

LONG-RANGE CAPITAL PLANNING COMMISSION
SPECIAL MEETING

Mar. 6, 2018, 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
Travis Mason, Director, Commercial Oklahoma
Jerry Winchester, President/CEO, 63 RANCH LLC.

MEMBERS ABSENT: Jeff Stava, Chief Operating Officer, Tulsa Community Foundation

GUESTS: Ben Davis, OMES Director of Planning
Beverly Hicks, OMES Administrative Coordinator/Planning Dept.
Melissa Milburn, OMES Director of Real Estate Leasing Services
(REALS)
Kimberlee Williams, OMES Deputy Counsel
Andrew Messer, Office of State Bond Advisor
Angela Pierce, OMES Director of OCIA
Patty DeWitt
Dan Melton, OSBI Comptroller
Faron Bryant, DOC CTM Director
Kameron Harvanek, DOC Warden at Mack Alford
Scott Crow, DOC Chief of Operations
Ashlee Clemmons, DOC

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

Chairman Winchester called the meeting to order at 1:05 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 Nov. 9, 2018 Commission meeting. [Jerry Winchester]

Mr. Jeff Davis moved to approve the meeting minutes of November. Mr. DeWitt seconded the motion. The motion passed and the following votes recorded:

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

III. Discussion and possible action to approve transfer of state property:

The Office of Management and Enterprise Services, Capital Assets Management request the approval of the Commission for the transfer of the following properties:

a. Vacant lot, located northeast of the intersection of North Hickory Street and West Hobson, Sapulpa, Creek County, Oklahoma.

The property is owned by the Department of Human Services, consist of .468 acres mol., and will be sold at sealed bid auction for no less than ninety percent (90%) of the current appraised value. The proceeds will be deposited in the Maintenance of State Buildings Revolving Fund (MSBRF).

b. Vacant lot, located southwest of the intersection of Madison Boulevard and Jacquelyn Lane, Bartlesville, Washington County, Oklahoma.

The property is owned by the Department of Human Services, consist of .51 acres mol., and will be sold at sealed bid auction for no less than ninety percent (90%) of the current appraised value. The proceeds will be deposited in the Maintenance of State Buildings Revolving Fund (MSBRF).

c. Southern Oklahoma Resource Center, Highway 77 and S. Chickasaw Street, Pauls Valley, Garvin County, Oklahoma. [Melissa Milburn]

The Commission approved the sale of the property through sealed bid auction in September 2015. The property was appraised and two sealed bid auctions were conducted with no bids received. The property is currently vacant and owned by the Office of Management and Enterprise services (OMES), consist of 590 acres mol. of land, including structures. The property will be transferred from OMES to the Oklahoma Department of Corrections (ODOC) through an Interagency Agreement. The ODOC will reimburse OMES for all cost associated with the transfer. The transfer will not generate any proceeds. If the said agreement does not work out, the property will be liquidated through an auction of request-sealed bids. If liquidated, proceeds will be deposited in the Maintenance of State Buildings Revolving Fund.

Mr. Davis moved to approve the transfer of the three properties as submitted. Mr. DeWitt seconded the motion. The motion passed and the following votes recorded:

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

IV. Discussion and possible action to revise project budgets for FY2018 capital projects:

a. Project #1813101: Mack Alford Corrections Center Water Treatment Plant; increase budget from \$2,750,000 to \$4,750,000.

b. Project #18113102: Oklahoma State Penitentiary Doors, Frames and Locks; decrease budget from \$4,300,000 to \$2,300,000. [Ben Davis]

The Commission received a request letter from the Oklahoma Department of Corrections (ODOC) asking to transfer funding between two previously approved projects as listed in items a. and b.

Based on assessments and engineering studies, MACC can no longer depend on a single water source to sustain facility operations. This is reinforced by the fact that the availability of water through Bluestem Lake is completely contingent on rainfall, which have been mostly absent. As a contingency, should the need arise, the town of Stringtown agreed to allow MACC to connect into their water supply. The agreement between both entities require The Oklahoma Department of Corrections to lay approximately three miles of pipeline and purchase/install pumps to supply water to the facility tower. The amount of water provided through this arrangement would maintain core facility operations under rationing protocols.

The Oklahoma Department of Corrections request to deduct Two Million dollars (\$2,000,000) from the Oklahoma State Penitentiary (OSP) doors, frames and locks project (b.) budget and transfer the said amount into the Mack Alford (MACC) Water Treatment Plant replacement project (a.) budget. The approval of the transfer will fund Project #1813101 in its entirety.

Mr. Mason moved to approve the transfer. Mr. DeWitt 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. Mason, aye; Mr. Winchester, aye.

Mr. Hall arrived at 1:14 p.m.

V. Updates and Discussion. None.

VI. Adjournment.

There being no further business, Mr. Hall made a motion to adjourn. Mr. Jeff Davis seconded the motion, the motion carried and the meeting adjourned at 1:20 p.m.