

THE JOURNAL RECORD

Friday, May 9, 2014

journalrecord.com

\$1.00 • Vol. 119, No. 92 • Two Sections

What's News



■ **Small banks want bigger voice at Fed** Community bankers deserve a seat at the big table when the Federal Reserve Board of Governors considers regulation and economic policy, Oklahoma banking industry representatives said. **p2**

■ **Spreading the blues** Media Encounters LLC is developing plans for duplicating downtown Tulsa's Radio IDL Internet radio station in multiple cities across the nation, all networked through its Tulsa headquarters. **p3**

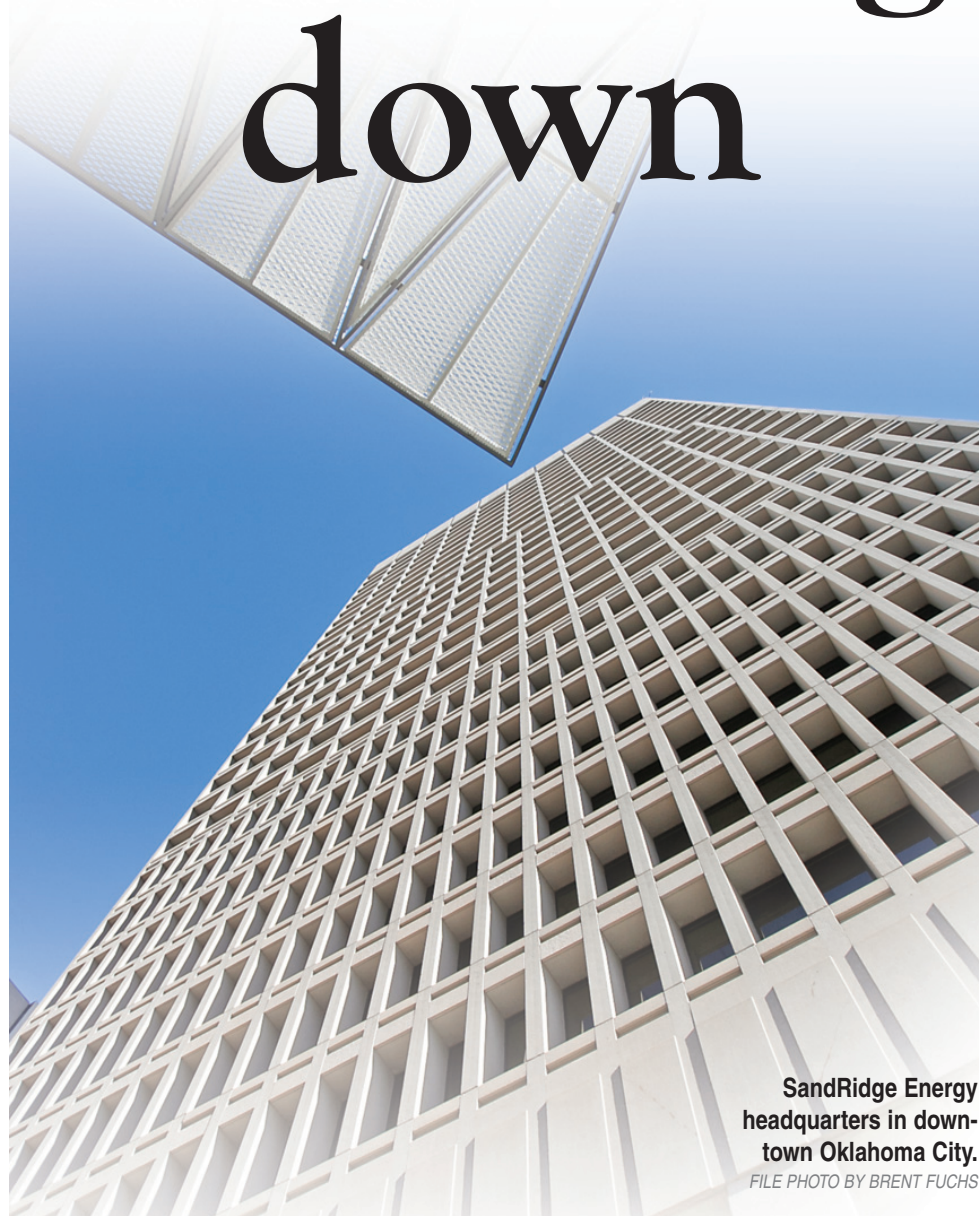
■ **Tulsa Airport trust proposes smaller budget for 2015** Following its spinoff from the city, the Tulsa Airport Improvement Trust expects to save \$507,722 in fiscal year 2015 compared to 2014. **p7**

■ **Continental prepares to shift gears after deep N.D. freeze** Although a frozen North Dakota landscape affected Continental Resources Inc. in the first quarter, the company still expects to reach its annual production growth target. **p23**

■ **Elevations: Ashley Furniture Home Stores** After refitting existing buildings for Oklahoma's first Ashley Furniture Home Stores, developer Mathis Brothers is raising its first Ashley stores from the ground up in Tulsa and Norman. **p1B**

Follow the news
all day at
journalrecord.com

Doubling down



SandRidge Energy headquarters in downtown Oklahoma City.
FILE PHOTO BY BRENT FUCHS

Stacked laterals help SandRidge save money in Mississippi Lime

BY SARAH TERRY-COBO
THE JOURNAL RECORD

OKLAHOMA CITY – SandRidge Energy touted results of a new well design on Thursday that will allow the company to gain more petroleum products for less money.

Company executives detailed the results for a stacked lateral well in Kansas in the Mississippi Lime rock formation. The new design saves about \$800,000 per location.

Chief Executive and President



James Bennett said that while the stacked lateral design is still in testing mode, it has increased production and lowered well costs. The new design includes two laterals, one drilled in a shallower formation, with both utilizing the same vertical well bore and casing.

See **DOUBLING**, PAGE 22

Pension, pay measures still stalled

BY M. SCOTT CARTER
THE JOURNAL RECORD

OKLAHOMA CITY – Though it passed the Oklahoma Senate more than a month ago, a bill that would move future public employees to a 401(k)-type retirement system remains stalled in the House of Representatives. The measure is part of the ongoing debate over the state's budget, employee pay increases, funds to repair the Capitol building and even the American Indian Cultural Center and Museum.



Jeff Hickman

However, House Speaker Jeff Hickman, R-Fairview, remains optimistic.

See **STALLED**, PAGE 22

State court agrees to 6-month stay

BY SEAN MURPHY
ASSOCIATED PRESS

OKLAHOMA CITY – The Oklahoma Court of Criminal Appeals agreed Thursday to a six-month stay of execution for a death-row inmate while an investigation is conducted into last week's botched lethal injection.

The court reset the execution date of inmate Charles Warner to Nov. 13. Warner's attorneys requested the 180-day delay, and state Attorney General Scott Pruitt said Thursday in a court filing he wouldn't object.

See **STAY**, PAGE 22



CONTENTS

Briefs4A
Around Town4A
Opinion6A
Real Estate8A

Real Estate Listings14A
Business to Business Directory19A
Classified Marketplace21A
Elevations1B
Public Notices2B

Small banks want bigger voice at Fed

BY BRIAN BRUS

THE JOURNAL RECORD

OKLAHOMA CITY – Community bankers deserve a seat at the big table when the Federal Reserve Board of Governors considers regulation and economic policy, Oklahoma banking industry representatives said.

“Sometimes I think the board looks at what’s going on at banks in New York City without community bank input and don’t understand development in rural America,” said Gwen Easter, president and CEO of First Bank & Trust Co. in Perry. “The decisions they make at that level flow through to a community bank like ours that has 40 employees. It has a huge impact.”

The Independent Community Bankers of America recently issued a statement supporting the introduction of federal legislation, the Community Bank Preservation Act, which would require at least one member of the board to have experience as a community banker or community bank supervisor. The Senate bill identifies a small bank as having less than \$10 billion in assets.

The one-page bill was introduced by U.S. Senate Banking Committee member David Vitter, R-La., and co-sponsored by Republican U.S. Sen. Tom Coburn, as well as a bipartisan group of six others.

“By requiring community bank representation on the board, S. 2252 would help secure the future of the community banking industry, the more than 6,500 community banks across the nation, and the customers and communities that depend on these locally based institutions,” Camden R. Fine, president of the ICBA, said in a prepared statement.

He urged the Senate Banking Committee and the full Senate to quickly take up and pass the legislation.

Jill Castilla, president and CEO of Citizens Bank in Edmond, agreed.

“To have that permanent representation on the board would give them our Main Street perspective,” she said. “There are too many regulations that could have unintended consequences



Collin Pope assists a customer with a transaction at Citizens Bank of Edmond.

PHOTO BY BRENT FUCHS

for smaller community banks that they might not realize.”

Russell Evans, the executive director of the Steven C. Agee Economic Research and Policy Institute at Oklahoma City University, was intrigued by the legislation. He called it a proactive effort to get ahead of more industry changes following the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2011. That law was intended to increase the

Federal Reserve’s authority to regulate the economy and improve oversight of financial structures to avoid major bailouts of the so-called too-big-to-fail Wall Street businesses.

Community bankers are being overwhelmed by a lot of new regulatory costs related to problems that occurred at an entirely different level of banking, Evans said.

“There’s always been a bit of tension between the board of governors –



Sometimes I think the board looks at what’s going on at banks in New York City without community bank input and don’t understand development in rural America.

— Gwen Easter,
president and CEO of First
Bank & Trust Co. in Perry

appointed by the president and confirmed – and the regional bank presidents who deal with overseeing community banks,” Evans said. “So there’s always been this feeling among the board of governors that they could do without the regional bank presidents.”

The board of governors receives seven votes toward policy decisions, Evans said, while the regional bank presidents get five.

The legislation reflects growing concern among economists as well as policymakers that the regional representatives have access to information that the board does not, he said. There is a role for both factions to play, but many experts fear that the community perspective is not being weighted enough.

“The other concern is that policies and oversight is being made on a one-size-fits-all basis, and that’s just not true,” he said.

Senate overrides governor’s veto on gun bill

OKLAHOMA CITY (AP) – The Oklahoma Senate voted overwhelmingly Thursday to override Gov. Mary Fallin’s veto of a House bill dealing with federal gun regulations.

The Senate’s 39-0 vote came a little more than a week after the House voted 86-3 on April 30 to override the veto, and the bill now becomes law without the governor’s signature.

House Bill 2461 gives state law enforcement authorities 15 days to sign off on applications for items covered by federal firearms regulations such as silencers, suppressors, short-barreled rifles and shotguns, and automatic

weapons. Supporters of the measure said that some law enforcement officers refused to sign the forms and that nothing in state law prohibited that.

“Oklahomans overwhelmingly oppose gun restrictions, particularly those forced upon us by federal bureaucrats,” said the measure’s author, state Rep. Mike Turner, R-Edmond. “This bill is about nothing more than protecting



Gov. Mary Fallin



Rep. Mike Turner

our constitutional rights.”

The veto override is the latest signal of growing tension between the Republican governor and the GOP-controlled Legislature. It is the first veto override since Fallin took office in 2011.

Last week, Fallin vetoed 15 House bills she said were unnecessary or didn’t have a meaningful purpose. She accused the House of failing to take

action on some of her key agenda items, including a plan to repair the Capitol building and to overhaul the pension system for state workers.

In a statement, Fallin said those items remain unaddressed, “and time is running out.”

“I am asking the House and Senate to work with each other and with me to deliver legislation to fund our state government, improve our economy and generally do the things their constituents have put them in office to do,” Fallin said. “The legislative session is scheduled to end on May 30th. The time for action is now.”

“Whether it ends up being global or it ends up being local, it still helps downtown Tulsa.”

— Shannon Moudy,
general manager
of Radio IDL



From left, Shannon Moudy, eLiz Hollis and Brandon Son of Radio IDL in Tulsa. PHOTO BY RIP STELL

Spreading the blues | *Tulsa's micro-radio station has big expansion plans*

BY KIRBY LEE DAVIS
THE JOURNAL RECORD

TULSA — Media Encounters LLC is developing plans for duplicating downtown Tulsa's Radio IDL Internet radio station in multiple cities across the nation, all networked through its Tulsa headquarters.

“In five years I'd like to have the 77 largest cities in America,” said station co-founder Shannon Moudy. “There's no reason why the five boroughs of New York City can't have their own radio station.”

That marks just one of the several changes reshaping Media Encounters and its blues beacon. The ownership has changed, with Moudy and partner eLiz Hollis buying out former managing partner Harry Willis.

Nine-month-old Radio IDL has more than 1 million monthly listens and has climbed into the top 10 among the world's 300-plus blues stations tracked by Live365.com. While 90-percent-plus of its audience remains Tulsa-bound, Hollis said respondents have checked in from the Ukraine, Africa, the United Kingdom, Japan and multiple South American nations, not to mention various U.S. and Canadian cities.

“Whether it ends up being global or it ends up being local, it still helps downtown Tulsa,” said Moudy, general manager of Radio IDL. “We have sister cities that are doing business with us.”

The 24-hour station has added four

original shows and eight live broadcast hours each day. Its staff has grown to 10, half of those drawing salaries.

The station has tripled the size of its Reunion Center office, expanding from one to four rooms. It plans to renovate its existing studio into a living room-styled sound booth, with a window looking into the neighboring engineering and sales room.

RadioIDL.com is adding video of the studio and live festivals it covers. This follows a video service Media Encounters offers through Gidity.TV, with a YouTube channel in development.

The blues station also is working on potential album releases of recordings at the station, and an annual awards program.

“Not just for their music, but also what they're doing in the community,” Hollis said. “Musicians are asked to donate their time all the time.”

All this comes as revenues for the \$30,000 startup reached the break-even point in February. Moudy said the station is channeling profits back into the operation.

Moudy sees all this as validation of the blues format.

“It's still a young generation's music,” he said. “As it grows, it starts absorbing other styles, because you have those musicians who start getting

interested in it. From the techno kid into the hardest-core music you can play, he's going to mix that into blues.”

Moudy also sees Radio IDL's success as vindication of the Radio IDL business model, which uses five third-party accounting services to track and identify who's listening to the station and where they're from. That gives Radio IDL the same attraction to advertisers as Facebook and other targeting services.

“That's why digital radio and the Internet are doing well,” he said. “Older media markets are struggling because of

that. Sometimes we're breaking that barrier because of that. We're breaking our Internet radio barrier because we're getting them the data they need.”

An April report by industry consultants BIA Kelsey projected continued growth for Internet radio and streaming services, rising from 11.7 percent of ad spending broadcast budgets this year to 21.3 percent by 2018. Local market spending will follow, rising from 21.3 percent of the pie to 27.6 percent by 2017.

Local content would set apart Media Encounters' planned network from other broadcasters. Moudy foresees each Media Encounters radio launch employing a local staff providing news,

activities updates, and other content. They would share some operating systems with the Tulsa office, tapping the city's extensive fiber connections.

“We will have a centralized technology and a decentralized staff,” he said.

Moudy, who developed the Radio IDL backbone, is working out expansion details with Hollis and their consultants. While costs could hit \$160,000 or more for each station launch, Moudy said profitability would scale up through synergies in shared content, advertising contracts, and market reach.

“I don't have to rebuild the technology,” he said. “I only have to rebuild the people. The technology stays here in Tulsa.”

Moudy said the ability to target individual markets and low overhead costs could even lead to Radio IDL spinoffs within Tulsa, focusing on such individual areas as Cherry Street or Broken Arrow's Rose District.

“You literally can do it by building,” Hollis said.

Alongside the station launch negotiations, Hollis said Radio IDL is being approached for blues festival sponsorship in Memphis, Tennessee; St. Louis; and other areas far beyond its Tulsa base. It has accepted one role with an Arkansas festival, which Moudy said demonstrates the five-year growth plan.

“It just doesn't make sense for us to not be there for those events that are happening,” Hollis said. “Our footprint is getting bigger and bigger.”

RadioIDL.com

Briefs



Joan
GILMORE

AROUND TOWN

Do all towns street-party?

The Red Dirt Roundup concert is Saturday night in Tulsa. A street party – free to all – will precede the concert at the Cox Business Center. Street parties have been so successful that T-Town's giving it a try.

The party will start at 3 p.m. and last until 7 p.m., when the concert begins. Head for Third Street between Denver Avenue and Frisco Street, where the Oneok Outdoor Stage will be set up.

Live music will be featured as partiers hit six local food trucks serving a variety of cuisines. Tailgating games and a mechanical bull will add to the frivolity. Everything will be free and open to the public. Of course, you'll need to buy tickets if you want to attend the concert.

Let's see if Tulsa can bring out a street-party crowd.

Fro-yo fundraiser

Orange Leaf Frozen Yogurt is offering yummy support for NAMI Oklahoma on Saturday, in recognition of Mental Health Awareness Month. From 4 p.m. to 7 p.m., Orange Leaf will offer a portion of sales from four stores to NAMI Oklahoma.

Visit Orange Leaf at 660 SW 19th St, Moore; 5900 W. Memorial Rd., Suite D, Oklahoma City; 1781 S. Garth Brooks Blvd., Yukon; and the Outlet Shoppes of Oklahoma City, Interstate 40 and Council Road.

Plaques of honorees

Oklahoma City University President **Robert Henry** and Provost **Susan Barber**, with the Societies of OCU, will honor the 2014 honorees of the Awards of Excellence. They are **Anne Gray**, **Jenee Naifeh Lister**, **Marion Paden** and **Linda Whittington**.

The reception will be May 19 at 4 p.m. in the Jones Administration Building on the OCU campus. Reservations may be made by calling **Mandy Heaps** at (405) 208-5118 or emailing mheaps@okcu.edu.

Planning ahead

Volunteers on the Heart Rhythm Institute event planning committee will gather May 15 to mix, mingle and make plans. The group will meet at 10 a.m. in the home of **Susie Kemp**. She and **Kim O'Connor** are co-chairing the fundraiser scheduled Nov. 12.

Nedra Funk will be honorary chairwoman of the benefit, which is in its 13th year of support for the HRI.

Save the date

Nov. 13 is the date set for the 87th annual Oklahoma Heritage Association Hall of Fame dinner and induction at the Cox Convention Center.

Sam Noble Museum presented National Medal



First lady Michelle Obama, right, presents a 2014 National Medal for Museum and Library Service to the Sam Noble Oklahoma Museum of Natural History at the University of Oklahoma. The Norman museum was represented by Ernesto Vargas, far left, and museum Director Michael Mares during a ceremony in the East Room of the White House Thursday in Washington. The National Medal is the nation's highest honor given to museums and libraries for service to the community.

AP PHOTO/JACQUELYN MARTIN

Panhandle earnings increase sharply

OKLAHOMA CITY – Panhandle Oil and Gas Inc. on Thursday reported net income for the second fiscal quarter ended March 31 of \$5.7 million, or 68 cents per diluted share, up from \$1 million, or 12 cents per diluted share, for the second quarter of the previous fiscal year.

Revenue for the quarter totaled \$19.8 million, up from \$12.6 million a year earlier.

The Oklahoma City-based natural gas and oil exploration and production company reported net income for the first six months of the fiscal year of \$10.6 million, or \$1.27 per diluted share, up from \$3.2 million,

or 38 cents per diluted share, for the first six months of the previous fiscal year.

Revenue for the first six months of the fiscal year totaled \$38.1 million, up from \$26.8 million a year earlier.

Capital expenditures for the second fiscal quarter totaled \$7.7 million, principally directed for oil and natural gas liquids in western and south-central Oklahoma and the Texas Panhandle.

