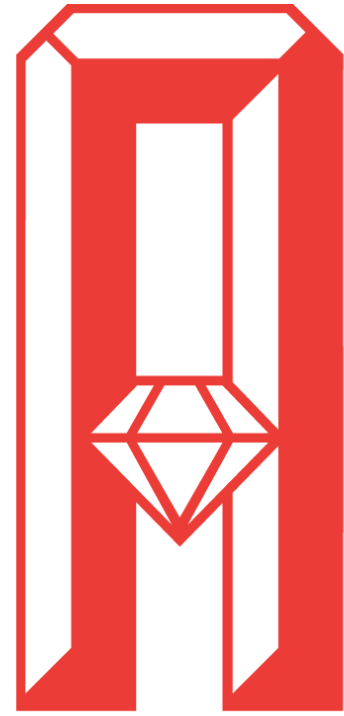




ARDMORE

DEVELOPMENT AUTHORITY

401 W Main St. Ardmore, OK 73401
ardmoredevelopment.com



ARDMORE
DEVELOPMENT
AUTHORITY

FY 2026 ANNUAL REPORT

JULY 1, 2025 - JUNE 30, 2026



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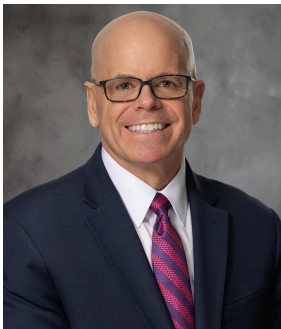
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Senior Vice President of
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Airport Operations
Manager



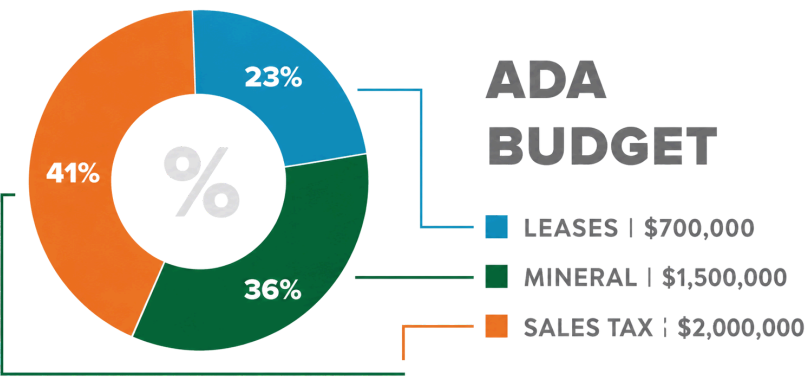
Ronnie Manley
ADA Maintence Coordinator



Kasi Windman
Airpark Office Manager

FY 2026 Budget Overview

The Ardmore Development Authority concluded FY 2026 in a strong financial position. Revenues supporting both Airpark Operations and ADA General Operations exceeded expectations, driven primarily by stronger-than-projected collections from the Authority’s dedicated one-quarter-cent sales tax. The Authority ended the fiscal year with fund balances of approximately \$10 million, providing financial stability and flexibility to support future economic development initiatives and capital investments.

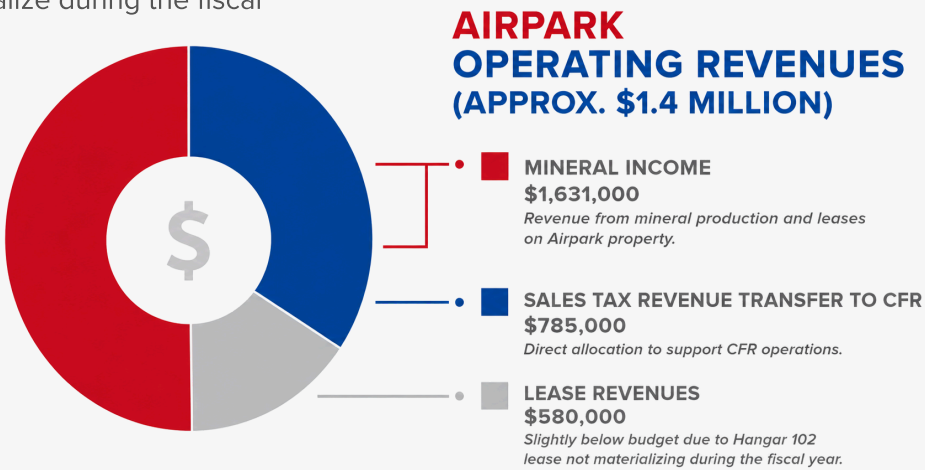


Airpark Operations

Airpark operating revenues totaled approximately \$1.4 million. Lease revenues of \$580,000 were slightly below budget because an anticipated lease for Hangar 102 did not materialize during the fiscal year.

