

LONG-RANGE CAPITAL PLANNING COMMISSION
REGULAR MEETING MINUTES
September 12, 2024, 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:

Gary Hamer, Senior Community and Strategic Initiatives Manager Partner Tulsa, Pro Tempore Appointee
Josh Cruzan, CEO of Rimrock Energy Partners, LLC, Governor Appointee
Travis Mason, Director of Commercial Oklahoma, Governor Appointee
Bailey Cook, Wm. Bailey Cook III, P.C., Speaker Appointee
Jeff Wills, Governor Appointee
Anthony Sammons, Director of Fiscal Staff of Senate, Pro Tempore Appointee

MEMBERS ABSENT:

Brandon Ersteniuk, CEO of Ersteniuk Insurance Agency, Senate Appointee

GUESTS:

John Gilbert, Office of Management and Enterprise Services (OMES)	Steven Birkes, OMES IS
Kyle Baugnet, OMES	Steven Carter, OK State Bureau of Investigation (OSBI)
James Kentopp, OMES	Vernon Glover, OSBI
Beverly Hicks, OMES	Susan Smith, Dept. of Rehabilitation Services (DRS)
Mary Jackson, OMES Legal	Matt Neal, DRS
David Donahoe, OMES Legal	
Carie Carman, OMES REALS	

1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meeting Act. [Travis Mason, Chair]

Chairman Mason confirmed that this meeting complied with the Open Meeting Act.

2. Call to order and confirmation of quorum. [Chair]

Chairman Mason 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 the agenda was posted in accordance with the Open Meeting Act.

3. Welcome/Introductions. [Chair]

Chairman Mason welcomed guests and the members to the meeting, including the newest commission member, Anthony Sammons, appointed by the Senate Pro Tempore.

4. Approval of minutes from the June 27, 2024, commission meeting: [Chair]

Jeff Wills moved to approve the meeting minutes of June. Gary Hamer seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Wills, aye; Mr. Sammons, abstain;
Mr. Mason, aye.

5. Discussion and possible action to approve the transfer of State-owned Real Property.
[Carie Carman]

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

- 1. Land and buildings located at 5 N.E. 22nd Street, Lawton, Comanche County, Oklahoma.**
 - a. The property is owned by the Oklahoma State Bureau of Investigation.**
 - b. The property consists of a one-story office building consisting of Approximately 6,695 square feet, mol, and land consisting of 1.24 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 Building Revolving Fund.**

Jeff Wills moved to approve item 5.1. Bailey Cook seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Wills, aye; Mr. Sammons, abstain;
Mr. Mason, aye.

6. Discussion and possible action to approve the schedule of meetings for 2025 at 1 p.m.

Feb. 27	Jun. 19	Oct. 2
Apr. 24	Sept. 11	Nov. 6

Jeff Wills moved to approve the 2025 meeting schedule. Anthony Sammons seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Wills, aye; Mr. Sammons, abstain;
Mr. Mason, aye.

7. Financial and project updates. [Brandy Manek]

Mr. Gilbert reported for Brandy Manek at today's meeting and updated commission members. He informed members that at the June meeting, Ms. Manek reported that the fund held a cash

balance of \$10,760,991.08. Since then, it has not changed appreciably. It is now \$10,765,954.61. That slight difference is because the fund receives the Commissioners of the Land Office (CLO) mineral rights deposits in those approved. It is random, but OMES has had some small credits in the last three months, the only credit they have seen. He reported that OMES still has some of the same scenarios, where about \$6.3 million of that \$10 million was set apart for the Oklahoma Department of Human Service (OKDHS) Service First project for the sale of their buildings. Most of the remaining monies are for current online projects or payments for unexpired projects.

Mr. Gilbert reported that he did not have the reconciled amount available for FY26, but he can provide that information at the next meeting in September. He noted that the amount has not changed appreciably since the June meeting.

Mr. Gilbert reported that Ms. Manek had listed four completed projects. Three Oklahoma School of Science and Math (OSSM) HVAC projects are complete. The Council on Law Enforcement Education and Training (CLEET) project for the access control classroom wing is complete. There are no projects in red status, and everything seems to be moving along with no concerns for projects.

Update only. No action was taken.

8. FY2026 Prioritized list review. [Brandy Manek]

Mr. Gilbert reported for Ms. Manek and updated the members on the FY26 prioritized list they were provided with prior to the meeting.

Mr. Gilbert asked Commission members if they had any questions regarding the FY 26 prioritized list. Chairman Mason encouraged the commission members to review the list. If there are any items on the list that they wonder why are not prioritized higher for consideration, now is the time to make them known.

Commissioner Sammons asked if the \$1 million the Legislature gave this year for mold abatement at the Oklahoma State Bureau of Investigation (OSBI) headquarters was worked into these numbers presented. Mr. Kentopp on Brandy's team answered the question and informed Mr. Sammons that the \$1 million budget was separate from this request. The OSBI initially requested \$3 million in appropriations, but the House and Senate agreed to give them \$1 million, which is not configured into this request.

A question was asked about the method of prioritization. Mr. Kentopp explained that there are three categories. The top priority is health and safety, priority number two is critical asset

prevention, and the third is land and buildings. The agencies self-rank their projects, which is how OMES arrived at this list.

Update only. No action was taken.

9. Discussion and possible vote regarding the Department of Rehabilitation Services' request for an extension for the School for the Deaf construction project.

Ms. Smith with the Department of Rehabilitation Services (DRS) spoke to commission members requesting an extension for the Long-Range Capital Planning Commission (LRCPC) funding for the School for the Deaf (OSD) elevator project.

Ms. Smith informed members the project was awarded in August 2023 for a two-year reward. DRS submitted its paperwork to the Office of Management and Enterprise Services (OMES) Construction and Properties (CAP) division for an architect and engineer service in December 2023. However, that was not awarded until the middle of May 2024. When DRS received that award, the architect and engineer requested that they go ahead and do the Gotech and land surveys. Ms. Smith submitted the paperwork for that on May 3, 2024, and they recently received their surveys on September 6, 2024.

Ms. Smith informed commissioners that their LRCPC funds expire on August 31, 2025, and they would need until January 2026 to complete the OSD elevator project.

Travis Mason moved to approve a twelve-month extension for the School for the Deaf construction elevator project. Bailey Cook seconded the motion. The motion passed, and the following votes were recorded:

Mr. Cruzan, aye; Mr. Hamer, aye; Mr. Cook, aye; Mr. Wills, aye; Mr. Sammons, abstain; Mr. Mason, aye.

Update only. No action was taken.

10. Discussion limited to agenda items and 3 minutes in duration.

Chairman Mason expressed his frustration as a member of the Long-Range Capital Planning Commission of having dual commissions responsible for distributing funds to maintain state facilities. He has spoken with the Governor's new Chief of Staff and raised his concerns. There are plans for future discussions after the upcoming primaries are resolved. Commissioner Mason is working on scheduling a time to continue this dialogue, aiming for constructive conversations when the Session begins next year.

11. Adjournment:

There being no further business, Travis Mason motioned to adjourn the meeting. Jeff Wills seconded the motion. Seeing no opposition, the meeting adjourned at 1:30 p.m.