

LONG-RANGE CAPITAL PLANNING COMMISSION
MEETING MINUTES

June 19, 2025, 1 p.m.

Oklahoma State Capitol Building

Senate Conference Room 230

2300 N. Lincoln Blvd., Oklahoma City, OK 73105 45:52

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:

Gary Hamer, Director of Strategic Planning, PartnerTulsa, Pro Tempore Appointee

Josh Cruzan, CEO of Rimrock Energy Partners, LLC, Governor Appointee

Brandon Ersteniuk, CEO of Ersteniuk Insurance Agency, Senate Appointee

Bailey Cook, Wm. Bailey Cook III, P.C., House Speaker Appointee

Travis Mason, Director of Commercial Oklahoma, Governor Appointee

Anthony Sammons, Director of Fiscal Staff of Senate, Pro Tempore Appointee

MEMBERS ABSENT:

Jeff Wills, Managing Partner, Wills Holdings LLC, Governor Appointee

GUESTS:

Brandy Manek, Office of Management and
Enterprise Services (OMES)

Beverly Hicks, OMES

John Gilbert, OMES

David John, OMES

Carie Carmen, OMES

Mary Jackson, OMES Legal

Nathan Wald, OMES REALS

Steven Birkes, OMES IS

Maria Maule, OAG

Gavin Graves, OAG

Evan Loosen, OAG

Janey Rowden, CLEET

Shawna Murphy, CLEET

Chad Carden, ODMHSAS

Jamie Manoles, OCIA

Adelia Gueringer, OCIA

Nikki Nice, Senate

Shawn Ashley, Quorum Call

1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meeting Act. [Travis Mason, Chair]

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

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

Chairman Travis Mason called the meeting to order at 1:02 p.m. A roll call was taken, and a quorum was established. Commissioner Mason was advised that notice of the meeting had been filed with the Secretary of State, and the agenda had been posted in accordance with the Open Meeting Act.

3. Welcome/Introductions. [Chair]

Chairman Mason welcomed guests and the members to the meeting.

4. Approval of meeting minutes from Apr. 24, 2025: [Chair]

Gary Hamer moved to approve the meeting minutes of April as presented. Brandon Ersteniuk seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Ersteniuk, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Sammons, aye; Mr. Mason, aye.

5. Financial and Project update related to the projects funded with the Maintenance of State Buildings Revolving Fund. [Brandy Manek]

Ms. Manek provided an update to the Commission on the status of the financial reports related to projects funded through the Maintenance of State Buildings Revolving Funds.

She reported that, on the project side, they have not yet completed a full quarter, so comprehensive updates from the agencies are not available at this time. However, they reviewed the projects scheduled to expire before the next meeting and met with two agencies regarding project extensions. In September, she and her team will have updates on several projects, including extension statuses and pending issues, which will offer a clearer picture of the current environment.

6. Discussion and possible action on a request from Council on Law Enforcement Education and Training (CLEET) for an extension for project LRP10163 – Building C Security Upgrades. [Brandy Manek, OMES; CLEET – Shawna Murphy, Finance Representative, Janey Rowden, Acting Chief of Operations, Josh Sutton, Facilities Manager, Preston Draper, General Counsel]

Preston Draper, General Counsel of CLEET, requested an extension for their project, LRP10163, on security upgrades for Building C.

Bailey Cook moved to approve the extension of the CLEET project, LRP10163- Building C, security upgrades, to March 2026. Josh Cruzan seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Ersteniuk, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Sammons, aye; Mr. Mason, aye.

7. Discussion and possible action on a request from the Department of Mental Health and Substance Abuse Services for an extension for project LRP10151- NCBH Fire and Security System. [Brandy Manek, OMES]

Chad Carpenter, Chief of Operations of ODMHSAS, requested an extension for their project, LRP10151, for NCBH fire and security system upgrades. He informed commission members that their project is currently pending approval from the City fire marshal. If approved, the project is expected to be completed by the end of September.