Oil production increased 26 percent for the quarter to 66,239 barrels from 52,567 barrels in second quarter of the previous fiscal year. Gas production for the quarter was basically flat from a year earlier. Panhandle sold 51,670 barrels of natural gas

liquids during the quarter, up from 25,190 barrels a year earlier.

– Staff report

Unit reports earnings gain

TULSA – Unit Corp. on Thursday said net income for the first quarter increased to \$56.9 million, or \$1.17 per diluted share, from \$40.2 million, or 83 cents per diluted share, for the first quarter of 2013.

On average, six analysts polled by Thomson Reuters expected earnings of \$1.14 a share. Analysts' estimates typically exclude special items.

Revenue for the quarter increased

See **BRIEFS, PAGE 5**

THE JOURNAL RECORD

Corporate Tower
101 N. Robinson, Suite 101
Oklahoma City, OK 73102
405.235.3100 • www.journalrecord.com

Tulsa Bureau
401 S. Boston Ave., Ste. 105, Tulsa, OK 74103
918.295.0098 Office • 918.295.0031 Fax

Capitol Bureau
2300 N. Lincoln Blvd., Room 431, OKC, OK 73105
405.524.7777

THE DOLAN COMPANY

The Journal Record is a publication of The Dolan Company, 222 S. Ninth St., Suite 2300, Minneapolis, MN 55402.
Vice President, Business Information, Christopher A. Eddings;
Group Publisher, Mary Melon

Mail subscription prices are \$189 per year. Newsstand price is \$1 per copy. To subscribe, call (800) 451-9998.
Published daily except for Saturday, Sunday and major holidays by The Journal Record, 101 N. Robinson, Suite 101, Oklahoma City, OK 73102-9020 with an extra issue in December. Periodicals postage paid at Oklahoma City, OK with additional entry in Tulsa, OK.
POSTMASTER – Send address changes to: *Subscription Services*, 10 Milk Street Ste 1000, Boston, MA 02108.

The Journal Record (ISSN 0737-5468) takes great care to publish all suits, judgments, documents of record and other information. These are not published to affect the credit or standing of the parties named. The publisher shall not be liable for errors in an advertisement including public notices. If there is an error for which the publisher assumes responsibility, that responsibility shall be limited to a single republishing of the advertisement or public notice, or for a suitable adjustment on the billing not to exceed the cost of more than one insertion.

Letters to the Editor

The Journal Record welcomes original, signed letters of up to 200 words on any public issue. Longer submissions focusing on business topics may be considered for a guest column. Letters may be edited for length, style and content. Submissions must be addressed to The Journal Record and include your name, address and daytime telephone number for verification. Letters submitted become the property of The Journal Record, which retains all rights on if, when or how a submission is published. Submit letters by one of three ways. E-mail: perspectives@journalrecord.com. Fax: (405) 278-2890. U.S. mail: Perspectives, c/o The Journal Record, P.O. Box 26370, Oklahoma City, OK 73126-0370.

Briefs

BRIEFS

from page 4

23 percent to \$388 million from \$318.5 million a year earlier. Analysts expected revenue of \$393 million.

For the oil and natural gas segment, production for the quarter increased 5 percent from the first quarter of 2013 with oil and natural gas liquids production increasing from 40 percent to 45 percent of total equivalent production.

— D. Ray Tuttle

Compressco appoints chairman of board

OKLAHOMA CITY — **Stuart M. Brightman** has been appointed chairman of the board of directors of the general partner of Compressco Partners.

Geoffrey M. Hertel retired as a member of the board of directors of the general partner and will no longer serve as chairman.

Paul D. Coombs was appointed as an independent member of the board of directors to fill the vacancy created by Hertel's retirement.

— Staff report

Compressco earnings up slightly

OKLAHOMA CITY — Compressco Partners on Thursday reported net income for the first quarter of \$4.6 million, up from \$4.5 million for the first quarter of 2013.

Revenue for the quarter totaled \$29.8 million, down from \$30.8 million a year earlier.

Sales of compressors and parts were up for the quarter. Compression and other service revenues were down \$1.8 million from the first quarter of 2013.

Higher levels of compression and other services in the United States, Canada and Argentina were offset by lower levels of compression and other services in Mexico. Compression and other services revenues in the United States continue to increase.

— Staff report

Laredo Petroleum reports net loss

TULSA — Laredo Petroleum Inc. on Thursday reported a net loss for the first quarter of \$213,000, compared with net income of \$1.4 million for the first quarter of 2013.

Revenue for the quarter increased 6 percent to \$173.3 million from \$163.7 million a year earlier. Analysts expected revenue of \$172.63 million for the quarter.

— Staff report

Apco reports drop in net income

TULSA — Apco Oil and Gas International Inc. on Thursday reported net income for the first quarter of \$3.1 million, or 10 cents per diluted share, down from \$9.9 million, or 34 cents per share, for the first quarter of 2013.

Net income decreased due to lower

Congratulating KD



Fans sign a large banner for MVP Kevin Durant outside the arena before the start of Game 2 of the Western Conference semifinal NBA basketball playoff series between the Los Angeles Clippers and the Oklahoma City Thunder in Oklahoma City on Wednesday. The next playoff game in Oklahoma City will be against the Clippers at 8:30 p.m. Tuesday. AP PHOTO/SUE OGRICKI

operating revenues, higher operating costs and expenses and lower equity income. Apco's results reflect the impact of a 23-percent devaluation of the Argentine peso during the first quarter.

Revenue for the quarter totaled \$30.6 million, down from \$35.3 million a year earlier.

Tulsa-based Apco owns interests in nine oil and gas concessions and two exploration permits in Argentina and three exploration and production contracts in Colombia.

— Staff report

Amazon adds OKC to Sunday delivery

OKLAHOMA CITY — Amazon is expanding its Sunday package delivery service to 15 more cities across the country, including Oklahoma City.

Amazon first rolled out the service as part of a new deal with the U.S. Postal Service in November.

The service is one of many efforts Amazon has been making to attract new customers and encourage existing customers to spend more, even though it increased its Prime two-day shipping membership program's annual fee to \$99 from \$79 in March.

Sunday delivery is available to all

Amazon customers for no extra charge. If it is available in a customer's region, notice of the service will appear at checkout.

Other cities that Sunday delivery is expanding to are: Indianapolis; Lexington and Louisville, Kentucky; New Orleans and Shreveport, Louisiana; Cincinnati and Columbus, Ohio; Philadelphia; and Dallas, Houston, San Antonio, Austin, Waco and College Station, Texas.

— Associated Press

OWRB official tapped for EPA committee

OKLAHOMA CITY — The Environmental Protection Agency has selected **Jennifer Wasinger**, assistant chief of the Oklahoma Water Resources Board's Financial Assistance Division, to serve on its Environmental Financial Advisory Board.

The EFAB is a federal advisory committee established to provide stakeholder input directly to the EPA's administrator, as well as its program offices, on ways to lower the costs of and increase investments in environmental and public health protection. Wasinger is one of 28 EFAB members.

"It gives our state a seat at the table as the EPA seeks input on improving the efficiency and effectiveness of its infrastructure financing programs," said **J.D. Strong**, OWRB executive director. At the same time, it will inject some practical, common sense from an Oklahoman experienced in how to operate and manage one of the nation's premier water financing programs.

— Staff report

Vacuworx offers new pipe handling system

TULSA — Vacuworx is offering a new lightweight pipe handling system to lift and position drill stem in horizontal and directional drilling operations.

The HDD Pipe Handling System uses wireless remote controller operation and vacuum-lifting technology to tilt and place drill stem at angles between 0 and 30 degrees without the use of ropes or slings.

The equipment features a 360-degree hydraulic rotator that gives operators control over drill stem and allows for the precise placement of pipe joints.

— Staff report

Consignment franchise expands to Canada

TULSA — Just Between Friends Franchise Systems plans to expand throughout Canada.

Just Between Friends launched its first Canadian franchise in November in Vancouver and is actively looking for new franchisees in all provinces except Quebec.

The children's and maternity consignment event was founded in 1997 in Tulsa when two mothers wanted to save money on children's items. The sale grew and starting franchising in 2004. There are more than 135 U.S. franchises and one in Canada.

"We have seen tremendous success with our new franchisee in Vancouver and are thrilled to be offering this business opportunity to other families throughout Canada," said **Shannon Wilburn**, CEO of Just Between Friends Franchise Systems Inc.

The franchise fee is \$16,900, with an additional investment of \$15,000 to \$20,000.

— Staff report

LP gas certification class set

OKLAHOMA CITY — The Professional Development Institute at Oklahoma City Community College will offer the Oklahoma State Liquefied Petroleum Gas Certification course designed for technicians working with LPG-fueled equipment and vehicles.

The course is scheduled from 8:30 a.m. to 4:30 p.m. May 15 and 16.

Technicians successfully completing the course will be eligible to take the Oklahoma State LPG Certification exam.

For registration information, call **John Claybon** at (405) 682-7855.

— Staff report

Perspectives



**Michael
CARNUCCIO**

Free Market
FRIDAY

Don't penalize productivity

Recently, Gov. Mary Fallin signed a bill reducing Oklahoma's personal income tax rate. The reduction takes effect in 2016 at the earliest, should deposits of taxpayer dollars into the state's general revenue fund reach certain levels.

Delay in reducing Oklahoma's penalty on work, our income tax, is not ideal. We're in what Fallin herself called an income-tax sandwich between Texas, which has none, and Kansas, which now has lower taxes on work than we do.

However, past years brought concerns that tax reform might involve manipulating Oklahoma's tax code so middle-class families suffer higher tax payments. Fortunately, the bill Fallin signed will be, upon implementation, a true tax cut.

This week, the Missouri General Assembly was successful overriding a gubernatorial veto of income tax reductions.

In the debate in Missouri, advocates referenced Oklahoma's positive experience with income tax reductions. Since 2005 they have helped grow Oklahoma's economy and increase job opportunities for families.

The Missouri bill reduces income taxes on small business income by 25 percent. As a result, even when Oklahoma's reductions take effect, small business owners in four states surrounding us will keep more of their earnings than those in Oklahoma.

Meanwhile, a potential tax increase looms in Oklahoma. Some propose increasing by as much as 700 percent the state's gross production tax on horizontal drilling for oil and natural gas. They say more money is needed for state government services, though tax collections are at all-time highs.

Significantly increasing the tax would put Oklahoma at a competitive disadvantage for attracting energy producers to drill here, as opposed to states where taxes on drilling may be higher but the minerals are easier to extract from the ground.

It's also suggested that we hike Oklahoma's drilling tax to finance additional income tax reductions. This is no way to do business. Any tax on work and production hurts economic growth. Both the income tax and gross production tax fit this profile.

Instead, stop funding bloat in Oklahoma's education system that keeps dollars from the classroom. Pursue additional efficiencies throughout state government. Good grief, we still give tax dollars to rodeos and golf courses.

Rather than dealing with these challenges, lawmakers are faced with increasing the tax burden on native Oklahoma job creators. There's a better way.

Michael C. Carnuccio serves as president of the Oklahoma Council of Public Affairs (www.ocpathink.org).

MIKELUKOVICH
ATLANTA JOURNAL CONSTITUTION
© AJC.COM 5-8-14



The editorial cartoon above does not necessarily reflect the views of The Journal Record. We believe in and facilitate a free exchange of ideas from both ends of the political spectrum.



**M. Scott
CARTER**

Fourth **READING**

Doerflinger took the right stance

Right now, life isn't easy for Preston Doerflinger.

Doerflinger, who serves as secretary of finance and revenue for Republican Gov. Mary Fallin, has spent much of his time lately trying to negotiate a tax deal with members of the Legislature and representatives of the oil and gas industry.

It's not an easy task.

Last year, Doerflinger had the temerity to suggest that Oklahoma should stop offering incentives for horizontal drilling since the technique had gone from something unique to standard operating procedure in the oil and gas industry.

His message was not well-received.

Almost immediately Doerflinger started catching great amounts of hell for his suggestion that the 1-percent horizontal drilling incentive should be increased. Doerflinger became the political flak jacket, vilified because he wanted to start a dialogue about the issue.

But Doerflinger was right.

Like state Rep. David Dank, R-Oklahoma City, before him, Doerflinger raised the question about the need for a tax incentive that really wasn't working like it did before. Doerflinger also proposed a moderate increase in the gross production tax, seeking some-

thing that's fair for both the oil and gas industry and the state budget.

That idea wasn't well-received, either.

Though the energy industry is part of the fabric of this state, creates jobs and helps keep the Oklahoma economy strong, it's also true that oil and gas companies are going to drill wells where there are resources to tap.

But if you believe Doerflinger's critics, any move – however modest – to raise the gross production tax would force every oil and gas company to close up shop, head to Texas and take thousands of workers with them.

Bull.

As it is right now, the 1-percent incentive on horizontal drilling will expire in mid-2015. At that time, instead of 1 percent it will go to 7 percent. That fact isn't new. That's the way the incentive was written and that's been the timeline.

So it's really not fair to point at Doerflinger and accuse him of trying to raise taxes on the energy industry. Nor is it fair to point to any lawmaker – Republican or Democrat – and accuse them of being unfair to the state's biggest employer.

Remember, oil and gas industry representatives were at the table when the original incentive was

developed and were instrumental in getting it signed into law. Everyone knew the deal. Everyone was aware of how it would work and when it would expire.

Somehow all that has been lost in the debate.

Somehow Doerflinger has become the bad guy. Somehow all those pledges of working together have been lost. Somehow, any suggestion to eliminate an unnecessary incentive has become ugly, filled with threats and negative rhetoric.

For the record, the state's secretary of finance and revenue isn't trying to destroy the oil and gas industry. As the governor's chief budget negotiator, Doerflinger is the last guy in the world who should be accused of trying harm to the state's energy industry.

Remember, the guy works for Fallin. Industry leaders would do well to recognize that fact.

The horizontal drilling incentive expires in 2015. If that happens, the tax rate jumps to 7 percent. In North Dakota, where the energy industry is booming, that tax rate is more than 10 percent and yet the drilling continues.

Perhaps, then, people should look at North Dakota and take a deep breath. Then they'll realize that guys like Doerflinger aren't the enemy.

Aligned for savings

Tulsa Airport trust proposes smaller budget for 2015

BY D. RAY TUTTLE
THE JOURNAL RECORD

TULSA – Following its spinoff from the city, the Tulsa Airport Improvement Trust expects to save \$507,722 in fiscal year 2015 compared to 2014.

The savings were listed in a draft of the \$35.7 million budget presented to the TAIT board during a meeting at Tulsa International Airport on Thursday.

The biggest area of savings for fiscal year 2015 is in indirect costs, said Carl E. Remus, deputy airports director of finance and administration. The budget will be the first for the airport since splitting from the city. Until Dec. 31, the airport was a unit of the city of Tulsa.

The indirect costs line item for next year is \$35,000, which is \$879,579, or 96 percent, less than the \$914,579 spent this year, according to the budget. The term indirect cost describes what Tulsa charged the airport for administrative support.

“The city provided HR, finance, IT, all these services,” Remus said.

The charges were not based on hours worked or actual costs, Remus said.

“What they charged us was not the actual cost, but a percentage,” Remus said. “So, our charges from the city were based on our percentage of the overall city budget, or about 8 percent.

“The city is not in the business of sending us invoices for actual costs,” he said.

While city administration handled personnel in the past, today the airport performs its own HR functions.

“We have one person in HR, so we are not paying the 8 percent,” Remus said. “You multiply that by IT, HR, legal, and when you add all these up, you generate the savings.”

Other examples of large savings for fiscal 2015 are planned in workers’ compensation, which will decrease by \$176,000, down 64 percent compared to 2014’s \$276,000. Salary adjustments

Description	Actuals FY 2013	Adjusted Budget FY 2014	Total Budget FY 2015
Salaries & Wages			
Salaries & Wages (Net Impact for Salary Adjustments)	6,414,699	7,075,463	7,224,851
Differential	0	100,000	49,429
Hourly Pay	30,687	31,500	32,300
Class Pay	40,652	27,650	30,600
Shift Pay	21,752	10,200	10,000
Travel	27,865	30,408	30,408
Advance	226,937	276,500	276,500
Allowance	1,721	3,700	3,700
Security	20,000	-	-
Comp	487,582	499,497	499,497
Pension Contributions	190,511	276,228	276,228
Compensation Stipend	657,102	656,882	656,882
Hospitalization Insurance	1,700	-	-
Life Insurance	865,351	971,100	971,100
Disability	50,551	55,000	55,000
Personal Services	12,592	10,000	10,000
Total	9,070,753	10,000,000	10,000,000
Materials			
Oil Lubricants, Supplies, Parts & Equip	129,081		
Supplies	117,288		
Material and Publications	53,459		
Capital Hardware, Software & Supplies	25,000		
Supplies	70,000		
Equipment Parts & Supplies	18,000		
Supplies			
Supplies			

The Tulsa Airport Improvement Trust reviewed a draft budget on Thursday. Since splitting from the city of Tulsa, the airport is looking to save more than \$507,000. PHOTO BY RIP STELL

will decrease by \$50,571, down 51 percent. Janitorial services will decline \$100,000, a 7-percent difference.

The proposed budget lists total revenues from airlines at \$11.5 million. However, landing fees, terminal building rental rates and baggage system revenues are negotiable, Remus said. Airport and airline officials meet on May 28.

What airlines pay in landing fees and terminal rentals is divided by the number of people boarding planes, Remus said.

This year the fee airlines pay TIA is about \$8 per person. Airport officials

want to keep the figure under \$10, Remus said.

“That is our goal,” Remus said. “We would like to lower it.”

That might be possible since costs from terminal construction and runway reconstruction are built into the landing fee structure, Remus said.

The three-year, \$55 million effort to reconstruct the airport’s 9,999-foot runway is figured into the landing fees. Jeff Hough, deputy director of engineering and facilities, told the board that the final phase of the runway project will be completed at the end of May, a month ahead of schedule. The last

portion is a \$13 million reconstruction of the runway intersection and portions of the taxiway.

In addition, Concourse A is undergoing a \$23 million face-lift. That project will last into 2015.

Non-airline revenues are expected to total \$20.6 million. Those items include fees from non-airline building rentals, parking fees, rental car commissions, leases and fuel fees and storage, according to the document.

Employment is expected to remain flat at the airport. The employee count is projected to be 167 people, up two from this year.

**Buying
or Selling**

APARTMENTS

FIRST COMMERCIAL
REAL ESTATE SERVICES CORPORATION

877-968-8687

info@first-commercial.com

Ad Council

**BOOK
PEOPLE
UNITE**

TAKE THE PLEDGE
BookPeopleUnite.org

RIF
Reading Is Fundamental

Help us get books to kids in need.
All trademarks and copyrights are properties of their respective owners.

FOR LEASE OR SALE

11,000 sq. ft. manufacturing/warehouse building currently used as water bottling facility on five acres. Lease would include use of 800,000 gallon fresh water pit permitted for oil and gas usage, also potable water production available.

All permits from Oklahoma Water Resources in place.

Three miles North of El Reno, off Highway 81 (1 mile south of Lucky Star Casino)

Contact John at 405/620-1228

■ REAL ESTATE & CONSTRUCTION



**Darren
CURRIN**
LOTLINES

Industrial rates climbing

It's a great time to be an industrial property owner in Oklahoma City. Rental rates and property values are rising. With vacancy steadily falling over the past three years, quality spaces of all sizes are difficult to find, causing rates to climb. With limited new construction, owners should likely enjoy further rate increases over the next several quarters.