Sales tax revenue transfer of \$785,000 to Crash Fire Rescue is direct allocation for these expenditures. CFR operations continued to represent the largest expenditure category within the Airpark operating budget. These services are required for existing maintenance, repair, and overhaul operations as well as the anticipated air cargo.

Overall Airpark expenditures remained largely within budget while maintaining the infrastructure, facilities, and services necessary to support operations at the Ardmore Industrial Airpark.



ADA General Operations

ADA General Operations benefited from stronger-than-projected collections from the ADA dedicated one-quarter-cent sales tax. Operating expenditures including professional services, travel, and salaries remained largely within budget, allowing the ADA to continue its economic development, business recruitment, existing industry, marketing, and related program activities.

Combined Airpark and ADA General Operations generated net operating revenues of approximately \$447,000 for FY 2026.

Capital Projects

Capital project activity was substantially below initial budget projections because several grant-funded projects did not advance as quickly as anticipated. As a result, both capital revenues—primarily grant reimbursements—and related capital expenditures were significantly lower than budgeted.

These variances largely reflect the timing of project construction and reimbursement rather than changes in the ADA long-term capital investment plans. The ADA continues to maintain sufficient reserves to provide required local matching funds, advance infrastructure improvements, and respond to future development opportunities.

Another significant financial activity during the year was the distribution of the remaining Tax Increment Financing revenues. The financial statements identify approximately \$2.56 million as 2025 C Bond Tax Receipts, representing the final payout of funds associated with the terminated tax increment financing district.

Major Projects

- \$8M Medium-Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) was reconstructed after being destroyed in the 2015 flood.
- \$2M Hangar was constructed to increase the number of based aircraft and provide additional revenue.
- \$5M Cargo Apron was constructed for the first phase of the cargo program development. This project was partially funded by a Congressionally Designated Spending request from Rep. Tom Cole.
- \$18M Taxiway Echo Phase 2 project was completed. This is phase 2 of 4 to complete a full parallel taxiway for runway 13/31. More than 75% of this project was funded by Federal and State grants.
- \$1.2M Control Tower Modernization project renovates the cab of the control tower providing more space, new HVAC, OSHA compliant roof access and new equipment consoles.
- \$15M of the PREP funded intermodal rail development was completed. Once phase 3 is complete we will have a fully functional intermodal rail hub.



MALSR Project



Taxiway Echo Phase 2



Railway Expansion

Year in Review

Fiscal Year 2026 was a year of continued investment, implementation, and strategic positioning for the Ardmore Development Authority. Throughout the year, the ADA advanced major infrastructure projects, strengthened Ardmore’s portfolio of industrial properties, expanded its entrepreneurship strategy, supported existing employers, and increased marketing and outreach efforts designed to attract new investment and encourage business growth.

This annual report summarizes that work across five primary areas: **Airpark, Industrial Properties, Existing Industry Support, Entrepreneurship, and Marketing and Outreach.**

Ardmore Industrial Airpark

Major infrastructure investments continued at the Ardmore Industrial Airpark through the State of Oklahoma’s 2023 Progressing Rural Economic Prosperity program, commonly known as PREP.

On the west side of the Airpark, \$25 million was awarded in 2023 for rail infrastructure development. Phases 1 and 2 have been completed, and work on Phase 3 will begin mid-August. These improvements enhance rail access and strengthen the Airpark’s ability to serve current and future industrial users.

On the south side of the Airpark, an additional \$22.3 million in PREP funding was awarded in 2023 through the Oklahoma Department of Aerospace and Aeronautics (ODAA) for Phase 2 of Taxiway Echo and the development of air cargo capabilities. This work includes the reconstruction of Grumman Road, sanitary sewer upgrades, taxiway improvements, and other supporting infrastructure necessary to accommodate future aviation and logistics activity.

