

LONG-RANGE CAPITAL PLANNING COMMISSION

Meeting Minutes

Feb. 4, 2016, 1:00 p.m.

Norman Veterans Center

1776 E. Robinson,

Norman, OK 73071

A meeting notice was filed with the secretary of state and agenda posted in accordance with the Open Meeting Act.

**MEMBERS PRESENT:** Cliff Branan, Branan Property Company  
Jeff Davis, Partner, Acorn Growth Companies  
Charles Ford, President, Charles Ford Company  
Jerry Winchester, President/CEO, Seventy Seven Energy  
John Woods, President/CEO, Norman Chamber of Commerce

**MEMBERS ABSENT:** Kirkland Hall, CEO and Vice Chairman, Hall Capital  
Don Kaspereit, CEO, DPI Companies  
Jeff Stava, Chief Operating Officer, Tulsa Community Foundation

**GUESTS:** Ben Davis, OMES CAM, Director of Planning  
Justin Henry, OMES CAM, Planning  
Tim Tuck, OMES CAM, Legal Division  
Beverly Hicks, OMES CAM, Administration  
Craig Cherry, OMES CAM, State Facilities Director  
Dan Melton, OSBI  
Steve D. Elliot, ODVA  
Myles L. Deering, ODVA  
Craig Kelley, Norman Veterans Center  
Shanthe Vardan, ODVA  
Ashley Reel, OMES  
Dorita Herd, ODVA  
Shane Faulkner, ODVA  
Nicole Miller, ODVA

**I. Call to order and confirmation of quorum. [John Woods]**

Chairman Woods called the meeting to order at 1:00 p.m. A roll call was taken and a quorum was established. A meeting notice was filed with the Secretary of State and an agenda posted in accordance with the Open Meeting Act.

Chairman Woods made known that Mr. Davis would be chairing on his behalf at today's meeting.

**II. Approval of Minutes from November 4, 2015, commission meetings. [John Woods]**

Mr. Winchester moved to approve the November meeting minutes. Mr. Ford seconded the motion, the motion passed, and the following votes were recorded:

Mr. Branan - aye; Mr. Davis - abstain; Mr. Ford, aye; Jerry Winchester - aye; John Woods - aye.

**III. Discussion and possible action to approve transfer of 14.9-acre parcel located at NE 28<sup>th</sup> Street and Creston Drive, Oklahoma City, to the Oklahoma City Urban Renewal Authority. [Ben Davis]**

Mr. Ben Davis made the Commission aware of OMES' ownership to the said property that has been owned by the state since 1909 and has been sitting vacant ever since. OMES corresponded with several agencies and local public agencies to see if there were any potential partnerships on properties that need disposed of. The City of Oklahoma City is currently working on redeveloping around that area of the city of where the property is located. The Office of Management and Enterprise Services approached the City and them aware that the property was available in support for their redevelopment of that area.

If approved by the Commission, the property will be sold to the City of Oklahoma City through Interlocal Agreement for the current appraised value of the property. Proceeds from the sale will be deposited in the Maintenance of State Buildings Revolving Fund.

The Office of Management and Enterprise Services recommended approval of the transfer of the property.

Mr. Ford made a motion to approve the transfer of the property. Mr. Winchester seconded the motion, the motion passed, and the following votes were recorded:

Mr. Branan - aye; Mr. Davis - aye; Mr. Ford, aye; Mr. Winchester - aye; John Woods - aye.

**IV. Discussion and possible action to transfer \$250,000 in unused FY2015 capital funding to FY2016 capital project #P1609001 *Renovation of Former OSBI Lab into Department of Veterans Affairs Administration*. [Ben Davis]**

Mr. Ben Davis made the Commission aware that the Office of Management and Enterprise Services has a couple of projects from FY2015 that were approved by the Commission as part

of the 2015 Capital Budget. Due to operating budget issues of the State, additional agency funding to complete those projects is not available and have to be canceled. They request the Commission approve the transfer of funding for the three FY2015 projects to be used on a 2016 project that was approved by the Commission to fully fund the former Oklahoma State Bureau of Investigations (OSBI) Lab, located east of 36<sup>th</sup> Street and Kelley, in Oklahoma City, is being renovated into the new headquarters building for the Department of Veterans Affairs. There was unforeseen drainage issues affecting the basement level that increased the cost, and the additional funding would be utilized to address those issues.

