

LONG-RANGE CAPITAL PLANNING COMMISSION  
REGULAR MEETING  
Sept. 16, 2021, 1 p.m.  
Oklahoma State Capitol Building  
Senate Conference Room 4S.9 (419-C)  
2300 N. Lincoln Blvd., Oklahoma City, OK 73105

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  
Josh Cruzan, CEO of Rimrock Energy Partners, LLC  
Gary Hamer, Pro Tempore Appointee  
Travis Mason, Director of Commercial Oklahoma  
Jason Sutton, Speaker Appointee

**MEMBERS ABSENT:** Brandon Ersteniuk, CEO of Ersteniuk Insurance Agency  
Mark Selvidge, Pro Tempore Appointee

**GUESTS:**

|                                |                                  |
|--------------------------------|----------------------------------|
| Brandy Manek, OMES             | Carie Carman, OMES REALS         |
| James Kentopp, OMES            | Eva Thurman, OMES REALS          |
| Beverly Hicks, OMES            | Andrew McQuade, OMES IS          |
| Kimberlee Williams, OMES Legal | Hunter Zearley, OK House of Rep. |
| Melissa Milburn, OMES REALS    | CJ Dupre, OK Senate              |

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

Chairman Hall called this special virtual meeting to order at 1:07 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 June 24, 2021, Commission meeting. [Chair]:**

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

Mr. Cruzan, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason, aye; Mr. Sutton, aye.

*Chairman Hall welcomed new member Jason Sutton to the Commission.*

**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, parking garage and parking lot, located at 1000 NE 10<sup>th</sup> Street, Oklahoma City, Oklahoma County, Oklahoma:

- a. The property is owned by the State of Oklahoma, ex rel. Office of Management and Enterprise Services, formerly Oklahoma State Board of Public Affairs (OMES).
  - b. The property consists of a commercial building with attached parking additional parking lot. The building is approximately 262,295 square feet, MOL, and the parking garage is approximately 288,027 square feet MOL. It is located on approximately 602 acres, MOL.
  - c. The property will be transferred through Interagency 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.
2. Grand River Dam Authority, communications tower site located in Craig County, Oklahoma:
- a. The property is owned by the Grand River Dam Authority (GRDA).
  - b. The property consists of .12 acres, MOL, a communications tower and small building housing tower equipment.
  - c. The City of Vinita gave the property to GRDA. GRDA no longer has a need for the property and is vacating the property. The property will be transferred back to the City of Vinita by quitclaim deed.
  - d. The transfer will not generate any proceeds.
3. Building and parking lot located at 300 N.E. 18<sup>th</sup> Street, Oklahoma City, Oklahoma County, Oklahoma:
- a. The property is owned by the State of Oklahoma.
  - b. The property consists of commercial building and parking lot. The building is comprised of 40,968 square feet. It is located on 3.59 acres MOL.
  - c. The property will be transferred by quitclaim deed to the Department of Rehabilitation Services.
  - d. The transfer will not generate any proceeds.

*Ms. Milburn reported that no action or vote is needed on item 3.3, since it does not fall under the purview of this Commission and is owned by the Oklahoma Capitol Improvement Authority.*

Gary Hamer moved to approve items 1 and 2. Travis Mason seconded the motion. The motion passed and the following votes recorded:

Mr. Cruzan, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Mason, aye; Mr. Sutton, aye.

**4. Updates and discussion:** [Brandy Manek]

Ms. Manek gave an overview of the list of prioritized capital projects and also provided a presentation of completed projects.

She reported on a project previously approved by the Commission for the Department of Rehabilitation Services Tuck-pointing Project, for the three buildings located on the School for the Deaf campus. The consultant on the project made a recommendation that for \$250,000, more buildings could be completed in addition to the three buildings that were approved in the original scope of work. Ms. Manek is requesting that this change in scope be considered by the Commission at a future meeting.

Update only. No action taken.

**5. 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 1:40 p.m.