

RD&G Midwest Pipeline Inc. | Strategic Business Plan
Respect. Determination. Growth.

I. Executive Overview: A New Foundation

RD&G Midwest Pipeline Inc. is a 501(c)(3) organization establishing a custom-built youth sports and innovation complex in partnership with the Arkansas City Land Bank. This facility serves as a dedicated headquarters designed to provide elite-level opportunities to youth at no financial cost to their families.

II. The Facility: Modular Innovation

Our building will utilize a sustainable, high-durability shipping container design to create a modular, professional environment. Key components include:

- The Command Center: Administrative hub for the Midwest Pipeline Sports League and regional operations.
- The Academic Study Hall: A classroom for "The Weight of My Own Feet" journal workshops, ensuring mental growth matches physical performance.
- The Athletic Lab: A high-performance training floor for wrestling, football, and track, serving as the official testing site for our footwear lines: 620 Brick Street (Basketball) and Ari X's (Softball).
- The Grooming Station: A professional barbering suite utilizing the RD&G Barber Bag system to provide free grooming and self-esteem building for participants.

III. The Zero-Cost "Sweat Equity" Model

We are the only organization in the community offering a premier, multi-sport experience for \$0. We remove all financial barriers by replacing fees with high-standard expectations:

- 100% Free Access: No registration, equipment, or tournament fees.
- The Requirement: Participants "pay" through discipline, academic effort in the Study Hall, and living out the RD&G Creed: "I can do it. I am powerful. I am worthy. I am great. I will achieve greatness."

IV. Programming & The Trilogy Tournament System

We manage a comprehensive "pipeline" that takes athletes from local training to regional dominance:

- Multi-Sport Mastery: Specialized coaching in football, wrestling, softball, and track.
- Proprietary Tournament Model: The Trilogy Tournament System provides a professional competition structure for athletes across Kansas and Oklahoma.
- Brand Integration: Every athlete serves as a brand ambassador, utilizing gear and footwear designed specifically for their success.

V. Community Impact & Justification

By establishing our own facility, RD&G creates a permanent asset for Arkansas City that:

- Guarantees Inclusivity: Ensures financial status never dictates a child's access to greatness.
- Drives Economic Activity: Attracts regional teams and families to the city for Trilog
Tournament events.
- Reduces Vacancy: Transforms Land Bank property into a high-value, active community hub.
- Develops the "Whole Child": Blends sports, literacy, and professional grooming to create well-rounded citizens.

Best regards,

Marcese Dickson

Dear James,

Please find the Facility & Operations Plan for RD&G Midwest Pipeline Inc. below. This proposal outlines our vision for a 501(c)(3) nonprofit community development project dedicated to the social and athletic advancement of Arkansas City youth through a cost-free mentorship model.

I. Executive Mission

RD&G Midwest Pipeline Inc. specializes in "Sweat Equity" development, replacing financial barriers with high standards of discipline, academic effort, and community character.

II. Facility Classification & Zoning Compliance

We are proposing a Private Educational & Athletic Annex on Land Bank property. The facility is designed to align with Arkansas City Zoning Ordinances (C-2/C-3 districts) as follows:

- Youth Athletic Lab: Indoor Recreation/Gymnasium (Permitted by right).
- Mentorship Studio: Professional Service/Educational.
- Product R&D Lab: Designated for the design and testing of specialized footwear.
- Structure: A permanent building installed on a concrete foundation per IRC/IBC 2024 codes.

III. Core Program Operations

Our "Pipeline" ensures zero-cost access to:

- Athletics: Specialized training in football, wrestling, softball, and track.
- Academics: Mandatory literacy and mental-strength workshops.
- Grooming: Hygiene and self-presentation mentorship.
- Tournament Logistics: Management of the Trilogy Tournament System to drive regional economic growth.

IV. Technical Facility Layout (Phase 1)

The facility will utilize high-grade, modular steel-frame components including an Administrative Command Center, an Instructional Annex for tutoring, a Performance Training Zone for agility and footwear testing, and an Appearance Mentorship Zone.

