

LONG-RANGE CAPITAL PLANNING COMMISSION
REGULAR MEETING
April 11, 2019, 1:00 p.m.
Oklahoma State Capitol Building
Oklahoma City, OK, Room 419-C

A meeting notice was filed with the Secretary of State an agenda posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Josh Cruzan, CEO of Rimrock Energy Partners, LLC.
Larry DeWitt, Executive VP of Farmers Exchange Bank
Kirkland Hall, CEO and Vice Chairman of Hall Capital
Travis Mason, Director of Commercial Oklahoma
Mark Selvidge, Former Public Finance Attorney

MEMBERS ABSENT: None.

GUESTS: Ben Davis, OMES Director of Planning
Beverly Hicks, OMES Administrative Coordinator
Tim Tuck, OMES Legal
Melissa Milburn, OMES Director of Real Estate Leasing Services
Carie Carman, OMES REALS Deputy Director
Jennifer Ramsey, OMES REALS
Ron Dennis, OMES, Director of Strategic Facilities and Operations
Shelley Zumwalt, OMES, Director of Public Affairs
Dan Melton, OSBI

I. Call to order and confirmation of quorum:

Ben Davis, Acting Chair, called the meeting to order at 1:12 p.m. A roll call was taken and a quorum established. A meeting notice was filed with the Secretary of State and agenda posted in accordance with the Open Meeting Act.

II. Discussion and possible action to elect a commission chair:

Mr. DeWitt moved to elect Kirkland Hall as Chair. Mr. Cruzan seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. DeWitt, aye; Mr. Hall, aye; Mr. Mason, aye; Mr. Selvidge, aye.

III. Approval of minutes from the November 8, 2018 Commission meeting:

Mr. DeWitt moved to approve the meeting minutes of November 2018. Mr. Mason seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. DeWitt, aye; Mr. Hall, aye; Mr. Mason, aye; Mr. Selvidge, aye.

IV. Discussion and possible action to approve transfers of state-owned property:

Ms. Milburn, Director of Real Estate Leasing Services for the Office of Management and Enterprise Services (OMES), presented on items a through d listed below.

a. Vacant Lot, located northeast of the intersection of North Hickory Street and West Hobson Sapulpa, Creek County, Oklahoma.

The property is owned by the Oklahoma Department of Human Services. The property consist of approximately .468 acres mol. Two previous auction attempts on August 3, 2018 and November 19, 2018 resulted in no bids for the acquired 90 percent (90%) of the appraised value. The property will be liquidated through an auction with a request for sealed bids. Proceeds will be deposited in the Maintenance of State Buildings Revolving Fund.

Mr. Mason motioned to approve sale. Mr. Cruzan seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. DeWitt, aye; Mr. Hall, aye; Mr. Mason, aye; Mr. Selvidge, aye.

b. Vacant Lot, located southwest of the intersection of Madison Boulevard and Jacquelyn Lane, Bartlesville, Washington County, Oklahoma.

The property is owned by the Oklahoma Department of Human Services. The property consist of approximately .51 acres mol. Two previous auction attempts on July 20, 2018 and November 19, 2018 resulted in no bids for the required 90 percent (90%) of the appraised value. The property will be liquated through an auction with a request of sealed bids. Proceeds will be deposited in the Maintenance of State Buildings Revolving Fund.

Mr. Mason motioned to approve sale. Mr. Cruzan seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. DeWitt, aye; Mr. Hall, aye; Mr. Mason, aye; Mr. Selvidge, aye.

c. Vacant Lot, located at the southeast intersection of Northeast 23rd Street and North Santa Fe Avenue, Oklahoma City, Oklahoma County, Oklahoma.

The property is currently owned by the Oklahoma Department of Transportation. The property consist of 1.29 acres mol. and is immediately adjacent to the OMES CAP building. The property will be transferred to the Office of Management and Enterprise Services (OMES) for use by the State. The property will be transferred through quitclaim deed and include a reversionary clause. The transfer will not generate any proceeds.

Mr. Mason motioned to approve transfer. Mr. DeWitt seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. DeWitt, aye; Mr. Hall, aye; Mr. Mason, aye; Mr. Selvidge, aye.

d. Three Lots, located at Rose State College at the intersection of Adair Boulevard and Hudiburg Drive, Midwest City, Oklahoma County, Oklahoma.

The property was donated to Rose State College in the 1970's. The deed was titled to the State of Oklahoma, which is directed through the Office of Management and Enterprise Services (OMES). The property serves as parking and green space for Rose State College and is surrounded on all sides by property owned by the college, located in the middle of the campus. The property consists of 3.4 acres mol. The property will be transferred to Rose State College through quitclaim deed. The transfer will not generate any proceeds.

Mr. Selvidge motioned to approve transfer. Mr. Cruzan seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. DeWitt, aye; Mr. Hall, aye; Mr. Mason, aye; Mr. Selvidge, aye.

V. Presentation of recent property sales and use of proceeds by OMES Real Estate and Leasing:

Ms. Milburn gave an update to the Commission on the following properties sales:

Medical Examiner's Office Building:

- 901 N Stonewall (Former Medical Examiner's Building), Oklahoma County, Oklahoma – Sold for \$850,000 in July 20, 2018 to the University of Oklahoma, OU Medical Center; \$841,450 in proceeds were allocated for the purchase of new equipment at their new location.
- 201 NE 48th Street (Career Tech Warehouse), Oklahoma County, Oklahoma – Sold for \$1,000,718 in September 26, 2017 to Stone Karchmar (Annual property taxes \$12,481.12). The owner renovated the building and is leasing it to Godwin Formwork Solutions (Concrete Form Specialist) – \$981,494.78 in proceeds from the Maintenance of State Buildings Revolving Fund were allocated to the Oklahoma State Penitentiary Lock Replacement Project.

Information only. No action taken.

VI. Updates and Discussion: None.

VII. Adjournment:

There being no further business, Mr. Mason made a motion to adjourn. Mr. Cruzan seconded the motion, the motion carried and the meeting adjourned at 1:24 p.m.