

**TRUSTEES FOR THE DEPARTMENT OF MENTAL HEALTH  
AND SUBSTANCE ABUSE SERVICES REAL PROPERTY TRUST**  
Department of Mental Health  
and Substance Abuse Services  
Oklahoma City, Oklahoma

**September 26, 2024**

Board members present:

Shannon O'Doherty, Chair  
Hossein Moini  
Kari Stomprud, M.Ed.  
Kim Holland, APRN-CNP  
Tayyaba Ali, M.D.  
Gina Pazzaglia, Ph.D.  
Hamel B. Reinmiller, CPL  
Craig Henderson, LCSW, MDIV  
Carisa Wilsie, Ph.D.

**CALL TO ORDER**

Ms. O'Doherty called the meeting to order and declared a quorum was present.

**APPROVAL OF MINUTES OF THE MAY 30, 2024, REAL PROPERTY TRUST MEETING**

Ms. Stomprud moved to approve the minutes. Mr. Reinmiller seconded the motion.

**ROLL CALL VOTE**

|                |     |               |     |
|----------------|-----|---------------|-----|
| Ms. Holland    | Yes | Dr. Ali       | Yes |
| Mr. Reinmiller | Yes | Ms. Stomprud  | Yes |
| Mr. Moini      | Yes | Dr. Wilsie    | Yes |
| Dr. Pazzaglia  | Yes | Mr. Henderson | Yes |
| Ms. O'Doherty  | Yes |               |     |

**DISCUSSION AND POSSIBLE ACTION REGARDING A LETTER OF INTENT**

Dr. Durand Crosby discussed the ODMHSAS-owned land at 13<sup>th</sup> and Lottie, which is the current location of OCRU.

Dr. Crosby stated the MAPS4 project was approved back in 2019 with the City of Oklahoma City. He stated one of the projects on the MAPS4 list was to build a new crisis center. He stated the Agency would like for the City to build the new crisis center on the current OCRU land and allow ODMHSAS to operate the facility. In order for the City to build, ODMHSAS would have to transfer the title to the City.

Dr. Crosby stated that another complexity is there are currently buildings on this land. He stated the City of Oklahoma City is dealing with private funders for the cost of demolishing the current buildings. In order to move forward, the City needs a letter of intent from ODMHSAS that says the Agency intends to transfer the title to the City of Oklahoma City. The details would continue to be worked on and status updates will be

provided to the Board and Real Property Trust; the actual land title transfer would not occur until the Spring of 2025. If updates or questions arise between scheduled meetings, he stated a special meeting of the Real Property Trust could be called.

Dr. Crosby introduced the Executive Director of OCCI and OCRU, Lauren Stover; she has been working with the City of Oklahoma City on the details of what this new crisis center will be, what it would look like, and what it could mean for the citizens of Oklahoma City.

Ms. Stover shared the proposed floor plan for the new crisis center. She confirmed there would be at least 32 beds. She stated there are funding gaps with this MAPS 4 Project and she is working with some donors to avoid any sort of detriment to current operations.

Commissioner Friesen stated another value add to this specific property is the co-location with OU Health Science Center; she and her team have met with OUHSC multiple times.

Ms. Stover stated the construction budget is \$9 million, which includes land acquisition funding. A full cost estimate won't be available until around November; as of right now, there is a \$4 to 5 million budget gap. She stated the Agency would not give the land fully to the City until the project at the 50% phase to engage a construction contract.

Ms. O'Doherty stated this will come before the Real Property Trust before any execution of final contract. She stated this will allow things to keep proceeding in the right direction, so it makes sense to allow the process to continue.

Dr. Crosby stated the Agency could include a provisional clause that imposes a condition subsequent that the City is only given the land to build a crisis center for all purposes and should the City fail to do so, the land would revert to ODMHSAS.

The Trust members all agreed to the recommendation for a provisional clause.

Ms. Stover stated the new crisis center is in the preliminary phase; ODMHSAS must submit a preliminary report next week, and the City needs this Letter of Intent as a part of the preliminary phase. She stated the Agency cannot move on to any finalized floor plans or construction bids without this letter of intent. She stated the land would not transfer to the City until the 50% phase. She stated ODMHSAS would lease the new crisis center from the City. She stated the new crisis center is set to start construction in August 2025 with doors opening August 2026. She stated OCRU would temporarily relocate during the construction.

Ms. O'Doherty pointed out that if ODMHSAS is fundraising for the funding gap, then those savings should be reflected in the lease with the City.

Mr. Reinmiller moved to accept a motion to allow ODMHSAS to enter into a Letter of Intent to sell the 13<sup>th</sup> & Lottie property to the City of Oklahoma City. Ms. Stomprud seconded the motion.

ROLL CALL VOTE

|                |     |               |     |
|----------------|-----|---------------|-----|
| Ms. Holland    | Yes | Dr. Ali       | Yes |
| Mr. Reinmiller | Yes | Ms. Stomprud  | Yes |
| Mr. Moini      | Yes | Dr. Wilsie    | Yes |
| Dr. Pazzaglia  | Yes | Mr. Henderson | Yes |
| Ms. O'Doherty  | Yes |               |     |

**NEW BUSINESS**

There was no new business discussed.

**ADJOURNMENT**

Ms. Holland moved to adjourn. Dr. Ali seconded the motion.

ROLL CALL VOTE

|                |     |               |     |
|----------------|-----|---------------|-----|
| Ms. Holland    | Yes | Dr. Ali       | Yes |
| Mr. Reinmiller | Yes | Ms. Stomprud  | Yes |
| Mr. Moini      | Yes | Dr. Wilsie    | Yes |
| Dr. Pazzaglia  | Yes | Mr. Henderson | Yes |
| Ms. O'Doherty  | Yes |               |     |

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