The Airpark’s cargo apron was also completed with \$3 million in federal funding. This type of congressional funding, referred to as Community Project Funding in the House and Congressionally Directed Spending in the Senate, allows members of Congress to direct federal resources toward specific local, state, tribal, and nonprofit projects.

Together, these investments represent a significant expansion of the Airpark’s rail, aviation, cargo, and industrial infrastructure and better position the property for future business recruitment and expansion opportunities.



Rail Expansion & Air Assets at Airpark

Existing Industry Support

Supporting Ardmore’s existing employers remains one of the Ardmore Development Authority’s most important economic development responsibilities. Existing companies provide thousands of jobs, contribute significantly to the local tax base, purchase goods and services from area businesses, and serve as anchors for Ardmore’s industrial economy.

During FY 2026, the ADA maintained relationships with major employers and worked to understand their operational, workforce, infrastructure, and expansion needs. These employers include Dollar General, Valero, Dot Foods, Circulus, Atlas Roofing, King Aerospace, and other companies operating throughout Ardmore and Carter County.

Existing industry support includes regular company visits, assistance with expansion opportunities, coordination with workforce and education partners, infrastructure problem-solving, and connections to local, state, and federal resources. These relationships also provide valuable insight into changing market conditions and help ADA identify issues that could affect business retention and future investment.

Business retention and expansion are central to Ardmore’s long-term economic strategy. By maintaining direct communication with local employers and responding to their needs, the ADA works to protect existing jobs, encourage reinvestment, and strengthen the community’s competitiveness.

Entrepreneurship

Entrepreneurship became an increasingly important component of Ardmore’s economic development strategy during FY 2026. The Center on Rural Innovation (CORI) completed an incubator feasibility study that evaluated Ardmore’s capacity, resources, and opportunities for supporting entrepreneurs and emerging businesses.

CORI also helped develop a request to the Oklahoma Department of Commerce for \$1 million from the Rapid Community Response Program to support a two-year entrepreneurship development initiative. The proposed program is designed to strengthen Ardmore’s entrepreneurial ecosystem through business assistance, programming, partnerships, and capacity-building.



Exploratory visits to Wilson, North Carolina, and Paducah, Kentucky, provided additional insight into how two CORI-supported communities have deployed resources, developed entrepreneurial programming, and built stronger networks for small businesses and startups. Those lessons will help inform Ardmore’s approach as the community moves from planning into implementation.

Marketing and Outreach

Economic development is fundamentally a relationship-based effort. Successful business recruitment depends on building and maintaining trusted relationships with site selectors, corporate real estate professionals, brokers, developers, consultants, and other decision-makers who influence where companies invest and expand.

During FY 2026, the ADA continued regular engagement with these professionals through meetings, conferences, project discussions, and industry events. This included participation in programs and events associated with the Site Selectors Guild, Consultant Connect, Area Development consultant forums, the Industrial Asset Management Council, CoreNet Global, and other economic development and corporate real estate organizations.

The ADA also expanded its digital marketing through the Ardmore Means More campaign. The initiative uses Facebook, LinkedIn, YouTube, TikTok, and Instagram to highlight Ardmore’s businesses, people, community assets, industrial opportunities, and quality of life. During the past 10 months, content produced through the campaign generated more than 1.2 million engagements across these platforms.

The ADA also developed a new economic development website with integrated site and building information, demographic data, workforce information, mapping capabilities, and other tools designed to support companies, consultants, and site-selection professionals evaluating Ardmore.

The projects and initiatives highlighted in this report reflect the Ardmore Development Authority’s commitment to long-term economic growth. Through major infrastructure investment, responsible asset management, existing industry support, entrepreneurship development, targeted marketing, and sustained relationship-building, the ADA continued to lay the groundwork for new jobs, capital investment, and future economic opportunities throughout the Ardmore community.



RFI Submissions

During FY2026, the ADA received a total of 46 Requests for Information (RFI) from the Oklahoma Department of Commerce and other partners. Of those, the Authority submitted responses to 24 of the RFIs in a number of industries.

