

LONG-RANGE CAPITAL PLANNING COMMISSION  
REGULAR MEETING  
Nov. 10, 2022, 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  
Mark Selvidge, Pro Tempore Appointee  
Jason Sutton, Speaker Appointee

**MEMBERS ABSENT:** Travis Mason, Director of Commercial Oklahoma  
Brandon Ersteniuk, CEO of Ersteniuk Insurance Agency

**GUESTS:** Brandy Manek, OMES  
James Kentopp, OMES  
Beverly Hicks, OMES  
Kimberlee Williams, OMES Legal  
Mary Jackson, OMES Legal  
Carie Carman, OMES REALS  
Eva Thurman, OMES REALS  
Kayla Statton, OMES ISD  
Shawn Ashley, Quorum Call

**1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meeting Act. [Kirkland Hall, Chairman]**

Chairman Hall confirmed that this meeting complied with the Open Meeting Act.

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

Chairman Hall called the meeting to order at 1:17 p.m. A roll call was taken, and a quorum was established. A meeting notice was filed with the Secretary of State, and the agenda was posted in accordance with the Open Meeting Act.

**3. Welcome/Introductions.**

Chairman Hall welcomed members and guests to the meeting.

**4. Approval of minutes from the Oct. 6, 2022, commission meeting. [Chair]:**

Mark Selvidge moved to approve the meeting minutes of October. Gary Hamer seconded the motion. The motion passed, and the following votes were recorded:

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

**5. Discussion and possible action to approve the transfer of state-owned property:**

None to report. No action was taken.

**6. Discussion and update on Skyline Building sales price. [Carie Carman]**

Ms. Carman reported on the Skyline East II building that the Department of Human Services formerly owned. The property at 6128 E. 38<sup>th</sup> Street, Tulsa County, was sold to the highest bidder at OMES liquidation auction on April 14, 2022, for \$1,730,000.00. The property transaction was closed on July 15, 2022. The property was sold to the Grand Lake Mental Health Center.

Discussion and update only.

**7. FY2024 Prioritized List of Projects and FY2024 – 2031 Capital Improvement Plan Discussion:**

*Note: Agenda items 7 and 8 were reversed so that the action items would follow after discussing them. These minutes will reflect that change.*

Ms. Manek reported on a few changes to the FY24 prioritized list. The Oklahoma State Bureau of Investigation (OSBI) contacted OMES and asked if they could reprioritize their \$400 thousand for broilers replacement at their forensic science center as their most critical project. Section 2.1 of the report will reflect that change. There was another project that was followed up on after the Legislature appropriated this special session from the Progressive Rural Economic Project Fund, where they made some appropriations to the Oklahoma Space Industry Development Authority (OSIDA), that project was left on the list as zero dollars but will be removed before submitting the report.

Ms. Manek reported on the capital improvement plan expenditures that include the FY24 prioritized lists. She updated the members on changes made in the executive summary, where all numbers were changed to account for what was suggested in this year's projects. A small change was made in the last sentence of paragraph one to better clarify more on the health/safety issues and critical assets preservation needs as a priority. Another addition was made in the last paragraph of the executive summary for clarity on if funding is not available; that is the initial recommendation of \$6.57 million ongoing appropriation, plus the \$71.5 million for ongoing; they will use the blue/white prioritized lists to work down on the lists of projects as part of the plan.

In section one of the report on the policy recommendation, in the second paragraph, OMES will verify what was deposited and update the information. On the third bullet point of the policy recommendation, the language regarding the Legislatures investment in capital needs of the State will be revised to reflect that they have issued some bond authority over the past couple of years for several large projects that have been on the list for several years and have also provided a couple of years of appropriations for the Commission to use to work down the list.

Ms. Manek agreed to include Commissioner Selvidge's request for an explanation in the executive summary on why the LRCPC is not recommending bonds. The report also consists of a pivot table summarizing how much each agency has requested from the Maintenance of State Building Revolving Fund. In section 5 of the report, OMES is waiting on higher education



to provide information on their total number of projects and the costs. Historically, OMES has included higher education institutions' requests, even though they have their own funding mechanisms for capital projects. The information will be updated to current in the report as soon as received.

Ms. Manek shared that she was recently informed by OMES Real Estate and Leasing Services (REALS) of two potential proposals to be included in section 6 of the report in the Recommendations for Strategic Disposition. Ms. Carman with REALS informed the members that two potential strategic proposals would need approval from this commission before both transactions could take place; one is for the Department of Public Safety (DPS) Troop E headquarters building in Tulsa to potentially sell that property and use the funds from that to partner with the Department of Transportation and build a new headquarters on property owned by the Department of Transportation. The funds from the sale would be deposited into the Maintenance of State Building Revolving Fund and allocated towards the new Troop E facility. The second is for the Department of Tourism to sell a 72.26-acre property at Lake Texoma and use the funds from the sale of that property to fund their other capital needs.

Discussion only. No action was taken.

**8. Discussion and possible action to approve Fiscal Year 2024 prioritized list of capital requests and the FY2024 – 2031 prioritized projects list and Capital Improvement Plan:**

Josh Cruzan moved to approve the FY24 prioritized list of capital requests. Mark Selvidge seconded the motion. The motion passed, and the following votes were recorded:

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

**9. Discussion and update on capital expenditures from the Maintenance of State Building Revolving Fund. [Brandy Manek]**

Ms. Manek reported that there were two expenditures made in October; \$300 thousand to the Department of Human Services for their Service First Project and \$400 thousand to the Department of Rehabilitation Services for a temp control and monitoring system that they did and requested reimbursement for.

Information only. No action was taken.

**10. Discussion limited to agenda items and 3 minutes in duration:**

**11. Adjournment:**

There being no further business, Gary Hamer motioned to adjourn the meeting. Josh Cruzan seconded the motion. Seeing no opposition, the meeting adjourned at 1:49 p.m.

**Continuation of Agenda Item 8: Discussion and possible action to approve Fiscal Year 2024 prioritized list of capital requests and the FY2024 – 2031 prioritized projects list and Capital Improvement Plan.**

This meeting was reconvened at 2:43 p.m. to discuss unfinished business presented in agenda item eight. All guests present at the meeting were notified and given the option to stay for unfinished business.

Josh Cruzan motioned to reconvene the meeting. Gary Hamer seconded the motion. The motion passed, and the following votes were recorded:

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

Chairman Hall informed that the members discussed a couple of items earlier in the meeting on agenda item 8 that they still need to conclude and hold their votes. The first item was on the Department of Public Safety, Troop E building in Tulsa to be disposed of/sold, where those funds would be used for a new facility, not the total cost but for part of the new facility. He recalled there not being any issue with that request. The second was on the Department of Tourism's 72-acre property on Lake Texoma, where he voiced some concern about selling/disposing of that property. In the interim, he learned that he would be comfortable with a motion to sell and dispose of those two properties subject to the Department of Tourism properties, those proceeds being held, and OMES coming back before the Commission with an expense report on properties the Commission has approved in the past, so they know where the funds go and on the other items discussed earlier in item 8.

Kirkland Hall moved to approve the FY2024 – 2031 Capital Improvements Plan with said changes discussed in this meeting. Gary Hamer seconded the motion. The motion passed, and the following votes were recorded:

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

There being no further business of this extended meeting, Josh Cruzan motioned to adjourn the meeting. Gary Hamer seconded the motion. Seeing no opposition, the meeting adjourned at 2:48 p.m.