

LONG-RANGE CAPITAL PLANNING COMMISSION
HYBRID SPECIAL MEETING
Apr. 22, 2021, 1:00 p.m.
Oklahoma State Capitol Building
Senate Conference Room 4S.9 (419-C)
2300 N. Lincoln Blvd., Oklahoma City, OK 73105
WebEx Platform

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

MEMBERS PRESENT: Kirkland Hall, CEO and Vice Chairman of Hall Capital [*appeared in person*]
Josh Cruzan, CEO of Rimrock Energy Partners, LLC [*appeared in person*]
Brandon Ersteniuk, CEO of Ersteniuk Insurance Agency [*appeared in person*]
Gary Hamer, Pro Tempore Appointee [appeared remotely]
Travis Mason, Director of Commercial Oklahoma [*appeared in person*]
Mark Selvidge, Former Public Finance Attorney [appeared remotely]

MEMBERS ABSENT: Larry DeWitt, Speaker Appointee

GUESTS:

Brandy Manek, OMES	Jordan Fletcher, OMES
Dow Hughes, OMES	Dan Ross, OMES
Beverly Hicks, OMES Admin.	Dana Webb, OMES
Kimberlee Williams, OMES Legal	Alex Edwards, OST
Melissa Milburn, OMES REALS	Jamie Manoles, OCIA
Carie Carman, OMES REALS	Tamara Jahnke, GRDA
Jennifer Ramsey, OMES REALS	Brian Carroll, JLL
Eva Thurman, OMES REALS	Cathy Menefee, DHS

1. Call to order and confirmation of quorum. [Chair]:

Chairman Hall called this special virtual meeting to order at 1:05 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.

2. Approval of minutes from the Nov. 19, 2020, commission meeting. [Chair]:

Travis Mason moved to approve the meeting minutes of November. Joshua Cruzan seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason, aye;
Mr. Selvidge, aye.

3. Discussion and possible action to approve transfers of state-owned property. [Melissa Milburn]

OMES requests the approval from the Long-Range Capital Planning Commission for the transfer of the following properties:

1. Building and Annex, located at 2409 N. Kelley, Oklahoma City, Oklahoma County, Oklahoma:
 - a. The property is owned by the Oklahoma Department of Human Services.
 - b. The property consists of a commercial building with annex, comprising approximately 87,741 square feet, MOL. It is located on 2.20 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.
 - d. Proceeds will be deposited in the Maintenance of State Buildings Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
2. Building located at 1603 East Kirk, Hugo, Choctaw County, Oklahoma.
 - a. The property is owned by DHS.
 - b. The property consists of a commercial building, comprising approximately 10,000 square feet, MOL. It is located on 1.58 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.
 - d. Proceeds will be deposited in the Maintenance of State Buildings Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
3. Building located at 901 N. Lottie, Oklahoma City, Oklahoma County, Oklahoma.
 - a. The property is owned by DHS.
 - b. The property consists of a commercial building, comprising approximately 14,556 square feet, MOL. It is located on 5.03 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.
 - d. Proceeds will be deposited in the Maintenance of State Buildings Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
4. Building located at 1110 N.E. 12th St., Oklahoma City, Oklahoma County, Oklahoma.
 - a. The property is owned by DHS.
 - b. The property consists of a commercial building, comprising approximately 47,428 square feet, MOL. It is located on 1.89 acres, MOL.
 - c. The property will be transferred through Interlocal Agreement for the current appraised value of the property or sold through sealed bid auction for no less than 90% of the appraised value.
 - d. Proceeds will be deposited in the Maintenance of State Buildings Revolving Fund and the funds utilized to offset the costs of the DHS Service First Initiative.
5. Grand River Dam Authority and Mr. Jerry Fowler, property exchange, Delaware County, Oklahoma.

- a. The properties to be exchanged are owned by the Grand River Dam Authority and Mr. Jerry Fowler.
- b. The properties are currently undeveloped.
- c. GRDA would like to exchange property with Jerry Fowler by quitclaim deed as needed for their substation. Mr. Fowler's property is adjacent to the GRDA Highway 412 Substation.
- d. The transfer will not generate any proceeds.

Joshua Cruzan moved to approve the properties listed in items 3.1 through 3.5 of the reports. Travis Mason seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason, aye; Mr. Selvidge, aye.

4. Real Estate Portfolio Strategy: [Dow Hughes and Brian Carroll, JLL, Senior Vice President – Public Institutions]

Mr. Hughes with the Office of Management and Enterprise Services reported that in mid last year the state initiated a strategic review of its real estate portfolio with the primary focus on office space. The areas excluded were Higher Education, medical facilities, state parks and correctional facilities' office spaces. Mr. Carroll, senior vice president of Jones Lang LaSalle (JLL) Public Institution Group, the firm that was selected to assist the state in developing a comprehensive real estate plan, gave a report to the members on their findings and conclusions.

Mr. Carroll credited OMES' Dow Hughes, Melissa Milburn and her team with Real Estate and Leasing Services for their hard work in assisting them with the state's real estate portfolio project.

Discussion only. No action taken.

5. Update on recommendations to the Legislature. [Brandy Manek, OMES]

Ms. Manek reported that the Legislature approved the 2020 Capital Plan addressing those cash-funded projects on Page 8 of the capital plan. The agencies on the list were contacted and informed by OMES that funding for their projects was approved.

Update only. No action taken.

6. Updates and discussion: None to report.

7. Adjournment:

There being no further business, Travis Mason made a motion to adjourn. Joshua Cruzan seconded the motion, the motion carried and the meeting adjourned at 1:38 p.m.