The staff recommended to approve the transfer of funding.

Mr. Ford made a motion to approve the Two-Hundred, Fifty Thousand Dollars (\$250,000) transfer of funding. Mr. Winchester seconded the motion, the motion passed, and the following votes were recorded:

Mr. Branan - aye; Mr. Davis - aye; Mr. Ford, aye; Jerry Winchester - aye; John Woods - aye.

**V. Presentation and discussion of the *Report on the 2015 Sale of State Properties, Reduction in Leased Space, Maintenance of State Buildings Revolving Fund, and of the State's Deferred Maintenance needs.* [Ben Davis]**

Mr. Ben Davis informed that, by statute, every February 1<sup>st</sup> the Commission is required to send a report to the Governor's Office and the Legislature outlining sales from the previous year of real property, as well as, expenditures out of the Maintenance of State Buildings Revolving Fund, and of the State's Deferred Maintenance Needs.

Mr. Davis shared with the Commission the report and all it entailed that it was submitted by statute date.

A detailed report was provided to the Commission at the meeting.

Presentation and discussion only.

**VI. Presentation and discussion by the Oklahoma Department of Veterans Affairs on their facilities, operating procedures, and capital needs. [Doug Elliot and Dorita Herd]**

Mr. Elliot shared with the Commission that they provide benefits to all veterans in the State. A slide presentation was given on the core of what is done and the needs for their several centers.

A detailed report was provided to the Commission at the meeting that gave an overview of the projected needs of the veteran community they provide care for, that included, recent Capital Improvements Plan (CIP) renovations of the Ardmore, Claremore, Clinton, Lawton, Norman, and Talihina Veterans Centers, a list of Capital Improvements from FY2014 to present, a VA priority list process, future capital improvement needs, VA State Home Construction Grants priority list for FY2016, their proposed VA grant application for FY2017 – FY2023, Five – year

VA funding levels and un-funded federal submissions, and proposed Capital Improvement funded projects for FY2017 – FY2023.

Mr. Kelley provided a breakdown of every center, on what each center specialized in, how their system works with their primary care providers in the centers, and their relationship with the Federal VA Health Care System.

Presentation and discussion only.

**VII. Report on meeting with Denise Northrup, Chief of Staff, Office of Governor Mary Fallin. [John Woods]**

Mr. Ben Davis informed that he, Mr. Cherry, Mr. Henry, Mr. Woods and Mr. Hall met with Secretary Doerflinger and Ms. Northrup to provide them an overview of the Capital Improvements Plan (CIP), and covered some of the major capital needs that are in the plan that the legislature is currently considering.

Ms. Northrup was supportive of the idea of the need to be committed to the CIP and Capital Budget, so much that she was interested in them speaking in front of a joint session of the legislature. To date, they have not heard back about next steps. OMES leadership has checked in with the Governor's office and it is still on their list. Mr. Davis expects to hear back from their office next month. There is activity in upper leadership and a priority to find funding for the CIP.

Mr. Cherry, State Facilities Director, made known the process was mentioned in Governor Fallin's State of the State address, requesting Ten Million dollars (\$10,000,000). He mentioned Secretary Doerflinger is looking at several avenues of trying to get a consistent funding stream into the program that would be outside of an appropriation that is required. He realizes this year may be tough to get it through, but that Secretary Doerflinger understands what the priorities and state needs are, and is on his radar all the time.

**VIII. Tour of Norman Veterans Center. [Craig Kelley]**

The meeting had to adjourn before the tour due to a member that left which made for a lack of quorum.

Mr. Kelley gave the guided tour and shared with those present how everything works.

**IX. Adjournment. [John Woods]**

There being no further business, Mr. Winchester made a motion to adjourn. Mr. Davis seconded the motion. Motion carried. The meeting adjourned at 1:58 p.m.