V. Community Value Proposition

RD&G Midwest Pipeline Inc. is a self-sustaining asset. We reinvest brand revenue and grant funding directly into the program rather than charging local families. Approving this plan transforms vacant land into a productive "third space" for the community.

Zoning Highlights for Our Discussion:

- Use Category: The primary use is "Educational and Indoor Recreation."
- Foundation: All structures will be affixed to a permanent concrete foundation to meet IBC 2024 standards.
- Retail: There is no storefront retail on-site; footwear activities are limited to research, development, and program distribution.

I look forward to discussing this further.

Best regards,

Marcese Dickson
Founder/CEO, RD&G Midwest Pipeline Inc.



City of Arkansas City, Kansas Land Bank Purchase Application

Section 1: Applicant Information

Name (Firm/Individual): RD&G Midwest Pipeline inc.
 Address, City, ST, Zip: 917 South C Street
Arkansas City, KS, 67005
 Phone: 620-506-6239
 Email Address: midwestroyalty25@gmail.com
 Contact Person: Marcese Dickson
 Phone: 620-506-6239

Joint Application (If Applicable):

Name (Firm/Individual): _____
 Address, City, ST, Zip: _____
 Phone: _____
 Email Address: _____
 Contact Person: _____
 Phone: _____

List of properties owned by the applicant(s) in Cowley County (attach additional pages if necessary):

Description (If address not available): N/A

Street Address: _____ Parcel ID: _____

Description (If address not available): _____

Street Address: _____ Parcel ID: _____

Do you have any outstanding code violations or have a history of code violations within the last 3 years on any property in the City of Arkansas City? Yes No

Are you currently delinquent on any taxes, licenses or other fees on any other property in Cowley County? Yes No

Section 2: Proposed Land Bank Purchase Information:

Address of Property: 801 N F St.

Classification of Property:

Property with structure: Vacant Lot (buildable): Vacant Lot (non-buildable):

Proposed Ownership:

Individual(s): Business: Non-profit:

Other (please specify): _____

Proposed Use of Property (check if residential, commercial or yard extension and type of project):

Residential Commercial Yard Extension only Addition

Rehab/Remodel New Construction

Proposed Purchase Price: \$ 4,000

Section 3: Project Information

Intended Use: Development of a youth athletic training site and community hub for RD+C Midwest Pipeline Inc. (Midwest Recreational Academy)

Does the project comply with current zoning regulations? Yes No

Please attach evidence of project financing such as a letter of credit or bank pre-approval letter.

Please attach a site plan and any related construction plans as required, as well as, a scope of work.

Will you seek any tax abatements or tax increment financing? Yes No

Will you apply for the Neighborhood Revitalization Tax Rebate Program? Yes No

Project Estimated Start Date: May 1, 2026

Project Estimated Completion Date: May 1, 2027

Section 4: Additional Details (attach additional sheets if necessary):

Additional Comments: RD+C Midwest Pipeline Inc. is a local 501(c)(3) nonprofit. Our goal for this property is to eliminate blight and create a safe, supervised space for youth strength and conditioning programs. We aim to serve kids in Arkansas City who lack access to specialized athletic mentorship. We are prepared to begin site cleanup immediately upon transfer.

Incomplete applications will not be considered

As the applicant, I attest that the information in this proposal is accurate. I attest that I have read the City of Arkansas City Land Bank policy and agree to the terms and conditions of it. I understand that the Land Bank Board of Trustees and City reserve the right to reject any proposal without cause.

Applicant:

Print Name: Marceese Dickson

Date: 3-19-26

Signature: *Marceese Dickson*

Joint Applicant:

Printed Name: _____

Date: _____

Signature: _____

Dear City of Arkansas City Land Bank Board of Trustees,

This letter serves to confirm the financial commitment of RD&G Midwest Pipeline Inc. regarding the acquisition and development of the property located at , 801 N F street .

As a 501(c)(3) nonprofit, our funding strategy is built on a sustainable three-pillar model:

- Existing Corporate Capital: RD&G has allocated immediate funds for the purchase price and initial site stabilization and cleanup costs.
- Grant Funding: We are currently applying for local and state youth development grants specifically for the "Midwest Royalty Academy" equipment and fencing.
- Community Sponsorships: We have established partnerships with local donors and businesses committed to the revitalization of Arkansas City youth sports.