Xceligent Inc. reported that industrial rates in the Oklahoma City market rose to an average of \$5.16 per square foot during the first quarter. Light industrial reported the largest spread of rates, with a high of \$13 per square foot and a low of 93 cents. The average was reported at \$4.81 per square foot. Flex/R&D buildings posted the highest average rate during the quarter of \$6.60 per square foot. Warehouse space averaged \$4.03 per square foot, and manufacturing averaged \$4.25.

The local market experienced 61,767 square feet of absorption, which resulted in a vacancy rate of 8.9 percent during the first quarter. The northeast submarket experienced the most absorption with 227,442 square feet, thanks to large deals at 8301 N. I-35 Service Rd. and 4800 Partnership Dr. The southeast submarket experienced the second-highest amount of absorption with 79,305 square feet. All other sectors posted negative absorption.

Just as in the fourth quarter of 2013, Xceligent said new construction remains a short way down the road as developers wait for lease rates to go higher to justify new construction costs. With demand still at a heightened level and availability of quality spaces dwindling, rates will continue to rise over the next few quarters. Subsequently, the market could finally see some substantial construction beginning in 2015.

Pockets of the market are seeing new construction. The southwest submarket is seeing some small construction take place in eastern Canadian County around W. Reno Avenue and N. Sara Road. Most of the buildings under construction are less than 15,000 square feet; however, this is where demand is highest. Energy corporations are actively searching for smaller facilities with large yards to store vehicles and equipment.

Although demand is high, the slow pace of new construction should help keep rates high for the foreseeable future and avoid overbuilding.

Darren Currin is an independent research analyst and consultant who specializes in Oklahoma City and Tulsa commercial real estate. He may be reached at (405) 476-0164 or dcurrin@cox.net.



Tate and Sarah Tullier sit in their home in Gonzales, La. AP PHOTO/NOLA.COM/THE TIMES-PICAYUNE, BRIANNA PACIORKA

Black house eclectic couple's artistic oasis

BY CHELSEA BRASTED
NOLA.COM | THE TIMES-PICAYUNE

GONZALES, La. (AP) — Deep in Gonzales — past the palatial estates, beautifully crumbling Cajun cottages and cookie-cutter developments — sits the black house Tate and Sarah Tullier have made their home. It's a visual anomaly in the neighborhood, but the lime-green door and shutters are just the first of countless touches that make the house they've dubbed Maison Looziana anything but uninviting.

The garage doors were replaced with floor-to-ceiling windows as a studio for the couple's business, Tate Tullier Photography. Having work at home made it all the more important

to make the house a place they want to spend time.

The couple looked at "tons" of homes before finally choosing this one, Sarah Tullie said. The home was built in 1942 but was later expanded with improvements in modern plumbing and as the family that owned it then expanded.

The property still boasts the small, two-room whitewashed cabin that first family lived in while the larger home was built, offering a unique rustic setting for some of Tate Tullier's photo sessions. The main house, garage-studio and cabin surround a courtyard full of bright flowers.

Indoors, eclecticism reigns. Every door is a different color; open spaces

between front room, living room and kitchen reveal interesting finds in every corner.

"The reason nothing matches or coordinates at Maison Looziana is because we love everything, so we promised never to worry about what works," Sarah Tullier said. They "buy what we love and put it somewhere, because of that — it just works," she said.

The laissez-faire attitude does work. A beautiful teal-and-gold-filigree wallpaper warms one wall of the foyer, welcoming visitors into their living room, which boasts a floor-to-ceiling set of bookshelves Tate's father built one weekend. The

See **BLACK, PAGE 9**

REAL ESTATE

SPONSORED BY:



Newmark Grubb
Levy Strange Beffort

REAL ESTATE & CONSTRUCTION ■

BLACK: The house is a visual anomaly with countless touches that make it anything but uninviting

from page 8

shelves house the couple's expansive book collection and their TV.

The living room, a favorite for both Tulliers, features art by their equally eclectic friends. A side table sits atop vintage suitcases, and a funky patterned couch is complete with a smattering of mismatched throw pillows.

Much of the furniture has been collected over decades – both their grandmothers' collections play significant roles – but Sarah Tullier has updated and reupholstered some of the pieces herself.

Using cash from the couple's "money dance" during their wedding, the couple bought a brown dresser from Ikea while they were both still in college. It's been updated to fit the bright atmosphere they revel in.

"It's now white, and I painted the knobs gold, and it doesn't look Ikea-ish or college-y anymore," Sarah Tullier said. "We love it."

In the master bedroom, it's next to a reclaimed wood cabinet that holds Tate Tullie's collection of bronze animals. Above the bed is a large piece of artwork by a friend, showing images of a woman's face slightly masked by semi-transparent paper.



The black house is a visual anomaly in its Gonzales, La., neighborhood, but the lime green door and shutters are just the first of countless aspects that make the space anything but uninviting. A brightly painted exterior sets the home apart from others in Gonzales.

AP PHOTO/NOLA.COM/THE TIMES-PICAYUNE, BRIANNA PACIORKA

"I like this because it reminds me what it feels like to communicate every day with most people," Tate Tullier said – both he and his wife are deaf.

The master bath has a picture window above the large tub, which was the catalyst for Tate Tullier's ongoing photo

art series, Tub Time with Tate. A Rochester, New York, arts center is featuring the work in a temporary exhibition.

The former garage had been used as a wood shop under previous owners and already included a small kitchen and bathroom. Tate Tullier closed off

one area for storage, but his mind travels freely in the rest of the space. Much of the furniture and decor is easily moved around, which is helpful depending on what kind of photo shoot he has scheduled.

The space above his computer is wallpapered with inspirational images, words and thank you notes. A bookshelf near the back displays all of the cameras he's ever owned, including his first – a bright orange Fisher Price classic.

Small mementos of the couple's art taste, travels and history peek out from every corner, but often the devil is in the details.

"I love a little bit of a shock factor," Tate Tullier said.

In a curio display in the kitchen, cute figurines are posed alongside R-rated content on shot glasses and salt and pepper shakers. A bull's skull with gold-painted horns hangs nearby on the wall below the dried flowers of Sarah Tullier's wedding bouquet.

Tate is the self-described pack-rat alongside Sarah's minimalist approach, but the home offers a place where they can both be themselves.

"We are on the same wavelength for what we like," Tate Tullier said.

See the newest technology and compare products from over 350 vendors at the Mid Continent's largest oil and gas trade show, the 2014 Tulsa Oilfield Expo

Two Days Only; June 4-5, 2014 | Cox Business Center, Tulsa, OK

- ▶ See demonstrations on products and learn about services that can save your oil and gas operation time and money; see a full list of vendors at TulsaOilfieldExpo.com
- ▶ Get the information you need from technical experts to make smart purchasing decisions
- ▶ Gain industry and regional insight through networking with thousands of professionals in an industry-exclusive environment

ATTEND FOR FREE:
Attend.TulsaOilfieldExpo.com



CONTACT US FOR MORE INFORMATION: WWW.OILFIELD-EXPO.COM OR (866) 918-5550

REAL ESTATE & CONSTRUCTION

Weaker sales slow U.S. home price gains in March

BY CHRISTOPHER S. RUGABER
ASSOCIATED PRESS

WASHINGTON – U.S. home prices rose at a slightly slower pace in the 12 months that ended in March, a sign that weak sales have begun to restrain the housing market's sharp price gains.

Data provider CoreLogic says prices rose 11.1 percent in March compared with March 2013. Though a sizable increase, that was down a bit from February's 12.2-percent year-over-year increase.

On a month-to-month basis, prices in March rose 1.4 percent from February. But CoreLogic's month-to-month figures aren't adjusted for seasonal patterns, such as warmer spring weather.

Home sales and construction have faltered since last fall, slowing the economy. A harsh winter, higher buying costs and a limited supply of available homes have discouraged many potential buyers. Existing-home sales in March reached their lowest level in 20 months.

Some signs suggest that buying might be picking up a bit as the spring season gets underway. Signed contracts to buy homes rose in March for the first time in nine months, the National Association of Realtors said last week.

Even so, economists forecast that



A realty sign hangs in front of a home for sale in Orlando, Fla. AP FILE PHOTO

sales of existing homes will barely rise this year from 2013's pace of 5.1 million. Sluggish sales, in turn, will slow annual price gains this year to roughly 5 percent or 6 percent, economists predict. CoreLogic forecasts that prices will increase just 6.7 percent in the 12 months that will end next March.

Higher prices typically encourage some homeowners to sell, yet the number

of homes on the market remains low. CoreLogic's chief economist, Mark Fleming, said many homeowners might be reluctant to sell because they've locked in low mortgage rates and are hesitant to buy a home with a higher-rate mortgage.

The Federal Reserve's bond-buying program helped reduce the average rate on a 30-year fixed mortgage to as low as 3.3 percent in early 2013. The average is

now about 4.3 percent, according to mortgage buyer Freddie Mac.

Fleming calculates that about a third of homeowners with mortgages are paying rates below 4 percent. An additional 15 percent are paying around the current average of 4.3 percent. That means roughly half of homeowners with mortgages are paying rates at or below the current level – roughly double the percentage of a year ago.

Home prices in California have jumped 17.2 percent from a year ago, CoreLogic said. Nevada, at 15.5 percent, has posted the second-largest gain, followed by Georgia, at 12.4 percent; Hawaii, 12.3 percent; and Oregon, 12.2 percent.

The Riverside-San Bernardino, California, metropolitan area reported the largest price gain over the past 12 months: 20.9 percent. It was followed by Los Angeles-Long Beach, with a 17.1 percent gain; Atlanta-Sandy Springs, 14.1 percent; Houston-Sugar Land, at 13.7 percent; and Chicago-Naperville, 11.3 percent.

Home sales and construction began recovering about two years ago after being hammered by the housing bust and Great Recession. But a jump in mortgage rates last spring caused sales of existing homes to start falling in the summer.

real estate
auctions



WILLIAMS & WILLIAMS
worldwide real estate auction



Nichols Hills Home on .9+/- Ac

Nominal Opening Bid: \$100,000

Open 1-4pm Sun May 18 & 25

NICHOLS HILLS, OK • 1506 Guilford Lane

This two-story brick home is situated on a gorgeous .9+/- acre treed lot and includes 4BR 3.5BA and 4,489+/- sf. The living room features tile inlay flooring, floor to ceiling Pella bay windows and a fireplace with large mantel. The dining room has built-in cabinets and brick flooring and leads into the kitchen which has plenty of storage and a small breakfast bar with window into the sun room. The home sits on almost an acre of meticulously well-maintained landscapes and yard.

Auctions: 2:45pm, Thu May 29



14471 S Tiffany Lane, Skiatook

Other May Lake Home Auctions

EUCHA, OK

- 5 Bent Tree Drive
- 7 Bent Tree Drive

Two homes at Grand Lake near Dripping Springs Marina.

SKIATOOK, OK

- 14471 S Tiffany Lane

4BR 3BA 5,040+/- sf custom luxury residence on Skiatook Lake.

Bid on location or live online at auctionnetwork.com

800.982.0425 • williamsauction.com



KANELA & COMPANY

FINE PROPERTIES • INVESTMENTS

842-5999

6307 Waterford Boulevard • OKC, OK 73118

PROPERTIES FOR SALE

Nichols Hills

1633 Queenstown – in Nichols Hills. Dynamite 4 Bed 1-level home w/large yard & Pool. Remodeled Kitchen & lots of space. Don't miss this fantastic home!

1800 Drakestone – *PRICE REDUCED* to \$675,000. 3 Bed w/Master Retreat on Large Corner Lot w/Pool. 3 Living Areas. Over 3450sf. Very versatile floor plan

1305 Glenbrook Terr – Wonderful Remodeled Home on great lot. 3 Bed 2½ Bath. Fantastic Kitchen & Living Areas. Lots of light & great space for all!

"E" Unit – Versatile Floor Plan w/optional Bedroom on 1st Floor. Fireplace in Master. Open & Bright.

NW OKC

3227 Wilshire Terr – Simply fantastic home across from Lake Hefner. Remodeled top to bottom with covered Pool. 3 Bed 2½ Bath 2000+ sf.

Moore

3221 Monica Lane – *PRICE REDUCED* Dynamite 4 Bed home w/every amenity including state-of-the-art Kitchen & Media room. 4400+ sf on large Lake Lot w/4-Car. Offered for \$640,900

Waterford Condos

"G" Unit – 1st Floor Master Suite, 2430+/- sf, 2 beds up, wood floors, large Kitchen, private courtyard, & 2-Car Garage – even an elevator!

"F" Unit – 1st floor remodeled Master & Bath. 18' Ceiling in Living Room. Don't want to miss this exceptional unit!

Commercial Building

2643 Cedar Tree Road – 2829 +/- sf Free standing building near Memorial corridor. Newer construction, gated entry, 3 private offices. Adjacent lot available as well.

www.KanelaandCompany.com

For more information on these listings, including photos and virtual tours, visit our website, www.KanelaandCompany.com

To Answer your Real Estate Questions, call us Toll Free, (877) 842-5999

For More Information, or for a Private Showing please call:

KANELA HUFF, Kanela & Company



6307 Waterford Boulevard • Suite 115
Oklahoma City, OK • 73118
Fax: 405/842-0488 • Toll Free 877/842-5999
e-mail: kanelaco@aol.com



REAL ESTATE & CONSTRUCTION ■

Tornado-stricken town rebuilds with clean energy

BY ROXANA HEGEMAN
ASSOCIATED PRESS

GREENSBURG, Kan. – After a mammoth tornado wiped out most of this rural Kansas community in 2007, supporters of clean energy in the state seized on an unusual opportunity to rebuild a town from the ground up with the latest green technology.

They came up with a sustainable-power dreamscape: wind turbines to power hundreds of homes, futuristic buildings with environmentally friendly features and a gleaming new school that runs on less than half the water of its flattened predecessor.

But the much-publicized reimagining of Greensburg has failed to provide what it needs the most: people. The storm sent half the town packing, its fierce winds accelerating an exodus from rural Kansas that had been underway for decades.

Those who stayed now acknowledge that the reborn town is serving a population of only about 800 and is still looking for answers.

“Prior to the storm, we were a small Kansas community struggling to maintain and grow,” said Sue Greenleaf-Taylor, the city’s economic development director. “Now we are a small Kansas community which had a tornado struggling to maintain and grow.”

Greensburg’s economy, like much of rural Kansas, depends on the agriculture, oil and gas industries, where production advances have reduced the need for labor. The green building materials and bio-energy industries city leaders had hoped to entice never materialized.

The tornado that remade Greensburg, which is about 100 miles west of Wichita, was nearly two miles wide with winds topping 200 mph. It scraped most of the houses and the three-block business district to their foundations. At least 12 people died, and many predicted the town of nearly 1,500 would simply cease to exist.



Mayor Bob Dixson stands with a soon-to-be completed community theater at right, and the only downtown building to survive a massive tornado in Greensburg, Kan. AP PHOTO/CHARLIE RIEDEL

But local leaders were enthralled by an idea proposed by then-Kansas Gov. Kathleen Sebelius and other clean-energy proponents, who saw a blank slate on which to create a better place. The Kansas prairie offered plentiful sunshine and powerful winds to provide power.

City leaders committed to rebuilding all municipal buildings to rigorous environmental standards. Nearly half of the 300 rebuilt homes used eco-friendly construction techniques, such as more effective insulation.

“We want to move boldly into the future,” Mayor Bob Dixson said at the time. “And we want to honor the past, but we don’t want to get hung up on it.”

The reconstruction used an estimated \$75 million in federal, state and local government money, along with more from insurance settlements and other private investments.

The eco-makeover has given Greensburg a distinctive look. The

rural Kansas archetypes of clapboard and brick houses were replaced by things like the Silo Eco-Home, a round concrete structure built to sustain hurricane-force winds and conserve resources with dual-flush toilets that handle solid and liquid waste differently.

The new city hall, built with bricks reclaimed from the storm-demolished municipal power plant, has solar panels and ground-source heat pumps. The renovated courthouse features geothermal heating and a 15,000-gallon cistern for storing reusable rainwater. A wind farm was built to power up to 4,000 homes, while the city’s K-12 school has its own wind generator.

But problems with the rebirth are also evident. Empty lots with walkways leading nowhere share neighborhoods with new homes. In the new downtown, streets are eerily quiet in the middle of the day. Just over half the space in a new business incubator has been filled.

Stacy Barnes, 32, was living in the college town of Lawrence with her husband and two young children when the tornado destroyed her parents’ home. She moved back to Greensburg and became its director of tourism.

“Twenty-five years from now, I want to be able to look back and say, ‘I was a part of all that,’” Barnes said.

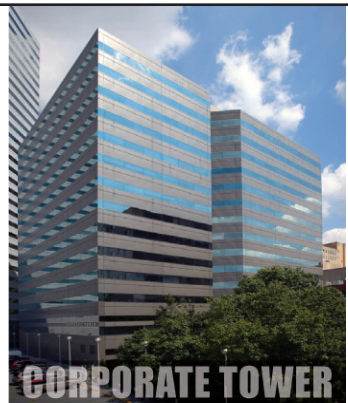
How to reverse the trend is the question. Greensburg’s population peaked at nearly 2,000 people in 1960.

If Greensburg attracts new industries and catches on with people in their 20s and 30s as a “cool place” to move, then it’s possible to revitalize from the bottom up, said Laszlo Kulcsar, director of the Kansas Population Center at Kansas State University.

“Assuming nothing has changed because of the tornado – like a completely new economy – my guess is it is not going to be rebuilt to where it was before the tornado,” he said. “It is impossible.”



CITY PLACE



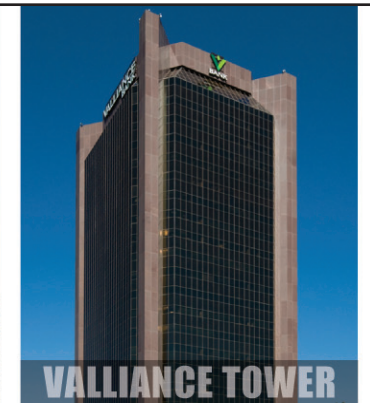
CORPORATE TOWER



LEADERSHIP SQUARE



OKLAHOMA TOWER



VALLIANCE TOWER

Newmark Grubb
Levy Strange Beffort

LEASING OPPORTUNITIES

www.newmarksb.com

405-840-1500

MARKET LEADERSHIP REDEFINED

With a passion for everything that makes our city so special, our firm is the leader in commercial real estate services in Oklahoma City. We're pleased to announce the opening of our new and expanded office in the heart of the city – a place where our 40+ professionals create, inspire and collaborate to deliver superior results for our clients.

3401 Northwest 63rd St.
Suite 400
Oklahoma City, OK 73116

CBRE | Oklahoma

Part of the CBRE affiliate network

cbre-ok.com



REAL ESTATE



Malaysian conglomerate Genting Group unveiled new details about its planned Resorts World development at this site of a long-stalled hotel construction project.

AP FILE PHOTO

\$4B Resorts World Vegas project crosses hurdle

LAS VEGAS (AP) – A Malaysian conglomerate that hopes to build a \$4 billion Asian-themed resort at the site of a long-stalled hotel construction project on the Las Vegas Strip crossed a major regulatory hurdle Wednesday.

Officials with the Nevada Gaming Control Board recommended a gaming license for Genting Berhad, the investment arm of Genting Group. The matter is scheduled for a second round of scrutiny May 22 before the Nevada Gaming Commission.

Officials with Genting, which operates casinos in Asia, the United Kingdom, the Bahamas and New York, told regulators they plan to break ground this year on Resorts World Las Vegas. The project would incorporate 80 percent to 85 percent of the buildings in the partially built Echelon project and directly create about 8,500 jobs.

