

LONG-RANGE CAPITAL PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
Apr. 20, 2023, 1 p.m.  
Oklahoma State Capitol Building  
Senate Conference Room 4S.9  
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  
Gary Hamer, Pro Tempore Appointee  
Brandon Ersteniuk, CEO of Ersteniuk Insurance Agency  
Jason Sutton, Speaker Appointee  
Bailey Cook, Speaker Appointee

**MEMBERS ABSENT:**

Josh Cruzan, CEO of Rimrock Energy Partners, LLC  
Travis Mason, Director of Commercial Oklahoma  
Mark Selvidge, Pro Tempore Appointee

**GUESTS:**

James Kentopp, OMES	John Clark, OSDH
Beverly Hicks, OMES	Megan Gelmers, BT Development
Kimberlee Williams, OMES Legal	Emily K. Pomeroy, OCURA w/ Center for Economic Development Authority
Carie Carman, OMES REALS	Thomas Grossnicklaus, Commerce
Eva Thurman, OMES REALS	

Office of Management and Enterprise Services (OMES) ♦ OMES Real Estate and Leasing (REALS) ♦  
Oklahoma City Urban Renewal Authority (OCURA); Beacon Tract (BT) Development

**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 1:23 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 Jan. 12, 2023, commission meeting: [Chair]**

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

Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Sutton, aye; Mr. Cook, aye.

**5. Discussion and possible action to approve the transfer of State-owned Real Property:**

[Carie Carman for Melissa Milburn]

OMES requests the approval of the Long-Range Capital Planning Commission for the transfer of the following properties:

**1. Land and building located at 438 S. 9<sup>th</sup> Street, Jay, Delaware County, Oklahoma.**

- a. The property is owned by the Oklahoma State Department of Health.
- b. The property consists of an office building consisting of approximately 16,273 square feet mol, located on 1.72 acres, mol.
- c. The property will be sold through an Interlocal/Interagency Agreement or by sealed bid Auction for no less than 90% of the appraised value.
- d. Proceeds will be deposited to the Maintenance of State Buildings Revolving Fund.

**2. Land and buildings located 11 miles West of the City of Okmulgee, Okmulgee County, Oklahoma.**

- a. The Oklahoma Historical Society owns the property.
- b. The property consists of a vacant residential dwelling, garage, and laundry building of approximately 3,850 square feet, mol, located on 54.74 acres, mol.
- c. The property will be sold through a sealed bid auction for no less than 90% of the appraised value.
- d. Proceeds will be deposited to the Maintenance of State Buildings Revolving Fund.

**3. Department of Commerce, transfer of a vacated portion of Stiles Circle and N.E. 8<sup>th</sup> Street in Oklahoma City, Oklahoma County, Oklahoma.**

- a. The property is owned by the Department of Commerce.
- b. The property consists of a vacated portion of Stiles Circle and N.E. 8<sup>th</sup> Street and is adjacent to Southwest portion of the Department of Commerce property, comprising 205 square feet, or .0047 acres, mol.
- c. The Department of Commerce will transfer ownership by quitclaim deed to the Oklahoma City Urban Renewal Authority (OCURA).
- d. The transfer will not generate any proceeds.

Gary Hamer moved to approve the transfer of state-owned properties in items 1 through 3. Brandon Ersteniuk seconded the motion. The motion passed, and the following votes were recorded:

Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Sutton, aye; Mr. Cook, aye.

**6. Discussion on Project and Financial update.** [James Kentopp for Brandy Manek]

Mr. Kentopp reported as of April 14, 2023, that the total cash balance in the Maintenance of State Building Revolving Fund is \$21,698,706.28. He updated the Commission on the status of projects and expenditures.

Mr. Kentopp updated the members on the new funding mechanism and said that he and Ms. Manek plan to provide the members with a reconciliation report in the future.

**7. Discussion and possible action on Requests for Extensions to Complete Existing Projects:**

a. Agency 45200 – OK DEPT. OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES (ODMHSAS):

- LRP10113 – Replace 47-year-old mechanical boilers - \$150,000
- LRP10114 – Replace 27-year-old boiler - \$170,000
- LRP10118 – Replace chillers and boilers - \$250,000
- LRP10126 – New chillers for building 54 - \$486,900
- LRP10127 – Replace chillers and severely damaged ducts - \$500,000
- LRP10129 – New boilers – ODOL inspections say to replace - \$500,000
- LRP10095 – Norman Children’s Recovery Center tornado shelter – \$1,047,892.72
- LRP10096 – Vinita Rose Rock Recovery Center tornado shelter - \$1,047,892.72

b. Agency 13100 – OK DEPT. OF CORRECTIONS (ODOC):

- LRP10139 – Replace doors and frames - \$115,000
- LRP10140 – Rebuild armory and CERT equipment - \$115,000

Mr. Kentopp informed the members that he erred when adding the two tornado shelter projects to the Department of Mental Health and Substance Abuse Services projects list (LRP10095; LRP10096) for extensions. The Commission already waived these projects’ lapse dates during April 21, 2022, meeting because they were stalled due to the pandemic.

Mr. Kentopp reported that the projects listed had come before the Commission in the past and were approved. The lapse date of June 17<sup>th</sup> is approaching for these projects, and agencies are requesting the Commission waive the lapse date for additional time to complete their work.

Brandon Ersteniuk moved to approve waiving the lapse date as requested. Bailey Cook seconded the motion. The motion passed, and the following votes were recorded:

Mr. Ersteniuk, aye; Mr. Hall, aye; Mr. Hamer, aye; Mr. Sutton, aye; Mr. Cook, aye.

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

**9. Adjournment:**

There being no further business, Gary Hamer motioned to adjourn the meeting. Bailey Cook seconded the motion. Seeing no opposition, the meeting adjourned at 1:52 p.m.