We are fully prepared to cover all ongoing maintenance, insurance, and taxes associated with this property upon transfer. We request that the Board considers the significant social return on investment this project provides to the local community.

Sincerely,

Marcese Dickson
Founder & CEO, RD&G Midwest Pipeline Inc.

Dear [Recipient Name],

Please find the details below regarding the proposed scope of work and site plan for the RD&G Midwest Pipeline Training Hub.

1. Scope of Work

- Project: RD&G Midwest Pipeline Training Hub
- Address: 801 N F street
- Applicant: Marcese Dickson, Founder/CEO

Phase 1: Site Stabilization (Days 1–30)

- Complete removal of all trash, debris, and overgrown vegetation.
- Initial grading of the soil to ensure a flat, safe surface for athletic activity.
- Installation of temporary perimeter safety markers.

Phase 2: Infrastructure & Safety (Days 31–90)

- Installation of professional-grade perimeter fencing to secure the site.
- Placement of a small, secure storage unit for athletic equipment (sleds, cones, softballs).
- Setup of a mobile hydration station and first-aid area.

Phase 3: Operational Launch (Days 91–180)

- Installation of high-quality athletic turf or specialized grass seed for heavy-foot-traffic training.
- Full implementation of the Midwest Royalty Academy strength and conditioning schedule.

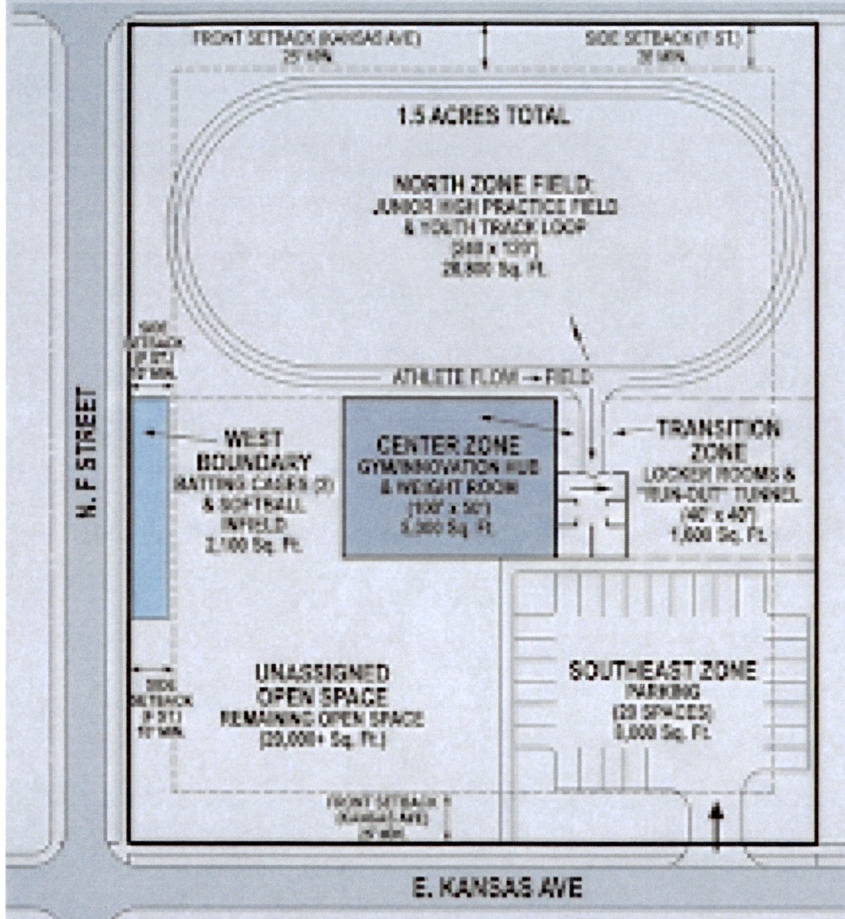
Best regards,

Marcese Dickson
Founder/CEO

FINAL DEVELOPMENT PLAN: RD&G MIDWEST PIPELINE INC. YOUTH CAMPUS

801 N. F STREET, ARKANSAS CITY, KANSAS

COHESIVE DEVELOPMENT PROPOSAL: This document merges the conceptual 3D design and the definitive 1.5-acre site boundary plan, providing full clarity on all program zones, structures, and intended functions. See individual zones and annotations below:

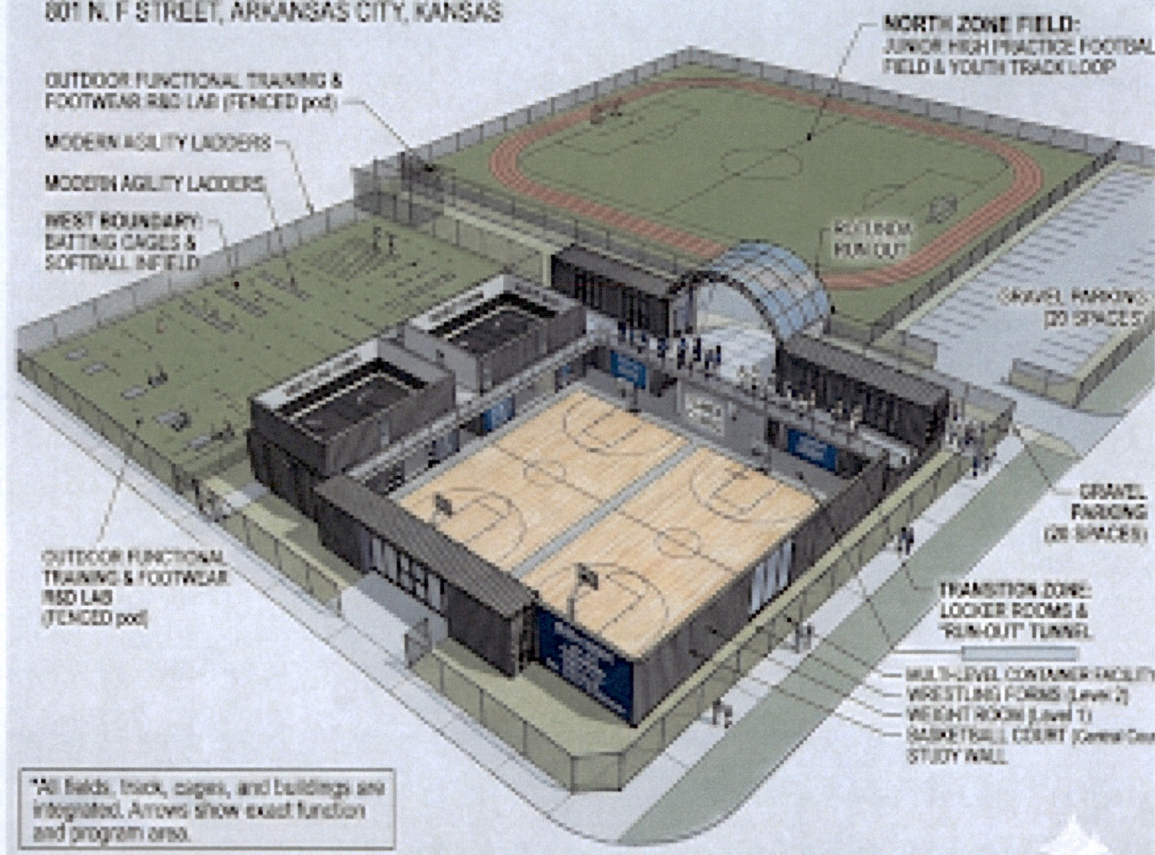


1.5 acr. RD&G MIDWEST PIPELINE INC. YOUTH CAMPUS
801 N. F Street, Arkansas City, Kansas



3D AERIAL CONCEPTUAL RENDER

801 N. F STREET, ARKANSAS CITY, KANSAS



3D AERIAL CONCEPTUAL RENDER