The initial phase is expected to include 3,000 hotel rooms, a large casino, a 4,000-seat theater with a rotating schedule of shows and a lush garden attraction. Company officials said they're also considering adding a 20th Century Fox theme park similar to one planned at a Genting property in Malaysia.

The project could breathe new life into the tired north end of the tourist corridor where several projects stalled during the recession. It comes as developers finish work on the SLS Las Vegas, a 1,600-room resort that's

rising from the site of the shuttered Sahara hotel-casino and is scheduled to be open to the public over Labor Day weekend.

Genting executives said their company, Southeast Asia's largest casino operator, is ideally positioned to capitalize on a growing number of foreign tourists flocking to the Strip. A design aimed at making Asian customers feel at home calls for a shopping center that resembles a Chinese village and perhaps even a panda attraction, although company officials said Wednesday that scoring the animals is complicated.

Genting bought the property last year from Boyd Gaming at a cost of \$350 million. Boyd had started building a \$4.8 billion, six-hotel complex on the site of the former Stardust casino when the recession hit.

The Echelon's steel-and-concrete skeleton has stood dormant since 2008.

Elected officials in Nevada cheered last spring when the Resorts World project was announced. Las Vegas is trying to bolster its share of international tourists, who tend to stay longer and spend more than visitors closer to home.

Genting executives told regulators Wednesday that they were committed to increasing the city's tourism numbers rather than cannibalizing the competition, according to the *Las Vegas Review-Journal*.

CELEBRATE an active life



National Physical Fitness & Sports Month

Getting just 30 minutes of exercise a day helps reduce your risk for heart disease, cancer and diabetes. Take advantage of your work day to get in your 30 minutes with these stay-active tips:

- Stretch – Extend your health with short breaks to extend your arms and legs.
- Get on your feet – Take a lap around your workplace.
- Take the stairs – Every stair is a step toward a healthier life.

Eat better. Move more.
Be tobacco free.



WELLNESS NOW

ShapeYourFutureOK.com

TSET. Better Lives Through Better Health.
Oklahoma State Department of Health



Comment online
journalrecord.com

REAL ESTATE & CONSTRUCTION ■

Fannie, Freddie post solid earnings for 1Q

BY MARCY GORDON
ASSOCIATED PRESS

WASHINGTON — Government-controlled mortgage financiers Fannie Mae and Freddie Mac posted solid earnings for the January-March period as the U.S. housing market continued to recover. Gains over recent quarters have enabled the companies to fully repay their taxpayer aid after being rescued by the government in 2008.

Fannie Mae reported Thursday that it earned \$5.3 billion in the first quarter. Fannie will pay a dividend of \$5.7 billion to the U.S. Treasury next month. With its previous payments totaling about \$121 billion, Fannie has more than fully repaid the \$116 billion it received from taxpayers.

Freddie Mac posted net income of \$4 billion for the first quarter. Freddie, based in McLean, Virginia, will pay a dividend of \$4.5 billion to the government. Freddie already had repaid its full government bailout of \$71.3 billion after paying its third-quarter 2013 dividend.

The government rescued Fannie and Freddie at the height of the financial crisis in September 2008 when both veered toward collapse under the weight of losses on risky mortgages. Together the companies received taxpayer aid totaling \$187 billion.

The gradual recovery of the housing market has made Fannie and Freddie profitable again. Their repayments of the government loans helped make last year's federal budget deficit the smallest in five years.

Fannie, which is based in the nation's capital, said its first-quarter profit was bolstered by a stable stream of revenue from the fees it charges banks and other mortgage lenders for guaranteeing home loans. The company said it expects "to remain profitable for the foreseeable future."

The \$5.3 billion earnings compared with record net income of \$58.7 billion in the same period of 2013. The year-ago figure was mainly due to a one-time accounting move that allowed the company to lower its tax liability by applying losses on delinquent mortgages to its 2013 taxes.

Freddie's \$4 billion net income compared with \$4.6 billion in the first three months of 2013. Earnings were bolstered in the latest period by a decline in mortgage delinquencies, Freddie said.

Under a federal policy, Fannie and Freddie must turn over their entire net worth above \$2.4 billion in each quarter to the Treasury. Fannie and Freddie said their net worth in the first quarter was \$8.1 billion and \$6.9 billion, respectively.

Fannie and Freddie own or guarantee about half of all U.S. mortgages, worth about \$5 trillion. Along with other federal agencies, they back roughly 90 percent of new mortgages.

The two companies don't directly make loans to borrowers. They buy mortgages from lenders, package them

as bonds, guarantee them against default and sell them to investors. That helps make loans available.

President Barack Obama has proposed a broad overhaul of the U.S. mortgage finance system — including winding down Fannie and Freddie. The goal is to replace them with a system that would put the private sector, not the government, primarily at risk for the loans.

A plan to phase out Fannie and Freddie, and instead use mainly private insurers to backstop home loans is advancing in Congress. Two key senators reached agreement in March on a plan that was endorsed by the White House.



A "Sold" sign is posted outside a home in Indianapolis.
AP FILE PHOTO

NOMINATION FORM

THE JOURNAL RECORD WOMAN OF THE YEAR

Name: _____

Title: _____

Company/Organization: _____

Address: _____

City/State/Zip Code: _____

Phone Number: _____

E-mail: _____

Nominator Name: _____

Nominator Phone Number: _____

Nominator E-mail: _____

Three ways to complete the nominee form:

1. Mail to Woman of the Year Award c/o The Journal Record
PO Box 26370, Oklahoma City, OK 73126-0370
2. Fax to (405) 278-6907
3. Complete online at www.journalrecord.com/woman-of-the-year

DEADLINE FOR NOMINATIONS: MAY 30, 2014

REAL ESTATE & CONSTRUCTION

Oklahoma City-area commercial property sales

Office properties

Property Address	Selling Price	Square Feet	Price Per S.F.	Year Built	Buyer	Seller	Professional Services
6824 N. Robinson Ave., OKC	\$600,000	4,730	\$126.85	2009	Merrimac Real Estate Holdings I LLC	Broadway Sixty-Eight Ltd.	American Eagle Title
12317 Hidden Forest Blvd., OKC	\$465,000	3,577	\$130.00	Not listed	Jaxon Brody Holding LLC	Hidden Forest Investors LLC	Oklahoma City Abstract & Title

Multifamily properties

Property Address	Selling Price	Square Feet	Price Per S.F.	Year Built	Buyer	Seller	Professional Services
3838 N. Ann Arbor Ave., OKC	\$615,000			1984	Harion LLC	Derek Ray Goodin Trust	American Eagle Title

Industrial properties

Property Address	Selling Price	Square Feet	Price Per S.F.	Year Built	Buyer	Seller	Professional Services
501 N. Ann Arbor Ave., OKC	\$1,350,000	96,766	\$13.95	1981	West Worldwide Services Inc.	Darrell W. Chabino and Marynel Chabino	Oklahoma City Abstract & Title
1647 Exchange Ave., OKC	\$925,000	22,380	\$41.33	1944	B&H Realty LLC	W.D. Amis Jr. Trust	Stewart Abstract
300 S. Vermont, OKC	\$725,000	19,170	\$37.82	1976	Saldiva Enterprises Inc.	Gleola R. Thompson Trust and Karen G. Chapman Trust	Old Republic
6812 SW 55th St., OKC	\$682,000	12,300	\$55.45	1997	55th Street Investors LLC	Rick Whisner and Laurie Whisner	Trustmark Title
1041 NW 80th St., OKC	\$155,000	4,508	\$34.38	1985	Willowbrook Investments	John C. Rager and Loretta J. Rager	Trustmark Title

Retail/restaurants/motels/other

Property Address	Selling Price	Square Feet	Price Per S.F.	Year Built	Buyer	Seller	Professional Services
1200 S. Meridian Ave., OKC	\$3,025,000	66,300	\$45.63	1980	Sunrise Hotel LLC	Ramesh M. Patel and Urvashiben Patel	First American Title
1918 NE 23rd St., OKC	\$390,000	6,760	\$57.69	1999	1918 OKC LLC	Barton Investments LLC	Capitol Abstract

Land properties

Property Address	Selling Price	Acres/SF	Price Per Acre	Buyer	Seller	Professional Services
4025 N. May Ave., OKC	\$6,296,500	Not listed		Sam's Real Estate Business Trust	Rolynn's Ltd.	American Eagle Title
1008 Covell Rd., Edmond	\$325,000	Not listed		Prime Bank	Covell & Kelly Group LLC	
SEc14 Twn11N Rge3W, OKC	\$325,000	Not listed		1930 SE 29th St. LLC	Ramblin Oaks Addition Inc. and Smoking Oaks Addition Inc.	Stewart Abstract
Lot 2 Blk 1, Santa Fe Crossing I, OKC	\$245,000	Not listed		MPA Properties LLC	DPI Development LLC	

Leases

Property Address	Square Feet	Lessee	Agent
9104 S. Pennsylvania Ave., OKC	1,300	Jakob Haliwa dba A-Team Locksmith	Cathy Riley w/Baker First Commerical Real Estate

Tulsa-area commercial property sales

Commercial properties

Property Address	Selling Price	Buyer	Seller	Professional Services
2432 E. Apache St. North, Tulsa	\$250,000	Scott Lamar Gordon Ministries Inc.	Living Word Church International Inc. and Sitton Properties LLC	American Abstract

Multifamily properties

Property Address	Selling Price	Buyer	Seller	Professional Services
917 N. Yale, Tulsa	\$1,320,000	Abbey Road Apartments LLC	Yale Manor Apartments LLC and Gary A. Jennings and Jan Jennings	ITEC

Industrial properties

Property Address	Selling Price	Buyer	Seller	Professional Services
3777 S. Jackson, Tulsa	\$866,000	Miller Investments & Properties LLC	Sinclair Tulsa Refining Co.	Firstile & Abstract
81630 E. 44th St. South, Tulsa	\$425,000	Kaizen Properties LLC	Alfonso C. Hernandez and Jimmie K. Hernandez	First American Title
2112 N. Yellowwood Ave. West, Broken Arrow	\$315,000	Billingsley Enterprises LLC and Todd Richard Billingsley	Noite Investments LLC	Commercial Title

Land properties

Property Address	Selling Price	Buyer	Seller	Professional Services
Multiple Lots, Tulsa	\$664,000	Cushing Homes LLC	Sharp Mortgage Co.	
Sec34 Twn19N Rge11E, Tulsa	\$360,000	Sand Springs Home	Grace Community Fellowship Inc.	

Leases

Property Address	Square Feet	Lessee	Agent
5810 E. Skelly Dr., Ste. #512, Tulsa	421	Thrivefast	Lisa Brandes w/Nai (landlord and tenant)
5147 S. Garnett, Tulsa	8,244	Touchstar Americas	Lisa Brandes w/Nai (tenant) and Adwon (landlord)
6161 S. 33rd West Ave. #118, Tulsa	1,575	Tropic Sun	Susan Davis w/NAI (landlord and tenant)
4135 S. 100th East Ave. Ste. #100, Tulsa	12,134	AAA	Susan Davis w/NAI (tenant) and Equitas (landlord)
3479 S. 73rd East Ave., Tulsa	5,808	Saint Francis Health System	Matt Klimisch and David Glasgow w/CB Richard Ellis/Oklahoma
5119 S. 110th East Ave., Tulsa	2,700	Exact Surgical Inc.	Shawna Hale, Dwayne Flynn and Bill Mizener w/CB Richard Ellis/Oklahoma
11333 E. Pine St., Tulsa	760	Green Valley Grill	Dwayne Flynn and Bill Mizener w/CB Richard Ellis/Oklahoma

Oklahoma County residential sales

Property Address	Development	City/ZIP Code	Selling Price	Buyer	Seller
Lot378-379 Blk17	Rose Creek Blks 14-19	Oklahoma City	\$1,977,500	KJ Barnhart LLC	Perry Taylor and Natalie Taylor
7414 N. Country Club Dr.	Penhurst	Oklahoma City/73116	\$1,825,000	John H. Budd III and Rebecca Budd	J. Pat Livingston Trust
311 NW 18th St.	Winans Highland Terrace	Oklahoma City/73103	\$862,000	Russell E. Fray and Rickie U. Fray	Tina Fausett Durland
620 NW 40th St.	Crown Heights	Oklahoma City/73118	\$610,000	Michael W. Smith and Hayden M. Smith	Chris L. Smith Trust
5209 Wisteria	Gaillardia Residential Communities IV & V	Oklahoma City	\$535,000	David D. LeNorman and Cory A. LeNorman	Mohammad Khaled Ghani and Aisha Khaled Ghani
19440 Sportsman Rd.	Sportman's Lake Estates	Edmond/73012	\$505,500	James R. Barkley and Meloni Barkley	Terrie L. Hollie Trust
2708 Mesquite Ln.	Iron Horse Ranch III	Edmond/73034	\$500,500	Jeffrey M. King and Gail Rocquemore	Silver Stone Homes LLC
3124 Lavender Ln.	Fallbrook II	Edmond/73012	\$485,000	Jeffrey E. Fisher and Jodi J. Fisher	Robert Ellis Montgomery Jr. Trust
12701 Downsview Ln.	Hidden Creek	Oklahoma City/73142	\$465,000	Michael Spears and Kimberly Spears	Brandon D. Lowder and Kristal Lowder
9209 Paseo Del Vita	Casa Bella II	Oklahoma City/73131	\$450,000	Matthew K. Hogg and Amy L. Cole	Dodson Custom Homes LLC
540 Belmar Dr.	Belmont Park III	Edmond/73025	\$450,000	Martin Stuart and Elizabeth Stuart	Tommy Huelskamp LLC
2708 Roaring Fork Trl.	Iron Horse Ranch III	Edmond/73034	\$437,000	Scott C. Orewiler and Ashley R. Orewiler	Grace Construction Inc.
17401 N. Indian Meridian	Deep Fork Township	Luther/73054	\$420,000	Michael D. Blalock and Nancy J. Blalock	Arcadia Farm LLC
15308 Creek Vista Cir.	Lone Oak Cove	Edmond/73013	\$403,500	Keith J. Stephens and Kathryn A. Hamilton	Dave Carr Construction Inc.
3417 Prairie Grass Rd.	Quail Creek 28th	Oklahoma City/73120	\$400,000	Jason R. Monahan	The Turner Trust
5033 Tower Bridges Ct.	Replat of Golden Gate at Twin Bridges III	Edmond/73034	\$394,000	National Residential Nominee Services Inc.	Steven C. Foster and Florencia Angelina Foster
5033 Tower Bridges Ct.	Replat of Golden Gate at Twin Bridges III	Edmond/73034	\$394,000	Andrew B. Nelson and Keirsten D. Nelson	National Residential Nominee Services Inc.
5900 Mosteller Dr. #102	360 at Founder's Plaza	Oklahoma City	\$379,000	Britta Ostermeyer and Saul Puszkun	Founder's Tower Condominiums LLC
3600 Burniong Wood Rd.	Woodruff's Tall Oaks IV	Edmond/73013	\$375,000	Jason Wolf and Lauren Wolf	Garry B. Atkinson and Deanna R. Atkinson
1110 N. Francis	Classens Marquette	Oklahoma City	\$375,000	10th and Shartel LLC	Gwen V. Janssen Trust
12601 Arrowhead Terr.	The Greens II	Oklahoma City/73120	\$369,000	Terence J. Donovan and April C. Donovan	Doug Brinlee and Sandi Brinlee
2713 NW 60th St.	Ortners Fairdale Fourth	Oklahoma City/73112	\$365,000	William French Hoehn and Melissa J. Hoehn	G. Blaine Schwabe III Trust
8224 NW 68th Pl.	River Bend Estates III	Oklahoma City/73132	\$345,000	Lori Fair and Andy Fair	Bryson N. Pogson and Ann Marie Pogson
604 Timberdale Dr.	Timberdale Cove	Edmond/73034	\$330,000	Kenton W. Fulton and Janine A. Fulton	Nancy Myers Trust
4924 Silent Sun Cir.	Arbor Creek at the Summit II	Edmond/73034	\$325,000	Justin M. Christofferson and Nicole R. Lawhon	Glenn A. Koester and Elizabeth S. Kiestner
1800 Indian Springs Dr.	Cheyenne Crossing Second	Edmond/73003	\$317,500	Brian Burchfield and Amanda Burchfield	Jason Smith and Cindy Smith
8612 SW 57th St.	St. James Pointe	Oklahoma City/73179	\$317,500	Mark McKinley Jr. and Shae'La McKinley	Taber Built Homes LLC
16200 Wind Crest Way	Wynchase	Edmond/73013	\$316,500	Gus Embry Jr. and Millicent Marschal Newton-Embry	D.R. Horton-Texas Ltd.
256 Edgemere Ct.	Edgemere Park	Oklahoma City/73118	\$310,000	Julie P. Vaughn Trust	Michael S. Richie
2800 Windmill Dr.	Old Farm Estates III	Edmond/73013	\$300,000	Megan L. Wells	Melinda J. Whitt and Jeff Whitt
11101 Maple Grove	Quail Creek VII	Oklahoma City/73120	\$300,000	Kevin Chollman and Amy Chollman	Michael W. Smith and Hayden M. Smith
6016 NW 162nd St.	Wynchase	Edmond/73013	\$300,000	Walter Dan Higginbotham and Debrah Jane Higginbotham	Linda Roth Dixon
15805 James Thomas Ct.	Regency Pointe IV	Oklahoma City/73013	\$297,500	Joseph Punneo and Andrea Punneo	Oklahoma Diamond Group LLC dba Capital Homes
16009 Rim Rd.	Lone Oak Ridge	Oklahoma City/73013	\$295,000	Luke A. Kuwertz and Rebecca L. Kuwertz	Keith James Stephens
17700 Griffin Gate Dr.	Griffin Gate	Edmond/7.012	\$294,500	Linda Dixon	Seagull Fine Homes Inc.
1400 Fox Lake Ln.	Fox Lake	Edmond/73034	\$288,000	Michael Fick and Jessica Fick	Yusif I Sinclair and Ebony N. Sinclair
4609 Crusader Ave.	Belmont Ridge II	Edmond/73025	\$285,000	James Atkin Tucker	Tommy Huelskamp LLC
8216 NW 68th Pl.	River Bend Estates III	Oklahoma City/73132	\$285,000	Richard B. Heigle	Tod Mosshart and Lori Mosshart Trust
16208 Royal Crest Ln.	Regency Pointe IV	Oklahoma City/73013	\$284,000	Monica Del Valle and Guillermo Del Valle	Dodson Custom Homes 1 LLC

