

LONG-RANGE CAPITAL PLANNING COMMISSION

Nov.9, 2017, 1:00 p.m.

Oklahoma State Capitol Building  
Oklahoma City, OK, Room 419-C

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

**MEMBERS PRESENT:** Jeff Davis, Partner, Acorn Growth Companies  
Larry DeWitt, Executive Vice President, Farmers Exchange Bank  
John Estus, Account Director, Saxum  
Kirkland Hall, CEO and Vice Chairman, Hall Capital  
Ron Justice, Senator  
Jerry Winchester, President/CEO, 63 RANCH LLC.

**MEMBERS ABSENT:** Travis Mason, Director, Commercial Oklahoma  
Jeff Stava, Chief Operating Officer, Tulsa Community Foundation

**GUESTS:** Ben Davis, OMES CAM, Director of Planning  
Beverly Hicks, OMES CAM Planning  
Melissa Milburn, OMES CAM, Director of Real Estate and Leasing Services (REALS)  
Tim Tuck, OMES Deputy Counsel  
Denise White, OMES Public Affairs  
Andrew Messer, Bond Advisor's Office  
Angela Pierce, Director of OCIA  
Dr. Laura Pittman  
Dan Melton, OMES  
Joe M. Allbaugh, Director of OK Dept. of Corrections

**I. Call to order and confirmation of quorum. [Jerry Winchester]**

Chairman Winchester called the meeting to order at 1:08 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.

**II. Approval of minutes from the Oct. 12, 2017 Commission meeting. [Jerry Winchester]**

Mr. DeWitt moved to approve the meeting minutes of October. Mr. Hall seconded the motion, the motion passed and the following votes recorded:

Mr. Davis, abstain; Mr. DeWitt, aye; Mr. Hall, aye; Sen. Justice, aye; Mr. Winchester, aye.

**III. Discussion and possible action to approve transfer of state property: Oklahoma Department of Corrections- Elk City facility. [Melissa Milburn]**

The property is located at 1309 Airport Industrial Road, in Beckham County, owned by the Department of Corrections and was declared surplus. The property will be sold through an Interlocal Agreement contract with the City of Elk City. The proceeds will be deposited into the Maintenance of State Building Revolving Fund. The Capital Assets Management, a division of the Office of Management and Enterprise Services recommended approval on the transfer of the property.

Mr. Hall moved to approve the transfer of said property. Mr. Davis seconded the motion, the motion passed and the following votes recorded:

Mr. Davis, aye; Mr. DeWitt, aye; Mr. Estus, aye; Mr. Hall, aye; Sen. Justice, aye; Mr. Winchester, aye.

*Mr. Estus arrived at 1:10 p.m.*

**IV. Discussion and possible action to adopt FY2019 Capital Budget and FY2019-2026 Capital Improvements Plan. [Ben Davis]**

- Letter from the Chairman
- Executive Summary
- Policy recommendations
- Capital budget
- Eight year Capital Improvements Plan
- Recommendations for strategic disposals
- Summary of Higher Education Projects

The revisions made to the capital budget for FY2019 were reprioritized. The same document outline as was proposed in the October meeting will remain as is, with exception of slight changes proposed in the capital budget that were based off of commission feedback on some projects, bringing the number of projects from forty-five to forty-two in total. The projects removed from the list were considered less critical and moved into the out years. The remaining forty-two were considered critical and moved forward. Project descriptions for clarity were added on work details.

Mr. Davis gave a report on the updated debt service numbers from the State Bond Advisor's Office.

In order to fund the recommended capital budget, either, additional appropriations or sales proceeds need to be deposited into the Maintenance of State Buildings Revolving Fund (MSBRF). All existing funding in the MSBRF is allocated to previously approved capital projects.

A detailed application packet was provided to each commission member and was reviewed in the presentation given at the meeting.

There were some minor changes made to the eight-year capital improvements plan with the same amount of funds. The bond issue recommendation remains the same on the fifteen projects for six agencies over a twenty-year term.

- Corrections inmate management system

- Rehabilitation services-Instructional Activity Center, Food Service/cafeterias at the School of the Blind and Deaf
- Total rehabilitation expansion of the Tulsa Medical Examiner's Office
- Readiness Center rehabilitations for Okmulgee, Bartlesville, Ponca City, Vinita, Broken Arrow and Stillwater.
- Mental Health and Substance Abuse Services for Tulsa, Woodward, Oklahoma City.
- Veterans Affairs lab/pharmacy and physical training renovation at Clinton.

Mr. Ben Davis explained that the inmate management system it is to replace their entire document and management system. Currently, a majority of the system is outdated and the bulk of it is paper based. By law, the Department of Corrections is required to retain every document indefinitely. It will digitize everything to help them manage sentencing, gang affiliations, health needs, and to make sure they are compliant with various federal and state laws.

The recommendations for strategic disposition are coming from the OMES, Office of Real Estate and Leasing Services (REALS).

- Talihina Veterans Center – A majority of the facility was constructed in 1920 and has major code issues and a lot of deferred maintenance. The Department of Veterans Affairs (VA) request to relocate to a community that has a larger population and better workforce pull. OMES REALS sought approval from the Commission to help assist the VA with the transfer, if approved by the Legislature to build a new facility. The sale of certain buildings located on the property would go towards the construction of the new facility. The VA will keep three buildings located on campus.
- Northern Oklahoma Resource Center – A Department of Human Service (DHS) facility, located in Enid, relocate its activities that are still on the site into a more concentrated area and sale the remaining proportion of the property. The sale proceeds would go to the consolidation of the DHS services that are still on site, the rest would go to the Maintenance of State Building Revolving Fund.

The staff recommended approving the FY2019 Capital Budget and the FY2019-2026 Capital Improvements Plan, and to direct staff to distribute the documents to state leadership after review by OMES, Office Public Affairs.

Mr. Hall motioned to approve and move forward as submitted. Mr. Estus seconded the motion, the motion passed and the following votes recorded:

Mr. Davis, aye; Mr. DeWitt, aye; Mr. Estus, aye; Mr. Hall, aye; Sen. Justice, aye; Mr. Winchester, aye.

**V. Updates and Discussion.** None.

**VI. Adjournment.**

There being no further business, Mr. Hall made a motion to adjourn. Mr. Mason seconded the motion, the motion carried and the meeting adjourned at 1:32 p.m.