahoma-owned office suppliers, have merged under the Sundance Office brand, it was announced Monday. In joining forces, Sundance has improved buying power giving customers access to a bigger selection of items and better pricing on core office products. Sundance Office, located at 2000 N. Willow Ave., has been in business since 1989.

#### **Saint Francis Health System to acquire EASTAR Health System in Muskogee**

*Tulsa World (OK) - February 4, 2017*

Saint Francis Health System has reached a "definitive agreement" with EASTAR Health System to acquire its two Muskogee hospitals and its affiliated entities. The agreement marks the start of the final stage of the transaction, which includes the long-term lease of EASTAR's main campus and the purchase of its East Campus. In the past year, Saint Francis Health System has started construction on a hospital in Glenpool, purchased Craig General Hospital in Vinita and taken over management of Oklahoma State University Medical Center in Tulsa.

#### **Premier Logistics expanding operations in west Tulsa**

*Tulsa Business & Legal News – February 3, 2017*

The new 15,000-square-foot facility with 25-foot ceilings, owned by the shipping firm at 4937 S. 45th West Ave., will be part of a foreign trade zone, a designation from U.S. Customs and Border Protection. Company President Jeff Mancini said applications have been filed for the 10-acre site, which includes the recently purchased Felco Inc. property nearby.

#### **Ambassador Hotel ranked No. 9 nationwide by travel website**

*Tulsa World (OK) - February 2, 2017*

A downtown Tulsa boutique hotel has been rated among the best in the country by one of the most popular travel website companies in the world. TripAdvisor has listed the The Ambassador Hotel Tulsa, Autograph Collection, in its 2017 Travelers' Choice awards, ranking it ninth among its top 25 hotels in the United States. Established in 2002, the Travelers' Choice awards are the highest honor TripAdvisor can bestow.

**Thanks to baby boomers, Bob Hurley RV planning massive expansion**

*Tulsa World (OK) - February 1, 2017*

A more than six-year nationwide surge in RV sales has paved the way for an expansion of an local RV dealership, Bob Hurley RV. The dealership recently bought 17 acres to the south of its west Tulsa dealership at 2002 W. Skelly Drive in response to surging demand that millions of American retirees have for the massive vehicles.

## Layoffs, Closings, Downsizes, Restructures

**Blue Cross and Blue Shield of Oklahoma to lay off IT workers**

*Tulsa World (OK) - February 4, 2017*

Blue Cross and Blue Shield of Oklahoma's IT department will be impacted by a round of layoffs later this month, a spokeswoman for the health insurance provider confirmed to the Tulsa World on Friday. The insurer did not provide the number of employees affected but said that it is small relative to the overall workforce

Current & archive issues of **Tulsa Market Brief** are available at [www.researchwizard.org](http://www.researchwizard.org)

---

## Comparative Unemployment Rates

Period	County %	MSA %	State %	U.S. %
2016 December	4.5	4.8	4.6	4.5
2015 December	3.8	4.0	4.0	4.8

Source: U.S. Bureau of Labor Statistics. Rates are not seasonally adjusted.