REAL ESTATE & CONSTRUCTION ■

REAL ESTATE

from page 14

2541 Somerset Pl.	Nichols Hills Suburban Tracts	Oklahoma City/73116	\$282,500	Gregory D. Sellmyer and Judy A. Sellmyer	Larry Wade Pruitt
15505 Western Vista Dr.	Lone Oak Lakes	Edmond/73013	\$282,000	Thomas P. O'Donnell and Susan A. O'Donnell	Taber Built Homs LLC
1808 Deep Creek Rd.	The Oaks Third	Oklahoma City/73131	\$280,000	Ryan Chet McIntire and Amy Evelyn McIntire	Derek Lowder and Maya Lowder Trust
531 Park Pl.	Clegem Park	Edmond/73034	\$280,000	Phillip Ross Scoggins	Platinum Renovations LLC
6008 NW 151st Terr.	Deer Creek Village II	Oklahoma City/73013	\$276,500	Kien Ming Lim	Alvand LLC
3413 Rogers Dr.	Unplatted	Edmond/73013	\$275,000	Garry Atkinson and Deanna Atkinson	Kathleen R. Cox Trust
5900 Creekmore Dr.	St. James Pointe	Oklahoma City/73179	\$273,000	Kevin c. Womack and Dorothy Womack	HBT JYC LLC
Lots 68-69 Blk2	Rose Creek Blks 1-5	Oklahoma City	\$272,000	Jason C. Thomas	William D. May and Shera A. May
8812 NW 110th St.	Chapel Creek IV	Oklahoma City/73162	\$270,000	Curtis C. Deason and Mandy G. Deason	League Custom Homes LLC
11933 Dornick Cir.	Glenhurst VI	Oklahoma City/73162	\$260,000	George Russell and Mia Russell	JW Mashburn Development Inc.
16105 Cale Dr.	Sonador	Edmond/73013	\$259,000	Srividhya Muralidharan and Tyrone Springer	Allen Style Homes LLC
6224 NW 156th St.	Deer Creek Village II	Oklahoma City/73013	\$258,500	Mike Dennis	Alvand LLC
8701 Bella Ranch Dr.	Bella Ranch Phase I	Choctaw/73020	\$257,000	Cody R. Key and Emily E. Key	JKS Construction LLC
1001 NW 40th St.	Crown Heights	Oklahoma City/73118	\$256,500	Patrick J. Murphy	Laci L. Ravina and Michael Ravina
11300 Quail Creel Rd #4	La Reserve Condominiums	Oklahoma City	\$255,000	Jack V. Sinckair and Terry L. Sinclair	Judith E. Basolo and Tony Basolo III Trust
16600 Brewster Ln.	Fenwick Garden Village IV	Edmond/73012	\$253,500	Robert W. Coyne and Lynda A. Coyne	Wilma Jean Christiansen Trust
601 NW 193rd St.	Stonebriar	Edmond/73012	\$251,000	Mickey A. Manley and Kimberly P. Nguyen	Jamie J. Cobb
5616 NW 107th Ter.	Whitehall IV	Oklahoma City/73162	\$250,500	Adam R. Banner	M. Clark Wadkins
8216 NW 159th St.	Council Ridge Phase I	Edmond/73013	\$248,500	James B. Boyd and Caylee D. Boyd	Sooner Traditions LLC
8805 NW 110th St.	Chapel Creek VI	Oklahoma City/73162	\$240,000	Reagan Roof and Lindsay Roof	P&P Homes LLC
4213 NW 145th	Remington II	Oklahoma City/73134	\$240,000	New Start Investments LLC	Terrence Richardson and Bernae Richardson
2916 Indian Grass Ct.	Hidden Prairie At Kelley Pointe	Edmond/73013	\$240,000	The Dale Bowen Wood and Virginia Ann Wood Trust	John R. Broussard and Erin Broussard
4820 Lake Dr.	Pottawatomie Township	Harrah/73045	\$239,000	David L. Hairell and Katy A. Hairell	Lachance Quality Homes LLC
1920 NW 56th Ter.	Wileman VIII	Oklahoma City	\$237,000	Rocky D. Cullens and Gail A. Cullens	Valerie Aubert, The Estate of Bettye Jo Dick
3404 N. State St.	Meridian Hills	Oklahoma City/73122	\$236,500	The Mack David Scherler Trust and the Cathy Ann Scherler Trust	Shaun A. Mullins and Heather A. Mullins
2909 Firewheel Rd.	Hidden Prairie At Kelley Pointe	Edmond/73013	\$235,000	Logan Pennington and Carissa Pennington	Michael H. Madsen and Emma Mary Madsen
5609 NW 121st Cir	Glenhurst VI	Oklahoma City/73162	\$233,500	Michael A. Lowe	Carol Wortham
6101 Bentley Dr.	Bent Wood Creek	Oklahoma City/73169	\$232,000	Kyle D. McCoy and Katharine M. McCoy	Matthew W. Gaudu and Tammie D. Gaudu
18832 Rolling Hill Way	The Grove Phase IV	Edmond/73012	\$231,000	Madan Pudasaini and Mina Silwal	Dodson Custom Homes 1, LLC
2412 NW 176th St.	Silverhawk Phase I	Edmond/73012	\$230,000	Melvin R. Coulter	Amanda Michelle Sims Brooks and Blaine Brooks
Lot 9 Blk 11	Fairview Farm II	Oklahoma City	\$230,000	Larry Russell and Gloria E. Russell	Louis Morgan Homes Inc.
8320 NW 142nd St.	Pleasant Grove I	Oklahoma City/73142	\$226,000	Kimberl Loew and Harold Loew	Timbercraft Homes LLC
9801 Lakeshore Dr.	Burke Northridge Manor	Oklahoma City/73120	\$225,000	Larry Rawlings and Carolyn A. Rawlings	Levita K. Anderson
2204 Persimmon Dr.	Hawthorn Addition II	Oklahoma City	\$224,000	Kristen Blair Jones	Hawthorn Village LLC
740 Milan Ct.	Tuscany Villa	Edmond/73034	\$222,000	Melinda Drake Schmitz	National Residential Nominee Services Inc.
1105 NW 190th Pl.	Canyon Creek	Edmond/73012	\$220,000	David A. Kinsfather and Patricia A. Kinsfather	James P. Head
5512 NW 107th Ter.	Final Plat of Whitehall IV	Oklahoma City/73162	\$220,000	Kirk N. Goss and Karen S. Goss Trust	Stafford Poore Robertson Trust
14624 Pony Rd.	Remington	Oklahoma City/73134	\$218,000	Jeffrey Clanahan and Debra Clanahan	Charleen Green Trust
5912 Holly Brooke Ln.	Holly Brooke Estates Third	Oklahoma City/73135	\$210,000	Chris E. Yarbrough	Liberty Homes Inc.
4124 Cherry Hill Ln.	The Greens II	Oklahoma City/73120	\$210,000	John B. Richman and Stephanie D. Dean	Wind Ridge Properties LLC
4701 NW 118th St.	Rosedale Gardens	Oklahoma City/73162	\$206,500	Sandra Lea Emerson	Lael H. Geyer Trust
2553 NW 186th St	Valencia Park IX	Edmond/73012	\$205,500	Jennifer L. Hunt	Ideal Homes of Norman LP
9801 Rockwell Terr.	Briarcreek Blks8-14 Inclusive	Oklahoma City/73162	\$205,000	Pamela S. Hanna	The Croft Trust
2700 NW 62nd St.	Ortners Fairdale Fourth	Oklahoma City	\$202,000	Mark K. Schlegel and Joann Schlegel	Anna Mae Johnson
8236 NW 159th St.	Council Ridge Phase I	Edmond/73013	\$202,000	Michael S. Beringer and Jennifer A. Beringer	Harbor Homes Inc.
15916 Burkett Cir.	Deer Creek Park	Edmond/73013	\$201,000	Adam J. Stuckey and Marissa K. Stuckey	Westpoint Group LLC
409 Outer Banks Way	The Porches At Arbor Creek Blks 6&7	Edmond/73034	\$200,500	Timothy Sigurd Olsen and Bonnie Jean Olsen	McCaleb Homes Inc.
4806 N. Peniel	Stockton Addition	Bethany/73008	\$200,000	Keith Campbell and Kimberly Campbell	Gerald W. Woods
4009 Sheffield Ave.	The Village On Clayton Pond	Edmond/73034	\$200,000	Jeffrey G. Blount and Sharon S. Blount	Ralph G. Anderson and Pauline Anderson
16408 Iron Fire Ct	Ironstone Phase One	Edmond/73013	\$199,500	Austin L. McNabb	Portland Corridor Building Company LLC
11901 Sundance Mountail Rd.	Summit Place VI	Oklahoma City/73162	\$198,000	Scott A. Bird	Michael A. Ahlers and Constance J. Ahlers
1008 Brayhill Rd.	Newbrook @ Covell Village	Edmond/73003	\$197,500	Jacilyn M. Olson and Gregory K. Bryant	Jeremy M. Beavers
1913 Running Branch Rd.	Forest Oaks II	Edmond/73013	\$197,500	Geoffrey Todd Galley and Christy Rachelle Galley	Patricia A. Sinclair Trust
18732 SE 65th St.	Country Ridge Estates	Newalla/74857	\$196,000	Christopher R. Donahue	Arlee J. Atkinson and Anthony Atkinson
416 Kimberly Dr.	Kimberly Crossing III	Edmond/73003	\$195,000	Scott McAlister	Sara A. Southerland and Aaron C. Southerland
1832 Woody Ln.	Kimberly Crossing II	Edmond/73003	\$195,000	Zachary Gilliam and Lacey Gilliam	Jack Sampson and Jill Sampson
3604 NW 176th St.	North Rose Lake Villas	Edmond/73012	\$195,000	Avihay Ellav	Rashaw Williams and Sarah Williams
6100 N. Mueller Ave.	Unplatted	Bethany/73008	\$194,000	James R. Stephens	W. Patrick Martindale and Jean M. Martindale
3405 NW 164th Ter.	Ironstone Phase One	Edmond/73013	\$193,000	Andrea Yokohori and Rikiya Yokohori	Denise Patterson Custom Homes LLC
3733 Beaver Cir.	Windmill Estates	Edmond/73034	\$193,000	Stephanie L. Boothroyd and Jeremy J. Boothroyd	Gregory S. Wood and Anne R. Wood Trust
3333 NW 164th Ter.	Ironstone Phase One	Edmond/73013	\$190,000	Victor Beng Jin Lim and Sarah M. Bayles	Brass Brik Platinum Series Homes LLC
2146 Thomas Trl.	Thomas Trails II	Edmond/73003	\$190,000	Tyler S. Smith	Arnaud L. 'Official and Audrey Cascon
Lot 4 Blk1	Quo Vadis	Edmond	\$190,000	Scott A. Glenn and Barbara A. Glenn	Connie Ann Johnston
1082 Creekside Dr.	Choctaw Creek II	Oklahoma City/73020	\$185,000	Richard Twigg and Joyce A. Twigg	D.R. Horton-Texas Ltd
3145 NW 22nd St.	Linwood Place	Oklahoma City/73107	\$185,000	Ronald M. Smith and Deborah L. Smith	Matthew K. Hogg and Amy L. Cole-Hogg
2132 Newbrook Dr.	Newbrook @ Covell Village	Edmond	\$185,000	Summit Investment Partners LLC	Kara A. Ean and Charles B. Ean
12008 Robinwood Pl.	The Arbors Blks 13-16	Oklahoma City/73120	\$185,000	Tracey L. Merriam	Pamela Sue Dodson, The Lyman C. and Bettie A. Dodson Trust
3817 Divine Ave.	Padre Pio	Harrah/73045	\$183,000	Frank J. Magazu	Harold S. Tetzlaff and Annika Tetzlaff
6200 W. Gun Hill Way	Twin Lakes Gun Club	Oklahoma City/73132	\$180,000	Tobin G. Jackson and LaNette J. Jackson	William Bennett Cravens and Sammye Norvell Cravens
17629 Lead Ln.	Copper Creek VII	Edmond/73012	\$180,000	James E. Throgmorton and Sherrie C. Throgmorton	Georey E. Cooley and Patsy S. Cooley
9404 Lakeshore Dr.	Burke Northridge Manor	Oklahoma City	\$178,000	Kyle T. Peppler and Caroline S. Peppler	Jeremy P. Crook and Margaret Jean Crook
1933 NW 159th Pl.	Replat of Vintage Gardens	Edmond/73013	\$176,000	Gene L. Barna and Judith R. Barna	Donna Bynum
5114 N. Miller Pl.	Belle Isle View Addition	Oklahoma City/73112	\$173,000	Maynard Family LP	GT Properties LLC
301 NW 21st St.	Winans II	Oklahoma City/73103	\$172,000	Tina Fausett	Jerry Diane Acox
2216 Persimmon Dr.	Hawthorn Addition II	Oklahoma City/73120	\$170,000	Katie J. Knapik	Hawthorn Village LLC
16109 Juliet Dr.	Montague II	Edmond/73013	\$169,500	Caleb A. Cross and Donna A. Phomsouvanh	Farzaneh Properties LLC
16117 Sonoma Dr.	Vintage Gardens	Oklahoma City	\$168,000	Edmund J. Darling and Patricia Jo Johnson	Patricia H. Robison, The Clarence Robison Jr. Trust
1404 NW 179th Terr.	Twin Oaks X	Edmond/73012	\$165,000	Brian Bolding and Elizabeth Bolding	Angela Katherine Fox and Corey J. Fox
14017 Arapaho Rd.	The Redlands BLKS 17-22	Edmond/73013	\$163,500	James L. Seikel	Michael Fick and Jessica Fick
3508 Patterson Dr.	Smiling Hills Blks 19-23	Edmond/73013	\$162,500	Joseph A. Dixon	Pete Reeser and Kathy Reeser
3837 NW 34th St.	Moutrie Manor	Oklahoma City/73112	\$159,000	Weldon Tanner	Struble Construction Inc.
6113 Westlane	Westlake	Oklahoma City/73142	\$157,000	Julie E. DiFabio and David A. DiFabio	Keith R. Campbell and Kimberly D. Campbell
11305 Markwell Dr.	Ole Windmill Estates	Oklahoma City/73162	\$157,000	Jennifer Mitchell and James Mitchell	George E. Miley and Louise C. Miley
21220 River Lark Ln.	Scissortail Landing Fourth	Edmond/73012	\$156,500	Mike Webb	Mark W. Hefti and Natalie Nicks Hefti
Lot 45-48 Blk 16	Belle Isle View	Oklahoma City	\$155,000	Darrell Stovall	Helping Hands Support Inc.
16000 Katie Ridge Dr.	Fossil Creek VI	Edmond/73013	\$154,000	April Dawn McDaniels	The Secretary of Veterans Affairs
1617 Firetree Ln.	Chisholm Lake II	Edmond/73003	\$154,000	Santpos J. Saldana and Maribel Saldana	Karla J. Spillman and Kimberly J. Raymond
10636 Quail Run Rd.	Windsong VIII	Midwest City/73130	\$152,500	Cynthia Diane Freeman Trust	Kristen A. Chase
18412 Abierto Dr.	Valencia II second	Edmond/73012	\$151,500	Lars Loven	Curtis Cooksey and Julie Cooksey
4345 Dahoon Dr.	The Arbors	Oklahoma City/73120	\$150,000	Denise A. Holliday	Paul A. Wilson and Greta I. Wilson

Tulsa County residential sales

Property Address	Development	City/ZIP Code	Selling Price	Buyer	Seller
7300 E. 121st Pl. South	Scenic Village Park	Bixby/74008	\$1,129,000	Covenant Place of Tulsa Inc.	Covenant Retirement Communities Inc.
1440 E. 151st St.	Unplatted	Bixby/74008	\$715,000	Stuart A. Wittenbach and Debra C. Wittenbach	The Helms Trust
11413 S. Harvard Ave.	Waterstone	Tulsa	\$630,000	Lowell D. Brown and Lee A. Brown	Jack Cameron Taylor Jr. and Joy Taylor Trust
702 W. 108th St. South	Aberdeen Falls	Jenks/74037	\$615,000	Roddy R. Roberts and Joanie T. Roberts	Ironman Trading Company LLC
13426 S. 68th East Ave.	Rivers Edge	Bixby/74008	\$574,000	Ricky F. Alexander and Kristi L. Alexander	Cobblestone Homes Inc.
9473 E. 107th St.	Legends II	Tulsa/74133	\$547,500	G. Allan Barker and Dorinda Barker	Steven F. Baker and Danielle E. Baker
11808 S. 70th East Ave.	The Estates of Graystone II	Bixby/74008	\$544,000	Judd Davidson and Kristen Davidson	Roger C. Ford and Marjorie Lou Ford
2025 E. 37th St.	Highland Park Estates	Tulsa/74105	\$525,000	Kaitlin Bullock Cores	Laura C. Bullock
6726 E. 134th Pl. South	Rivers Edge	Bixby/74008	\$490,000	Kip Gurley and Brenda Horan	Rivers Edge Development LLC
11601 S. Marion Ave.	Scissortail At Wind River	Tulsa/74137	\$472,000	Michael T. Francis and Tanda L. Francis	Sheldon Wayne Burleson and Elizabeth R. Burleson
4540 E. 108th St.	Barrington Place	Tulsa/74137	\$418,000	Justin Hininger and Courtney Hininger	Ronald R. Garrison and Karen S. Garrison
3433 S. Zunis Ave.	Oaknoil Extension	Tulsa/74105	\$385,000	Matthew B. Nelson and Lindsay J. Nelson	Lowell D. Brown and Lee A. Brown