Travis Mason moved to approve the extension of the ODMHSAS project, LRP10151 – NCBH Fire and security system, to December 2025. Anthony Sammons seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Ersteniuk, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Sammons, aye; Mr. Mason, aye.

8. Update and report on the passage of SB1169. [Brandy Manek, OMES]

Chairman Mason was pleased to announce the exciting news of the passage of SB 1169 and credited the Legislature and Governor Stitt for their approval of the bill. He deferred to Ms. Manek for an overview of the bill and its relationship to the LRCPC.

Ms. Manek provided an overview of the bill, which expands the Commission's responsibilities to include oversight of the Oklahoma Capital Assets Maintenance and Protection Fund (OCAMP). She reported that the LRCPC Statutes remain in place and provided commission members with a document that summarized the sections of the bill.

Ms. Manek reminded commission members of the FY26 prioritized list they completed and approved last year in preparation for this year. She stated that the allocated funds can be used for any projects on that prioritized list for FY26 as funds become available.

She also informed commission members about staff changes for new duties related to OCAMP fund responsibilities, noting that the Office of Management and Enterprise Services, Capital Assets Management, led by Nathan Wald (OMES-CAM), will handle staffing related to plans and lists for statutory OCAMP funds – CAM will develop the process for plans moving forward. The Oklahoma Capital Improvement Authority (OCIA) will oversee staffing for the disbursement of the OCAMP Fund, and OMES Budget will complete ongoing projects within the Maintenance of State Buildings Revolving Fund.

Ms. Manek discussed the OCAMP fund plans for FY26. The Regents, Tourism, and the State – OMES each have a five-year plan. CAM will develop a process to gather plan information from all other agencies that own state property and combine it with the OMES plan inclusion in a State five-year plan.

Ms. Manek reported on project funding for OCAMP. The available funds total \$225 million.

9. Presentation, discussion, and possible action regarding deferred maintenance and Oklahoma Capital Assets Maintenance and Protection Fund. [Brandy Manek, OMES; Nathan Wald, Administrator of OMES Capital Assets Management (CAM)]

- OMES deferred maintenance history, plan, and progress.
- Oklahoma Capital Maintenance and Protection Fund and Long-Range Capital Planning Commission role.
- OMES plan for gathering data.

1. Discussion and possible action on recommendation 1.: Approval of fiscal year 2026 funding to be allocated to OMES to continue deferred maintenance work in the 29 OMES-managed facilities:
2. Discussion and possible action on recommendation 2: Approval of all property-owning agencies follow OMES' model and conduct thorough evaluations of all state-owned

facilities and their respective assets as a requirement for participation in funding to be completed by March 31, 2026.

3. Discussion and possible action on recommendation 3: Approval of OMES to compile agency data and develop a comprehensive plan for state-wide deferred maintenance, beginning with fiscal year 2027.

Commissioner Hamer noted that, since the Act takes effect on July 1, 2025, the Commission is currently unable to act on the three proposed items listed.

Chairman Mason suggested holding a special meeting in July, recognizing that the items The items listed in item 9 are essential and need to be addressed before the regularly scheduled meeting in September.

Josh Cruzan moved to table any action items related to item 9 and proposed scheduling a special meeting at a later date. Anthony Sammons seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Ersteniuk, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Sammons, aye; Mr. Mason, aye.

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

Chairman Mason addressed the commission members, stating this is a step in the right direction and expressing his enthusiasm. He acknowledged the work and responsibility involved, but emphasized the importance of the Commission's commitment to their roles.

Chairman Mason then invited comments and discussion from the members.

Commissioner Hamer emphasized to Nathan Wald that this is an essential initiative. As the chairman pointed out, it aligns with our mission to protect taxpayer-funded assets, and there's no higher priority than safeguarding these resources.

Commissioner Sammons recommended inviting representatives from Higher Ed and Tourism to the next meeting to present their 5-year plan and provide an update on how they utilized this year's funds, especially if OMES was informed.

11. Adjournment:

There being no further business, Travis Mason motioned to adjourn the meeting. Anthony Sammons seconded the motion. Seeing no opposition, the meeting adjourned at 1:55 PM.