See LISTINGS, PAGE 16

REAL ESTATE & CONSTRUCTION

LISTINGS

from page 15

1216 W. Ulysses St. 6100 E. 165th St. South 6215 E. 89th St.	Belle Trace II At Battle Creek Atkinson Acres Colefax Hill	Broken Arrow/74012 Bixby/74008 Tulsa/74137	\$376,000 \$365,000 \$362,500	Joseph M. McKeon and Shuho O. McKeon House of Hope Inc. Travis West and Julie West	Shaw Homes Inc. Mark A. Hickman and Michelle R. Hickman Ryan A. Speier and Erin K. Speier
10722 S. Sandusky Ave. East 2918 E. 37th St. 4301 S. Nogal Ave.	Shady Oaks Estates Indian Meadows Berwick Fairways II	Tulsa/74137 Tulsa/74105 Broken Arrow/74011	\$357,500 \$352,000 \$345,000	Corporate Relocation Inc. Candace Lee Puma Tag Enterprises LLC	Douglas Keithly and Kathy S. Keithly Mark Lewis Materna and Nikki Dyan Materna RLand Development Group LLC
13614 W. 42nd Pl. South 10903 S. Redbud Pl. Sec19 Twn17N Rge13E	Spring Lake Mountain Estates Brookwood of Jenks Unplatted	Sand Springs/74063 Jenks/74037 Tulsa	\$332,500 \$327,000 \$327,000	Phillip L. Baker and Cindy Baker Andrew Kohut and Miranda Kohut Yorkshire Properties LLC	Terry L. Burris Shaw Homes Inc. Debra Ann Glover and James Edwin Glover Trust
Multiple Lots 9326 S. 75th East Ave. 3201 W. Gary St.	Pecan Estates Ashton Hollow Villa Rushbrooke South	Glenpool Tulsa Broken Arrow/74012	\$326,000 \$320,000 \$318,000	PMC Corp. Kenneth Albert Koelin and Gretchel Geister Koelin Trust Mott Blair Dennis Jr. Trust and John F. Kaiser and Mary Lynn Kaiser	The 301 Club LLC The Nadine M. Dougherty Trust Gary E. Benton and Lucinda H. Benton
9160 E. 117th Pl. South 5948 E. 76th Ct. 1139 E. 171st St. South	Twin Creeks II Minshall Point Unplatted	Bixby/74008 Tulsa/74136 Glenpool/74033	\$313,000 \$304,000 \$300,000	Matthew Michael Robert D. James and Carol B. James Randy G. Mason and Christine D. Mason	Kevin S. Riddle and Cynthia L. Riddle Jill Anne Norris Jimmy M. Jeremiah and Vicki Loriane Jeremiah
2132 E. 25th St. 10722 S. Sandusky Ave. East 5100 W. Durham	Wildwood Shady Oaks Estates Spicewood at Cedar Ridge	Tulsa/74114 Tulsa/74137 Broken Arrow/74011	\$294,500 \$290,000 \$289,500	George S. Patterson Lucie V. Wolcott and Mark J. Maguire Margaret C. Murphy	Kaitlin Bullock Cores and Thomas Richard Cores Corporate Relocation Inc. Spicewood@Cedar Ridge LLC
3602 W. 108th Ct. 2530 S. Cincinnati Ave. 9236 S. Braden Pl.	Country Woods Of Jenks Sunset Terrace Braden Park	Jenks/74037 Tulsa/74114 Tulsa/74137	\$285,000 \$285,000 \$282,500	Anthony Stephens Erin B. Wright and Corey D. Wright Mark Materna and Nikki Materna	Justin W. Hininger and Country Hininger Timothy John Vetscher and Amie Vetscher William P. Loyd and Barbara B. Loyd
4202 E. 95th St. 4335 E. 87th St. 2102 E. 132nd St.	The Village At Ashton Creek Thousand Oaks Providence Hill II	Tulsa Tulsa/74137 Jenks/74037	\$274,500 \$273,500 \$272,500	Kelsi D. Farmer Stuart K. Bond and Laura Bond James W. Phillips and Aura L. Phillips	Jacki Adair-Smith Steven P. Brite and Lisa R. Brite Simmons Homes Residential Group LLC
13704 S. 18th Pl. 16918 E. 48th St. 9208 N. 137th East Ave.	Pecan Creek Oxford Park II Nottingham Estates	Bixby/74008 Tulsa/74134 Owasso/74055	\$271,000 \$270,000 \$260,000	Lyndsay M. Wheeler John Brent Werts and Michelle A. Werts Ion Ispas and Valia Ispas	Merle Keith Martindale and Melissa Gray Martindale V. Scott Edmondson and Jennifer K. Edmondson Richard A. Priest and Rosemary S. Priest Trust
6006 S. 13th Pl. 7051 E. 147th St. North 2140 E. 20th St.	Brighton Village Cobblestone Trail Woodward Park	Tulsa/74012 Collinsville/74021 Tulsa/74104	\$258,000 \$256,500 \$255,000	Joy E. Patterson Global Relocation Services LLC John N. Mackenzie and Victoria Mackenzie	Terry L. Davis Homes Inc. Rocco Iannapolo Howard J. Doak and David C. Cole
Lot 2 Blk5 11729 S. Willow St. 30 Cedar Ridge Rd.	The Village at Sparta Eddington Place Cedar Ridge Estates	Bixby Jenks/74037 Broken Arrow/74011	\$255,000 \$255,000 \$254,500	Mike Mantle and Monique Mantle Paul Harding II Puerta Roja Properties LLC	Robert L. Cruise and Tammy G. Cruise Scott Weiss and Melissa Weiss Charles David McAllister and Deborah Ruth McAllister, The DRM Trust
13774 N. 59th East Ave. 13774 N. 59th East Ave. 10101 E. 95th Ct. North	Hollow Creek Hollow Creek The Fairways At Bailey Ranch	Collinsville/74021 Collinsville/74021 Owasso/74055	\$245,000 \$245,000 \$243,000	Sirva Relocation Properties LLC Nathan Z. Wickham Anne Green and Jason Green	Andew Williamson and Kelly Bunn Sirva Relocation Properties LLC Mary Kimberly Chenoweth
11708 S. Willow Pl. 4205 N. Narcissus Ave. 3705 W. 107th St. South	Eddington Place Shenandoah Valley at Battle Creek Country Woods Of Jenks II	Jenks/74037 Broken Arrow/74012 Jenks/74037	\$240,000 \$240,000 \$237,500	Stacy M. Doss and Britton J. Doss James R. Kelley and Mary E. Kelley Dustin A. Bradley and Ashley M. Bradley	Steven E. Watkins and Susan K. Watkins Amie S. Gronberg and Jeff A. Gronberg Kathe E. Garman and John E. Garman
7051 E. 147th St. North 5944 E. 97th St. 709 W. 40th St.	Cobblestone Trail Sun Meadow Timberling Hollow	Collinsville/74021 Tulsa/74137 Sand Springs/74063	\$235,000 \$232,500 \$229,500	Mike Trinklein and Amy Trinklein Kayla M. Buck and Adam V. Buck Lindsay Nicole Marler and David Gregory Marler	Brookfield Global Relocation Services LLC Generational Solutions Inc. Darren S. Lowitt and Lisa J. Lowitt
3163 S. Florence Pl. 3738 W. Charleston St. South 2417 S. Tamarack Ave.	Ranch Acres Mission Gardens Blk 7 & 8 Pembroke Park Blk 7-12	Tulsa/74105 Broken Arrow Broken Arrow/74012	\$225,000 \$225,000 \$223,500	Janice S. Sabos Bradley K and Cheryl L. Atkinson Trust Lesley J. Flynt and Susan D. Flynt	The Ray L. Felts Trust Walter L. Orr and Wynema E. Orr David a. Heckman and Shannon Heckman
3163 E. 145th St. South 1539 S. Norfolk Ave. 8316 S. Fourth St.	The Reserve At Harvard Ponds Morningside Indian Springs Manor	Bixby/74008 Tulsa/74120 Broken Arrow/74011	\$223,000 \$222,500 \$220,000	Timothy Alan Stevens and Amber Kay Stevens Somer Wamble Weichert Relocation Resources Inc.	Eric F. Gill and Lara E. Gill Daniel R. Kellman and Cindy L. Kellman Bryan Phillip Bruno and Debra Ann Bruno
2725 W. Quinton St. 7417 E. 83rd Pl. North 7500 E. 83rd St. North	Bentley Village II Carrington Pointe I Carrington Pointe I	Broken Arrow/74011 Owasso/74055 Owasso/74055	\$220,000 \$215,500 \$215,000	April Conaghan and Raymond Conaghan Richard E. Kroll Jr. and Kimberly A. Kroll Drew M. Fleck and Tayla F. Agee	Hewitt Properties LLC Tyner Homes LLC Winkley Homes LLC
18837 E. 48th St. Lot1 Blk 7 14753 S. Vandalia Ave.	Stone Creek Farms III Eagle Rock White Hawk Golf Villas	Tulsa/74134 Bixby/74008 Bixby/74008	\$215,000 \$215,000 \$215,000	David Heckman and Shannon Heckman R. Shane Fidler and Tina Lynn Fidler Jonnie K. Ray	Eddie Paul Young and Mollie Christian Young 141st and Sheridan LLC Simmons Homes Residential Group LLC
17824 S. Sheridan Rd. 8817 S. 69th East Ave. 12317 S. Cedar Ave West	Unplatted Chimney Hills Estates, Blks 8-17 Wakefield Village	Bixby/74008 Tulsa/74133 Jenks/74037	\$213,000 \$205,000 \$205,000	Melvin V. Sheik and Dianna L. Sheik Alfred Andrews and Carla McGill Andrews Kenneth Brayn White and Krista Sue White	Jenny Hammons, The Ward John Todd Smiker Don L. McCalman and Elisabeth A. McCalman Trust Dan Wootton and Amanda Wootton
718 E. 83rd Pl. North 14414 N. 71st East Ave. 9901 N. 103rd Ave. East	Carrington Pointe I Copper Mill Honey Creek II At Bailey Ranch	Owasso/74055 Collinsville/74021 Owasso/74055	\$204,500 \$203,000 \$202,000	Bryce Hood and Bridgett Hood Matthew K. Shults and Melinda M. Shults National Residential Nominee Services Inc.	Old School Construction LLC Mattheu E. Brasel and Carrie L. Brasel Justin A. Sabio and Ronda E. Sabio
9901 N. 103rd Ave. East 10711 Masters Cir. 10135 S. Joplin Ave. East	Honey Creek II At Bailey Ranch Augusta Greens Forest Meadows	Owasso/74055 Jenks/74037 Tulsa	\$202,000 \$202,000 \$200,000	Daniel J. Drucker and Andrea F. Drucker Stacy Meldrum Tiger Wayne C. Rausch and Suzanne Rausch	National Residential Nominee Services Inc. Glenwood Homes LP Michael D. Rausch and Patricia A. Rausch
8316 S. Fourth St. 17220 W. First St. 13504 S. Poplar Ct.	Indian Springs Manor Wekiwa Hills 3rd Pecan Estates	Broken Arrow/74011 Sand Springs/74063 Glenpool/74033	\$199,000 \$197,000 \$197,000	Richard J. Newton and Kirstin L. Newton Terry D. Ethridge Trust Roger Kolman and Sarah Kolman	Weichert Relocation Resources Inc. Patrick J. Dainty and Patricia L. Dainty Gregory N. Porter and Debra A. Porter
813 W. Granger St. North 11414 S. Mulberry Cir.	The Reserve At Battle Creek Copperfield	Broken Arrow/74012 Jenks/74037	\$191,000 \$187,000	Kerry L. Sublette and Judith A. Sublette Kathy R. Frazier	Travis D. West and Julie A. West Nancy Merrick Diley, The Trust of Lewis Edwards Diley and Nancy Merrick Diley Joyce A. Carter
9115 S. Florence Pl. 13672 S. 91st East Ave. 1611 W. Canton Pl.	Woodside Village IV Southbridge Aspen Pond	Tulsa/74137 Bixby/74008 Broken Arrow/74012	\$187,000 \$185,500 \$185,000	Charles E. Crutchfield Jr. and Gladys F. Crutchfield Shelley M. Greene Kristopher Yancey and Crystal Yancey	Simmons Homes Residential Group LLC S7C Construction LTD, LLC The Jennifer A. Cowan Trust
3142 E. 84th Pl. South 17313 E. 46th St. 13503 S. Oak Ct.	Walnut Creek V Oxford Park Pecan Estates	Tulsa/74137 Tulsa/74134 Glenpool/74033	\$183,500 \$183,000 \$180,000	Everett Lees and Kristin Lees Paula E. Terry and Anastasios J. Scocos Robert E. Dildine	Helen L. Morgan McCellan Homes Inc. Glenda J. Wyse, The Howard G. and W. Faye Childers Trust
6871 W. 34th Pl. 4120 S. Willow Ave.	Amended Chandler Crest Estate The Villages at Birchwood III	Tulsa/74107 Broken Arrow/74011	\$180,000 \$178,500	Shane E. Wise and Kendra J. Wise Michael E. O'Neill	Charles P. Brazee and Virginia Brazee, Mark Brazee and Janet Brazee and Judy A. Hicks and Thomas G. Hicks Capital Homes Residential Group LLC Michaela L. Cavener-Dierinzo and William D. Dierinzo
3905 W. 104th Pl. South 2451 S. Gary Pl	Southern Reserve III Wil-Rey Terrace	Jenks/74037 Tulsa/74114	\$178,000 \$177,000	Jill M. Ramey and Michael A. Ramey Ryan D. Homan	Don U Ramanayake and Hannelore U. Ramanayake Trust Walter J. Fancher and Viviana H. Fancher Danny J. Fallis and Kellie J. Fallis
2612 E. 73rd St. 11710 S. Forest Ave. 5403 E. 23rd St.	Woodridge Churchhill Park Blks 1-5 Darlington Hills	Tulsa Jenks/74037 Tulsa/74114	\$177,000 \$175,000 \$172,500	Zachary John Workun and Karen Kay Workun Ross D. Riddle and Sasha M. Riddle All Commerce LLC	Russell H. Frizzell John R. Hutsell and Christine I. Hutsell Charles T. Stover and Ginny E. Stover
1405 S. Gary Ave. 7537 S. Toledo Ave. 11622 S. Mulberry Ct.	East Lawn Silver Oaks Blk6-14 Churchill Park Blks 14-21	Tulsa/74104 Tulsa/74136 Jenks/74037	\$172,000 \$170,000 \$170,000	Paige Noel Oliver Terry J. King Anna L. Morgan	Simmons Homes Residential Group LLC Simmons Homes Residential Group, LLC Rick L. Olds and Jana S. Olds
18327 E. 42nd Pl. 18202 E. 42nd Pl. 3317 N. 4th St.	Oak Ridge Park Oak Ridge Park Country Lane Estates II	Tulsa/74134 Tulsa/74134 Broken Arrow/74012	\$166,000 \$166,000 \$165,000	Sarah E. Edwards Daniel C. Huffman Billy R. Walker and Victoria L. Walker	Capital Homes Residential Group LLC Benjamin Ary and Heather Ary Paul Andrew Franks and Shelley A. Franks
3913 W. 104th Ct. South 10314 E. 113th Pl. South 1705 N. 16th St.	Southern Reserve III The Park at Southwood Third Westwind	Jenks/74037 Bixby/74008 Broken Arrow/74012	\$163,500 \$158,500 \$155,000	April D. Harry Justin Other LLC Paul Franks Jr. and Jennifer Elizabeth Davis Franks	The Virginia M. Griffin Trust Tony R. Weyandt Rick Cordova and Amy Cordova
6224 E. 78th St. 4117 S. Maple Ave 10805 E. 124th St. North	Minshall Park South Park Estates III Crescent Ridge	Tulsa/74136 Broken Arrow/74011 Collinsville/74021	\$155,000 \$155,000 \$155,000	The Kovaleski Joint Trust Adrian Birdsong and Kyle Hutchison Romeo Homes Oklahoma LLC	Paul D. Rongey and Colleen R. Rongey Paula A. Cochran Robert A. West and Sherry K. West
4014*4016 S. Rawson Rd. 10808 E. 117th St. North 118 W. Quahan Ct. 1400 W. Quinton St South	Country Club Estates West Amd Country Estates III South Ranch Indian Springs Estates Fourth	Sand Springs/74063 Collinsville/74021 Broken Arrow/74011 Broken Arrow	\$155,000 \$150,000 \$150,000 \$150,000	212 Garfield LLC Joshua C. Stanton and Caitlin E. Stanton Carl H. Rosamond Steven Moore	Christine A. Hunt

REAL ESTATE & CONSTRUCTION ■

Designer seeks Passive House honor

BY RICK SELTZER
THE HERALD-TIMES

NASHVILLE, Ind. (AP) – At the end of a long, hilly gravel road in Brown County, workers are putting the finishing touches on a house that could be one of the most energy efficient in Indiana.

Its designer is shooting for 90-percent energy savings versus a typical home of the same size. To get there, the house packs features such as 8-inch-thick walls stuffed with insulation. The windows are glazed and triple-paned. It has low-energy LED lighting and high-efficiency appliances.

Oh, and it has no furnace.

The house, which is on Timber Crest Road east of Nashville, could become the first in Indiana to be certified as a Passive House. Passive Houses are heavily insulated, nearly airtight structures designed to prevent energy loss. In the winter, they draw most of their heat from the sun's rays and from people and appliances inside. In the summer, they use techniques such as shading to stay cool.

The house does have backup heating and cooling systems, such as a heat pump. But even those are highly efficient.

And they didn't change the fact that the house needed to be carefully built, according to its designer, David Watters.

"There was risk here," he said. "Seeing it come together, each piece as it grows, has been really exciting."

Watters owns the Beamery, a design-build timber frame company that's in the process of moving its headquarters from Indianapolis to Helmsburg.

The house in Brown County, which makes use of a timber frame from the Beamery, would be Watters' first Passive House – if it receives certification.

The testing process is fairly lengthy, according to Watters. It has to be, because the house can't be accurately tested until someone is living there.

"It takes into consideration the number of people living in the house," Watters said. "You've got internal heat sources, appliances, lighting, all of those things."

Still, no red flags have been raised so far that would indicate the Brown County house will fall short of Passive House certification, according to Michael Knezovich, a spokesman for the Passive House Institute US.

The institute is a nonprofit organization founded in 2007 that trains architects, builders, engineers, energy consultants and energy raters.

It also certifies passive buildings, which can include offices, schools and multifamily structures in addition to single-family homes.

The Passive House idea originated in Germany and has been adopted most frequently in coastal areas of the United States, Knezovich said. It's been adopted most quickly in areas of the country



David Watters, owner of The Beamery, describes the benefits of these south-facing windows in a Passive House, an ultra-low-energy home, in rural Nashville, Ind.

AP PHOTO/THE HERALD-TIMES, CHRIS HOWELL

where the climate is most compatible, such as the Pacific Northwest.

However, designers have found ways to build Passive Houses in Arizona and as far south as Louisiana, according to Knezovich. And Passive Houses have been built in Illinois, where the Passive House Institute US is located.

Techniques won't be that different between Illinois and Indiana, Knezovich said. Once one Passive House

goes up in an area, more tend to follow, he added.

"Any time we get a successful project, it serves as a proof of concept," Knezovich said. "It always attracts a great deal of attention."

Watters hopes the Passive House he designed in Brown County is the first of many. It's a custom home for a couple who plan to retire in a few years, but he also wants it to serve as a prototype that

lets him develop standard construction techniques to be applied on other sites.

Other locations will probably pose less of a challenge than the Brown County home at the end of its unpaved, up-and-down road.

"This was a rough build," Watters said. "I think I had two wreckers pulling semis out."

A tour of the Brown County house reveals a structure that's isolated from the outside in both temperature and sound. Stepping across the front door threshold meant stepping into noticeably warmer air. Once the door was closed, the sound of workers' trucks outside disappeared.

The tour also revealed a south wall filled with windows. There are approximately 750 square feet of glass on the south wall, Watters said. The windows, produced by Indiana manufacturer Home Guard, are glazed to reflect heat when the sun is high in the summer and let heat in when the sun is low in the winter.

Area trees help with that cause, too. They grow leaves in the summer that shade the house, Watters said. Then in the winter, those trees lose their leaves, letting through more sunshine.

The Brown County house stands at two levels plus a reading loft and a basement with full-length back wall windows. Its timber frame is exposed internally, and its staircase wraps around a massive tree-trunk post.

The Brown County house encompasses about 4,000 square feet. That's larger than most Passive Houses in the United States, which are usually 1,200 to 2,000 square feet, according to Watters.

Its price tag approaches \$1 million, including the site, according to Watters. Actual building costs were approximately \$185 per square foot. But the house is a "premium product," one that would probably cost about the same per square foot without passive design, Watters said.

Many other timber-framed houses cost \$150 per square foot, he added.

"A lot of money is in the frame itself," Watters said. "The Passive House, it's not outrageous. You're adding all this insulation. Your costs are going up until you reach the point where you remove the furnace. Once you pull your HVAC out, bingo, that's where your savings are."

Heating and ventilation savings won't be just in construction costs, he pointed out. They'll come year after year.

"This is really new technology," he said. "This is getting beyond furnaces."

That's attractive to Tommy Rigdon, a heating and cooling contractor working on the Brown County house. He's one of about a dozen subcontractors taking part in its construction.

"I like working on the high-efficiency stuff," he said. "Some guys just want to slap the cheap stuff in and go. We're here to save electricity."

“

It takes into consideration the number of people living in the house. You've got internal heat sources, appliances, lighting, all of those things.

— David Watters,
designer

”

Twisters rouse interest in shelters, safe rooms

BY KRISTI EATON
ASSOCIATED PRESS

OKLAHOMA CITY – Last year’s tornado season wasn’t the worst in Oklahoma history, either in the number of twisters or the number of lives taken.

But the deadly barrage that killed more than 30 people scared Oklahomans in a way that previous storms had not, moving them to add tornado shelters or reinforced safe rooms to their homes.

There’s just one problem: The surge of interest in tornado safety has overwhelmed companies that build the shelters, creating long waiting lists and forcing many people to endure the most dangerous part of this season without any added protection.

“Pretty much anywhere you go right now, the soonest anyone can install is about mid-June,” said Kayli Phillips, who works in sales and accounting at Norman-based Thunderground Storm Shelters. “We’re booked solid until then.”

Thunderground, which opened about two years ago, is part of a booming new industry that has taken shape as more Americans seek to shield their families from severe weather. The demand intensified last year following the series of deadly twisters in central Oklahoma, where a single tornado on May 20, 2013, killed 24 people and destroyed 1,100 homes in Moore.

Since then, Moore residents have added about 1,100 basements or shelters, according to city spokeswoman Deidre Ebrej. In all, the city has an estimated 6,000 shelters or basements.

In nearby Oklahoma City, more than 8,000 storm shelter permits have been issued since May 2013, according to Kristy Yager, a spokeswoman for Oklahoma City. In 2009, just 322 permits were issued.

The 2013 tornadoes “pretty much kept us booked up the entire year,” Phillips said.

Abby Brown, a sales manager for Edmond-based GFS Storm Shelters, said there’s always a waiting list for installations, but it generally peaks starting in March, when people begin thinking about the upcoming storm season. The company, which has been in business for four years, installs about 175 shelters a month.

“People are thinking about it more. People who have lived in Oklahoma all their lives sometimes may not have ever thought that they needed a storm shelter until last year,” she said.



Thunderground Storm Shelters’ Dustin Wagner, left, and Jacob Ortiz, center, assist as Jim Hohnsbehn digs a hole for a storm shelter in the garage at a residence in Oklahoma City. AP PHOTO/SUE OGRICKI

Oklahoma is not the only state where families are confronting their twister fears.

After a half-mile-wide tornado hit the Little Rock suburb of Vilonia last month, officials said the death toll of 15 could have been worse if residents had not piled into underground shelters and fortified safe rooms.

Alisa Smith, sales manager for Austin, Arkansas-based Tornado Shelters Systems, said the company is working around the clock to keep up with demand. Sales have doubled since last year, to about 300 shelters. New customers have to wait six to eight weeks for installation, she said.

“I think this tornado scared a lot of mothers,” she said. “There were two little boys lost in the Vilonia storm, so I think a lot of mothers are saying, ‘Forget those granite countertops or sunroom, let’s put in a shelter.’”

It’s not unusual for an episode of severe weather to send demand soaring, said Ernst Kiesling, executive director of the National Storm Shelter Association.

Just as parts of the central U.S. are seeing an increase now, the South experienced a similar trend in 2011, after twisters killed more than 300, he said.

But the shelters and safe rooms don’t come cheap. Pricing is based on a variety of factors, including size, location within the home and the type of door used. The priciest models can cost as much as \$14,000. Smaller ones can be had for a few thousand dollars.

Some people turn to a lottery-style federal program that provides matching money for residential shelters. The government offers rebates of up to \$2,000 per home. About 10,000 people or families apply annually for one of about 500 rebates, said Keli Cain, spokeswoman for the Oklahoma Department of Emergency Management. Other cities and towns may offer their own rebate programs.

Jennifer Sweeten and her husband used a refund from their federal taxes to install a shelter in their Oklahoma City home in March 2013.

“I thought: How stupid are we to live in Oklahoma without a storm shelter or basement?” Sweeten said. “We felt like that was the best use of our refund. My husband actually wanted to go on a little vacation, and I said, ‘Nope, we’re getting a storm shelter.’”

It’s lucky they did. Two months later, two tornadoes swept through the area, and the family took shelter underground.

“It gives me great security,” Sweeten said. “I felt like we were prepared, and we were safe and that was worth great peace of mind.”

Prior to last May’s storms, only one neighbor had a storm shelter, Sweeten said. Since then, four more have installed them.

Tessa Beaulieu, of Edmond, made sure the new home she is building with her husband had a shelter. She ordered the shelter in January, and it was installed at the end of April.

“We have three small children,” Beaulieu said. “So obviously protecting them and us is a top priority.”

“People are thinking about it more. People who have lived in Oklahoma all their lives sometimes may not have ever thought that they needed a storm shelter until last year.”

— Abby Brown,
sales manager for Edmond-based GFS Storm Shelters

Burger King offers burgers for breakfast

BY CANDICE CHOI
ASSOCIATED PRESS

NEW YORK (AP) – Burger King has some new additions to its breakfast menu – its flame-broiled burgers.

The Miami-based chain says its “Burgers at Breakfast” menu includes its Whoppers, Cheeseburgers and Big King sandwiches, as well as its Original Chicken Sandwich, french fries and apple pie. The items are offered alongside the chain’s normal breakfast menu.

Burger King Worldwide Inc. said in an email that more than 5,000 locations will participate in the program. The company said it began rolling out earlier this month but did not say whether it would be available permanently or for a limited time.

The rollout was reported earlier Thursday by the website Burger Business.com.

Burger King’s move comes as fast-food chains look to tap into the growing breakfast category. Most notably, Taco

Bell recently launched its national breakfast menu by poking fun at McDonald’s in TV ads. But finding success in the morning isn’t necessarily easy for new players.

Wendy’s Co., for instance, recently gave up on testing breakfast and says it doesn’t plan to pursue it again anytime soon.

In a phone interview, Wendy’s CEO Emil Brolick noted that people tend to be “entrenched” in their morning habits and that they seem “pretty happy with the offerings they have in the marketplace.”

McDonald’s, meanwhile, remains the leader in breakfast with its popular Egg McMuffins, Hot Cakes and other items. Fans of McDonald’s breakfast have long wanted it to be available beyond normal breakfast hours, and executives have tinkered with some options.

Last year, the chain began offering an “After Midnight” menu at some locations that includes a mix of breakfast and lunch items, with the option to get either fries or hash browns as a side.



A burger and fries offered at a Burger King in Richardson, Texas. AP FILE PHOTO

BUSINESS TO BUSINESS DIRECTORY

REAL ESTATE



REAL ESTATE BUYER, SELLER & BROKER CASH FAST

- NEW WAREHOUSE SPACE
NW 164TH & ROCKWELL - FOR LEASE
- NW 158TH & COUNCIL (Deer Creek Schools)
RESIDENTIAL LOTS - FOR SALE
- CONCHO WAREHOUSE
ON 10.74 ACRES (2,825 SF) - FOR SALE
- NW 50TH & LINCOLN
RETAIL HARD CORNER - FOR SALE OR LEASE
- NEW RETAIL SPACE - UNDER CONSTRUCTION
NW 150TH & ROCKWELL - FOR LEASE

HARDWORKING REALTY 405.630.9054, *More Than Just A Realtor*

LANDSCAPING

"A GREAT JOB DONE FOR A GREAT PRICE!"

**LAWN MOWING • TREE TRIMMING
SHRUB TRIMMING • FLOWERBEDS
CLEAN UPS • MAINTENANCE • FENCING**

SERGIO ESPARZA'S LAWN CARE 405.436.3644 405.706.9904

TRANSPORTATION

THE PERFECT GIFT FOR THE PERFECT MOM

This Mother's Day, Show Her Your Love with a

**Spend \$25 (or more)
on a Gift Card and the
Koozie is FREE.**

While supplies last. Free Koozie with minimum \$25 Gift Card purchase. Koozie may be purchased separately for \$2.95. Offer expires May 31, 2014.



Offer good at any of our four locations:

208 S. Air Depot • 737-8807 6405 N. May • 840-4477
5100 N. Penn • 840-4446 7224 W. Hefner • 773-7222

www.redcarpetokc.com

TRANSPORTATION

CORPORATE SERVICES AVAILABLE



VIP is known for providing professional chauffeuring services to corporations. Our services fit seamlessly into your busy life & reflect your own company's high standards.

"Like  vipOklahoma for 15% off your first service"



**★★★★VIP
Limousine**

USDOT542712

www.viplimo.net

FOR RESERVATIONS CALL 800-438-3336

ROOFING

COMMERCIAL ROOFING REPAIR & MAINTENANCE

OKC:
405-722-7900



Tulsa:
918-492-6222

"Trust the name you know... trust Metro"
Roofing Oklahoma for 35 Years

Health insurers just say no to marijuana coverage

BY TOM MURPHY
ASSOCIATED PRESS

Patients who use medical marijuana for pain and other chronic symptoms can take an unwanted hit: Insurers don't cover the treatment, which costs as much as \$1,000 a month.

Once the drug of choice for hippies and rebellious teens, marijuana in recent years has gained more mainstream acceptance for its ability to boost appetite, dull pain and reduce seizures in everyone from epilepsy to cancer patients.

Still, insurers are reluctant to cover it, in part because of conflicting laws. While 21 U.S. states have passed laws approving it for medical use, the drug still is illegal federally and in most states.

But perhaps the biggest hurdle for insurers is that the U.S. Food and Drug Administration hasn't approved it. Major insurers generally don't cover treatments that are not approved by the FDA, and that approval depends on big clinical studies that measure safety, effectiveness and side effects.

That research can take years and millions of dollars. And while the FDA has approved treatments like Marinol that contain a synthetic version of an ingredient in marijuana, so far, no one has gained approval for a treatment that uses the whole plant.

As a result of the obstacles, advocates for medicinal marijuana say insurers likely won't cover the drug in the next few years. In the meantime, medical marijuana users – of which advocates estimate there are more than 1 million nationwide – have to find other ways to pay for their treatment.

Bill Britt, for instance, gets his supply for free from a friend whom he helps to grow the plants. Britt lives mostly on Social Security income and uses marijuana every day for epileptic seizures and leg pain from a childhood case of polio.

"I'm just lucky I have somebody who is helping me out, but that could go away at any time," said Britt, 55, who lives in Long Beach, California. "I am always worried about that."

Insurers have not seen enough evidence that marijuana is safe and more effective than other treatments, said Susan Pisano, a spokeswoman for America's Health Insurance Plans, an industry trade group.

Marijuana's Schedule I classification under the federal Controlled Substances Act makes it difficult to conduct clinical studies that might provide that evidence. The classification means the drug is considered to have a high potential for abuse and no accepted medical use. And that means extra precautions are required in order to study it.

Researchers have to apply to the FDA to approve their study. Public Health Service, another arm of the Department of Health and Human



Kari Boiter, of Tacoma, Wash., visits Rainier Xpress, a medical marijuana dispensary in Olympia, Wash. AP PHOTO

Services, also may review it, a process that can take months.

The Drug Enforcement Administration has to issue a permit after making sure researchers have a secure place to store the drug. Researchers also have to explain the study plan to the National Institute on Drug Abuse, or NIDA, another agency within Health and Human Services.

And researchers have to use marijuana supplied by NIDA, which contracts with the University of Mississippi to grow the only federally sanctioned source of the drug. That can limit the options for strains of marijuana researchers can study.

On top of that, researchers must find a location where the marijuana can be smoked or vaporized and scientists can monitor the patients afterward. That's no easy task, especially when dealing with public universities.

"The word 'marijuana' is just so politically radioactive," said Dr. Sue Sisley, a University of Arizona psychiatrist who is trying to study the drug as a possible treatment for military veterans

with post-traumatic stress disorder.

The American Medical Association has called for a change in marijuana's classification to one that makes it easier for research to be conducted. The current classification prevents physicians from even prescribing it in states where medical use is permitted. Instead, they can only recommend it to patients.

There is no easy and cheap way to get the drug legally. Patients in states where medical marijuana is legal can either grow it or buy it from government-approved dispensaries.

At dispensaries, an eighth of an ounce, which produces three to seven joints, costs between \$25 and \$60, said Mike Liszewski, policy director for Americans for Safe Access, which advocates for safe and legal access to therapeutic cannabis. He noted that such an amount may not last long for patients who use the drug regularly to control pain or before every meal to help their appetites. Those patients might spend \$1,000 a month or more.

Patients may get a price break from their dispensary if they have a

low income, but that depends on the dispensary.

Growing marijuana costs less but takes three or four months. And success depends on a number of factors, including the grower's skill. And there are other problems: Britt, from Long Beach, California, tried growing it in his backyard only to have thieves steal it.

Allen St. Pierre, executive director of the nonprofit National Organization for the Reform of Marijuana Laws, or NORML, thinks insurers may eventually cover vaporized or eaten forms of marijuana. But he says when that happens depends, in part, on factors like who wins the 2016 presidential election.

Even if the FDA approves medicinal marijuana, there's no guarantee that insurance coverage will become widespread. Big companies that pay medical bills for their workers and dependents decide what items their insurance plans cover. They may not be eager to add the expense.

Meanwhile, patients like Kari Boiter, 33, continue to get medical marijuana however they can. Boiter has a genetic disorder that causes pain, nausea and vomiting, and she uses marijuana she helps grow in a cooperative garden to control the symptoms.

Boiter, who lives in Tacoma, Washington, and is unemployed, said she'd have to go back to largely ineffective prescriptions, or do without treatment if the cooperative went away.

"It would be really hard for me," she said.

“

The word 'marijuana' is just so politically radioactive.

”

— Dr. Sue Sisley,
a University of Arizona psychiatrist

Two Weeks FREE!

Try **THE JOURNAL RECORD** Today!
Call 405.278.2800 or go to journalrecord.com

The Journal Record

Classified **MARKETPLACE**

Email: classifieds@journalrecord.com

Phone: 405.278.2824

Fax: 405.278.6907

In person: 101 N. Robinson Ave. Ste. 101, OKC

Deadlines: Line Ads-Noon, one business day in advance of publication, Display Ads, Noon, two business days in advance of publication.

What is advertised in The Journal Record classifieds section?

- Employment opportunities
- Commercial and high-end residential real estate
- Business and personal services
- Mineral rights
- Auctions of land, real estate, materials, supplies and personal goods
- Any product or service for high-level business professionals

PUBLISHER'S NOTICE:

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination."

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



MERCHANDISE

AUCTION AND ESTATE SALES

Tinker Federal Credit Union
Public Repossessed Auto Auction
Conducted at
2400 Watts Drive, MWC
May 16, 2014, at 10:00 A.M.
2007 FORD F150
2008 HONDA CIVIC
2008 TOYOTA YARIS
2009 DODGE CARAVAN
2009 PONTIAC TORRENT
2009 SMART FORTWO
2010 CHEVROLET CAMARO
2010 DODGE

AVENGER
2011 JEEP LIBERTY
2012 GMC SIERRA 1500
2012 HONDA CRV
2013 DODGE DART
2013 FORD F150
2014 POLARIS RZR 1000
All Sales are "AS IS WHERE IS" NO WARRANTY EXPRESSED OR IMPLIED."
All sales are final subject to TFCU obtaining title.
Cashiers Check Only
Vehicles must be removed by 1:00 p.m.
Other terms announced at sale.
TFCU reserves the right to bid on all vehicles.
732 - 0324 x 2886

SERVICES

ANNOUNCEMENTS

ADOPT
A loving, established couple with close family dream of a home filled with the sounds of a child.
Please contact at 855.884.6080; jennandjonadopt@gmail.com; or www.jennandjonadopt.info. Expenses paid.

EMPLOYMENT

GENERAL

Program/Logistics Analyst (Journeyman) supporting T-1/T-6 program at Tinker AFB, Oklahoma City, OK Available Immediately! Seven years of Program Analyst experience required. Must be Secret clearance eligible. To apply, visit careers.b3h.com.

DILBERT BY SCOTT ADAMS



In Print. Online. In Person.
journalrecord.com

RESULTS WITH REESER
Selling Real Estate Since 1982 — Call BRAD.

Edmond Schools
3313 Winding Creek Circle • \$799,900
5 BR 5.1 BA 6,852 SF Edmond Schools
5 living, 2 dining, 4 car tandem garage along with a 1 car single bay large enough for RV, tri-level home with Florida room, media room, safe room, spectacular views, and swimming pool. This is a one of a kind home—a must see! Call BRAD today!

Offered by Brad Reeser, Realtor® • Numbers are MOL • Call: 330-2626
www.BradReeser.com • Keller Williams of Edmond • CALL US NOW at (405) 330-2626

RESULTS WITH REESER
Selling Real Estate Since 1982 — Call BRAD.

Edmond Schools
801 Shadow Wood Drive • \$649,900
4 BR 3.1 BA 3,927 SF Edmond Schools
Gated community, over 1 acre wooded lot, Matt Wilson built resale, 4 living, 2 dining. Visit www.BradReeser.com • Call us today: 330-2626

Offered by Brad Reeser, Realtor® • Numbers are MOL • Call: 330-2626
www.BradReeser.com • Keller Williams of Edmond • CALL US NOW at (405) 330-2626

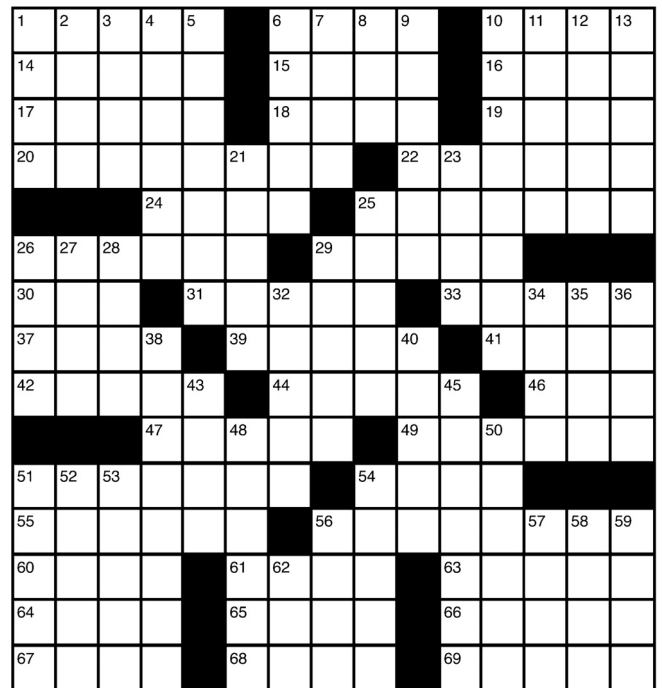
RESULTS WITH REESER
Selling Real Estate Since 1982 — Call BRAD.

Edmond Schools
4100 Red Deer Crossing • \$799,500
4 BR 3.1 BA 5,500 SF Edmond Schools
4 living, 2 dining, 1.6 acre wooded lot, wood floors, travertine tile, media room, game room, built in 2003, quality and amenities you have to see to appreciate. Call BRAD today!

Offered by Brad Reeser, Realtor® • Numbers are MOL • Call: 330-2626
www.BradReeser.com • Keller Williams of Edmond • CALL US NOW at (405) 330-2626

ACROSS

- 1 Steam; mist
- 6 ___ up; makes sense
- 10 ___ off; severs
- 14 Savvy
- 15 Sea World performer
- 16 Help when you shouldn't
- 17 ___ away; dismisses
- 18 Casino game
- 19 "The ___ Ranger"
- 20 Highly respected
- 22 Lubricate
- 24 Once more
- 25 Walk leisurely
- 26 Slender
- 29 Possessed
- 30 Salary
- 31 Put on, as a theater act
- 33 ___ Duck
- 37 On ___ own; independent
- 39 More tender to the touch
- 41 Actor's part
- 42 Examinations
- 44 Fight off
- 46 Truly, in the bible
- 47 Underground plant parts
- 49 Not as sick as previously
- 51 Covered porch
- 54 Trait transmitter
- 55 ___ a wrong; get even
- 56 Result of a high fever, perhaps
- 60 ___-back; relaxed
- 61 Actress Rue
- 63 Uneven
- 64 Fringe's place
- 65 ___ on; incite
- 66 Memos
- 67 Take care of
- 68 Upper limbs
- 69 Garbage



Created by Jacqueline E. Mathews

5/9/14

Thursday's Puzzle Solved



©2014 Tribune Media Services, Inc. All Rights Reserved.

5/9/14

- 9 Motto
- 10 12-page wall hanging
- 11 German sub
- 12 Uptight
- 13 ___ clear of; avoid
- 21 Is introduced to
- 23 Regretted
- 25 Use a broom
- 26 Espy
- 27 Weathercock
- 28 Facial features
- 29 Monsters
- 32 Vital artery
- 34 Racer A.J. ___
- 35 Escape
- 36 2014, for one
- 38 Left high & dry
- 40 Refuse to obey
- 43 Melody
- 45 Not at all strict
- 48 Ukrainian seaport
- 50 Paralyzing fear
- 51 Parking lot attendant
- 52 Dodge
- 53 Rule
- 54 ___ up; readies
- 56 Percussion instrument
- 57 Smidgen
- 58 ___ up; spends
- 59 Netting fabric
- 62 Spring month: abbr.

THIS COULD BE YOUR AD

**CALL 278-2866
AND FIND OUT HOW!!**

STALLED

from page 1

Even with the end of the legislative session just three weeks away, the pension bill remains alive and part of budget negotiations, he said.

"It's absolutely still on the table," Hickman said. "It's very important for the House to address state employee pay this year, and we believe that the plan that was developed from the governor's study (a state compensation study) is something that we need to find a way to start the journey of funding."

Designed to reduce the state's \$11 billion in pension liability, Senate Bill 2120 would move future public employees from a defined-benefit plan to a 401(k) system. Supporters say the measure would save the state millions of dollars and help reduce the unfunded liability costs.

However, a report from the Keystone Research Center, a Pennsylvania-based think tank, disputes those claims. Shifting Oklahoma's pension system to a

new system could cost taxpayers between \$700 million and \$800 million, said Stephen Herzenberg, the center's executive director.

"Switching Oklahoma's workers to a 401(k) system will exact a steep economic toll in the short term and the long term," Herzenberg wrote. "In addition to destabilizing the retirement of generations of Oklahoma's public workers, switching (the) system will cost the state hundreds of millions of dollars just to implement. It's reckless and shortsighted economic policy."

Because pension legislation and a bill to increase the pay of state employees are tied together, both measures continue to languish in House.

On Thursday, Senate President Pro Tempore Brian Bingman, R-Sapulpa, encouraged House members to pass the pension bill. Bingman said House Bill



Brian Bingman



Scott Inman

3293 to increase the pay of state employees remained part of an overall deal for the state budget.

"We passed a pension bill, title on, it's over in the House," Bingman, R-Sapulpa, said. "We'd love for them to pass that. The pay raise, that's still in the negotiations with the budget, but people need to be mindful that we have a shortfall and agencies are going to be cut."

House Democratic leader Scott Inman, D-Del City, was less optimistic. Inman said both the pension bill and legislation to increase state employees' pay probably wouldn't happen this session.

"The reason that the pension situation has gone quiet is because House Democrats and some House Republicans tied the pension issue to pay," Inman said. "We said, 'How dare you reduce benefits for state employees and

still not give them a pay raise?' Once that happened, then the governor, who had no appetite whatsoever for increasing state employee pay, looked at the situation and said, 'If we can't get pensions without pay, then we're not going to do pay this year.'"

When the governor's office decided it would not support a pay increase this year, Inman said, that decision stopped the pension bill, too. Pension and state employee pay, he said, are probably off to the side this year because the GOP-controlled Legislature doesn't have enough money to address those issues and fund other state services.

"We absolutely support the pay increase for state employees," Inman said. "We think the way you do that is, as we grow out of this hole, is to take some of those growth revenues and plug them back into those important budgetary items. Instead, the Republican majority has said, 'As we grow out of this hole, we're going to just cut taxes some more.'"

Lawmakers have until May 30 to finalize a budget for fiscal year 2015.

STAY

from page 1

While the stay applies only to Warner, Pruitt and Gov. Mary Fallin have said the state will not carry out any executions until the investigation is complete, which is expected to take at least eight weeks.

"If the state is allowed to enforce the ultimate penalty of death, it is incumbent upon this court to allow the state the time necessary to ensure that the penalty is carried out in a constitutionally sound manner," Justice Charles Johnson wrote in a specially concurring opinion.

Warner was scheduled for execution on the same night last week as Clayton Lockett in what would have been the state's first double execution since 1937. But Lockett's vein collapsed during his lethal injection, prompting prison officials to halt the execution. He later died of a heart attack.

Fallin then issued a two-week stay of execution for Warner, but his attorneys asked for a six-month delay. Pruitt's office agreed in a motion filed with the Oklahoma Court of Criminal Appeals.

"Should additional time be needed for the implementation of any changes or adjustments, the state will request it," Assistant Attorney General Seth Branham wrote.

The investigation into Lockett's botched execution is expected to take

between eight and 12 weeks and will include an autopsy and toxicology tests on Lockett, said Capt. George Brown, a spokesman for the Department of Public Safety, which is conducting the probe.

Lockett writhed on the gurney, gritted his teeth, lifted his head several times and moaned before dying of an apparent heart attack 43 minutes after the start of his execution. A doctor inside the death chamber during the execution reported that Lockett's vein collapsed and some of the lethal drugs were absorbed into his tissue or leaked out. It was the first time the state had ever used the sedative midazolam as the first in a three-drug lethal injection protocol.

The curtains that allow witnesses to view the execution were closed about 16 minutes into the lethal injection, after Lockett had been showing signs of distress for several minutes. The director of the state's prison system, Robert Patton, then called off the execution, but Lockett died about 10 minutes later.

Patton released a report saying Lockett had an intravenous tap placed at his groin because suitable veins couldn't be found elsewhere in his body. That vein collapsed, and Patton said Lockett didn't have another viable one —

and that the state didn't have another dose of the drugs available.

Patton has called for an "indefinite stay" while the state reviews its execution procedures and trains its staff on new protocols.

Warner's attorneys said in a statement they were "greatly relieved" the court granted the stay.

"Before any new execution can take place, Oklahoma needs ample time to review and revise its protocol and fully train its staff," attorneys Susanna Gattoni and Seth Day said in a statement. "The extreme secrecy surrounding lethal injection that led to Mr. Lockett's agonizing death must be replaced with transparency in order to ensure that executions are legal and humane."

Lockett and Warner had sued the state for refusing to disclose details about the execution drugs, but the state Supreme Court later dismissed the inmates' claim.

Attorneys for Lockett and Warner are among those who have criticized Fallin for tapping one of her cabinet members, Secretary of Safety and Security Michael Thompson, to head up the investigation. Thompson is a former Department of Corrections employee and witnessed Lockett's execution.

In a separate court filing on

Thursday, the attorney general asked the Court of Criminal Appeals to schedule the execution of another Oklahoma death-row inmate, Richard Glossip, whose final appeal with the U.S. Supreme Court was denied earlier this week.

While the state typically asks the court to schedule the execution 60 days after the final appeal is denied, the attorney general's office asked the court to consider the ongoing investigation before it sets Glossip's execution date.

Fallin has said that while she is willing to delay Warner's execution until the investigation is finished, she remains a supporter of the death penalty and believes a majority of Oklahomans also support it.

"Charles Warner had his day in court," Fallin said last week. "He committed a horrible crime: the physical abuse, rape and murder of an 11-month-old infant. His fellow Oklahomans have sentenced him to death, and we expect that sentence to be carried out as required by law."

Warner was convicted of raping and killing his roommate's 11-month-old daughter in Oklahoma City in 1997. He has maintained his innocence.

Lockett was convicted of shooting 19-year-old Stephanie Neiman and watching as two accomplices buried her alive in rural Kay County in 1999.

DOUBLING

from page 1

The test well produced 707 barrels of oil equivalent per day in the first 30 days, according to results released by the company.

By reducing the number of vertical well bores, SandRidge can save \$400,000 per well, or \$800,000 for a dual-lateral well, said Dave Lawler, chief operating officer and executive vice president. The test well cost \$5.2 million to drill, compared to about \$6 million for

two comparable wells. In response to an analyst's question on a conference call, Lawler said he hopes SandRidge can drill a significant number of stacked lateral wells in the next few months.

Bennett said the design is an example of the company's efforts to innovate in the Mississippi Lime, which stretches from northern Oklahoma to southern Kansas.

"This program has the potential to make already good areas of the play even better," he said.

Johnathan Ashcraft, professional engineer and drilling education chair-

man for the Society of Petroleum Engineers Oklahoma City Section, said a stacked lateral isn't a new idea. He said he has seen it done before, but it is new for the Mississippi Lime.

Ashcraft agreed that a company could reduce costs by drilling two laterals in one vertical well bore, in part by sharing the same surface and intermediate casing. Drilling a lateral is relatively cheap, compared to all the costs leading up to it, he said.

Ashcraft said stacked laterals will be very beneficial for the industry.

"I'm proud of them for going out and doing that," Ashcraft said. "This will be better for Oklahoma, because we can drill more wells, and we'll be able to access more of Mississippi Lime using that technology."

If more companies use stacked laterals in the formation, it will likely expand the core drilling area, he said.

SandRidge stock, which trades under the symbol SD, rose as high as \$6.95 during Thursday trading, but ultimately closed down 1.49 percent at \$6.63.

Ready to roll

Continental prepares to shift gears after deep N.D. freeze

BY SARAH TERRY-COBO
THE JOURNAL RECORD

OKLAHOMA CITY – Harold Hamm said he's almost done talking about winter weather. The CEO and chairman of Continental Resources Inc. said a frozen North Dakota landscape led the company to store more oil in the first quarter. Trucks in northwest North Dakota are operating with road restrictions as the land begins to thaw, he said in a conference call with analysts to discuss quarterly earnings.

"We anticipate much better operating conditions in the next several weeks," he said. "We're ready to shift into high gear."

Weather problems affected many energy companies, said Rudy Hokanson, managing director of Barrington Research. Continental has a backlog of 100 wells that have been drilled, but aren't yet producing because winter weather delayed hydraulic fracturing service crews.

Rick Bott, president and chief operating officer, said Continental has hired three additional fracking crews to help reduce the completion backlog. The company doesn't provide specific guidance from quarter to quarter, but Bott said he is confident it will reach its production growth target of 26 percent to 32 percent by the end of the year.

Continental also had fewer rail cars arrive, creating a backlog in crude shipments out of the Bakken Shale formation to the East Coast. Increased rail car inspections also delayed train shipments, said Gary Gould, senior vice president of operations and resource development.

The company is expanding its crude shipments via pipelines, and Vice Chairman of Strategic Growth Initiatives Jeff Hume is in charge of the company's petroleum marketing efforts. Hokanson said he is confident in Hume's ability to identify the best markets to get the best price for crude and natural gas byproducts.

The company reported quarterly earnings per diluted share of \$1.47, missing estimates by 6 cents. The company posted \$972.5 million in revenue, a year-over-year increase of 38.4 percent, but missed estimates by \$27.5 million.

Though the company missed analysts' estimates, Hokanson said he isn't too concerned. Among 27 analysts who reported estimates, the range was \$1.31 to \$1.70. Though they missed the average, it was off by only 5 percent, which is about the margin of error, he said.

"Yeah, they missed, and sometimes the Street goes bananas," he said.

However, the company's explanation makes sense, he said: weather

problems, rail delays and pipeline expansion. He said the company has good management, leadership and experience.

"Sometimes with success, you start to expect everything to be on the high end, but it doesn't have to be," Hokanson said. "They've got good management. Rick Bott has an excellent track record."

Continental stock, which trades under the symbol CLR, rose as high as \$138 per share during the day's trading, but ultimately closed down 4.48 percent to end at \$130.77.

Inside the lobby at Continental Resources Inc. headquarters in downtown Oklahoma City. PHOTO BY BRENT FUCHS



THE JOURNAL RECORD

Achievers under 40

May 22, 2014

One day, two events to help you master the art of leadership and networking.

11:30 a.m. - 1:00 p.m.

Achievers Under 40 Lunch and Awards Program

The Skirvin Hilton Hotel - Grand Ballroom

Join us at Oklahoma's largest event recognizing our state's leaders under the age of 40. Attend the Achievers Under 40 lunch and awards program for high-level networking, inspiration from current and past Achievers and a fun and festive celebration of Oklahoma's next generation, featuring a special musical performance and keynote address by 2013 Achiever Kyle Dillingham.

Lunch and Awards Table for Ten: \$650
Individual Tickets: \$65
Table Sponsorship: \$1,850 Includes lunch table for ten with preferred seating, ½ page ad in the Achievers Under 40 magazine, recognition in magazine and during program.

To register: Email ashley.fitzpatrick@journalrecord.com or call 405-278-2820.

1:30 p.m. - 6 p.m.

OKYPL Leadership and the Art of Networking Workshop and Reception

The Skirvin Hilton Hotel - Venitian Room

In this dynamic workshop, David Woods, CEO of Giant Partners, will speak from his book, *The Art of Networking—Beyond the Handshake*. This program will help attendees enhance their leadership skills and take their networking abilities to the next level. A hosted reception will follow, giving participants the opportunity to practice what they learned.

OKYPL Members: No cost to attend
Nonmembers: \$35

To register: email leadershipcentral@uco.edu.

Achievers Under 40 is Sponsored By:

EideBailly
CPA & BUSINESS ADVISORS

the Chickasaw Nation

Meinders School of Business
OKLAHOMA CITY UNIVERSITY

MassMutual FINANCIAL GROUP
We'll help you get there.™

Loves

OKYPL networking reception sponsored by

UNIVERSITY OF Central Oklahoma



Volunteers distribute playoff T-shirts before an Oklahoma City Thunder basketball game at Chesapeake Energy Arena. PHOTO BY BRENT FUCHS

Setting screens for the Thunder

T-shirt printer on a roll to boost team spirit during playoffs

BY MOLLY M. FLEMING
THE JOURNAL RECORD

OKLAHOMA CITY – When the Oklahoma City Thunder won its first series of the NBA playoffs Saturday night, Chris E. Johnson's work was about to begin again.

Johnson is the owner of USA Screen Printing and Embroidery Co. For the last three years during the playoffs, he and his staff have helped make sure that every seat at Chesapeake Arena has a T-shirt on it.

"We get up at 5 a.m. after the game is won and work extremely hard," he said.

For a night game, the shirts have to be to the arena by 10 a.m. When the game is during the day, the shirts are placed on seats the night before. To be ready for Monday's second-round game, the shirts had to be to the arena that morning. It takes Johnson and 32 employees about 15 hours to print the 20,000 shirts. Each shirt has two prints, one on the front and the other on the sleeve.

Johnson – like the Thunder players – has been preparing for such intense moments for a long time. He built his facility in 1998 and expanded it in 2004. He has 56,000 square feet of space and eight screen-printing machines.

"We load up over 100,000 shirts when the playoffs start," he said.

Once the Thunder's run in the playoffs comes to an end, Johnson sends the

extra shirts back to his vendor, though he must pay for the shipping. He said the ability to send back the shirts is crucial when he looks for a T-shirt company.

"We could not stock that many shirts," he said. "The screen-printing and embroidery industry is geared for these hot markets and college and (professional sports)."

The Thunder has been giving out shirts for the playoffs since the team first made it in 2010, said Dan Mahoney, vice president of communications and community relations for the team. As of Monday's game, the team had given out more than 600,000 shirts.

"We've added considerably to Oklahoma City's wardrobe," he said.

The shirts display Thunder-themed messages on the front, with the corporate sponsor on the sleeve. The sponsor on the shirt is different each night and is based on the relationship between the Thunder and the company.

"Each relationship is different," Mahoney said. "There's no specific rhyme or reason to it."

The Thunder-themed message must be more prominent than the corporate sponsor because of NBA regulations. Since the NBA has its own corporate sponsors, a large logo displayed on a shirt during broadcasts can conflict with the league's sponsorships.

Work on the front design begins when the front office sees that the Thunder will make the playoffs.

"We never do it too early because we don't want to assume we'll be there," Mahoney said.

Once the nightly design and sponsors are secured for each game, they are sent to Johnson. He said when he sees his shirts on television, he's often in disbelief that his company was able to make that happen.

"It's really incredible to see that many laid out there," he said. "It's actu-

ally shocking that we were able to make that happen. It's really amazing. We take a lot of pride in that."

Getting the shirts to the fans is the work of 100 volunteers per game. It takes about two hours to place the shirts on the 18,203 seats in the arena.

"These are engaged Thunder fans that just come in to put the shirts on the seats," Mahoney said. "We have some volunteers that have done it almost every game. We have a very specific process. Sometimes it takes less than two hours."

Once fans arrive at the game and put on their shirts – they'll be called out on the big screen if they don't – the arena becomes a sea of blue or a checkerboard of blue and white. Everyone is together, and as Downtown OKC Inc. President and CEO Jane Jenkins said, that sends a powerful message to those watching the game.

"I think (the matching shirts) obviously show a sense of unity in our city and pride in the Thunder and what we're doing," she said.

Downtown OKC Inc. helps display Thunder pride throughout the city by using wheat paste to hang posters under the bridges connecting the central business district and Bricktown.

"We're trying to get downtown looking hip," Jenkins said. "The T-shirts contribute to that overall decoration of downtown so we look good on TV."

“

We've added considerably to Oklahoma City's wardrobe.

”

— Dan Mahoney,
vice president of communications and community relations,
Oklahoma City Thunder



ASHLEY FURNITURE HOME STORES

New retail template



Ashley Furniture Home Stores are being built in Tulsa and Norman. COURTESY RENDERING

BY KIRBY LEE DAVIS
THE JOURNAL RECORD

TULSA – Ashley Furniture Industries touts its ability to outfit any home, from rustic to modern, sleek to casual.

Its store designs emulate that, with finishes from traditional to contemporary, rough stone to smooth glass and shiny metal.

After refitting existing buildings for Oklahoma's first Ashley Furniture Home Stores, developer Mathis Brothers is raising its first Ashley stores from the ground up. These two projects will allow Sooners to see the Arcadia, Wisconsin-based manufacturer's retail template.

"This will be a totally different look than what we've seen currently in Owasso or Woodland Hills," said Mathis Brothers' Tulsa Store Manager Chris Mefford.

Catoosa-based Fleming Building Co. is raising the 36,495-square-foot Tulsa Hills location, while Clark Construction of Oklahoma City is building the 41,364-square-foot Norman site.

"They're both prototype buildings, very similar in terms of aesthetics," said architect Ron Costigan of Moore's Costigan and Associates, who adapted the Ashley designs for these projects. "Their footprints vary somewhat. That's dictated by how the site is arranged."

Adapting the templates presented few challenges for Costigan, who has handled many other retail projects since starting his firm in 1985.

"The longer you do something, the easier it gets," he said. "The owner wants to maximize the site. You have to stay within the zoning restrictions and the city codes. Ashley gave directions on the exterior appearance of the building, what they wanted their branding to look

Ashley has made a real effort to be customer-friendly and customer-inviting.

— Ron Costigan,
the architect who adapted the Ashley designs for both projects

like. We design the floor plan to match the details of the site and the aesthetic direction."

Masonry stone will ring the base of each building, giving way to tan walls and large panel windows, all outlined with white trim. Bold red boxes accented with black granite panels mark the entryways.

"Someone walking in there would feel drawn to different parts of the store," Costigan said. "They have different departments graphically defined through wall colonnades, and certain wall features draw them through the floor plan itself."

With some exterior walls extending above the roof, Fleming Building owner Raymond A. Miller Jr. said the project presented some interesting support issues.

"You've got to make sure the structural studs you put in will take the wind load," he said. "You've got a lot of wind to deal with in Oklahoma."

Mefford expects both stores to open



Construction continues on the Ashley Furniture showroom at the Tulsa Hills Shopping Center in west Tulsa. PHOTO BY RIP STELL



COURTESY RENDERING

around late June. Mathis Brothers will then consider building other locations in Edmond and Moore.

Costigan expects the entryways to stand out.

"Ashley has made a real effort to be customer-friendly and customer-inviting," he said. "As you walk in, it will tend to grab you, pull you in to the rest of the store."