

Real Estate and Leasing Services Newsletter



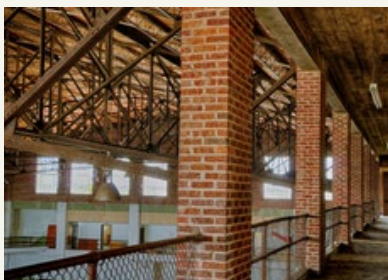
March 2018

Proposals Received for the 23rd Street Armory

The deadline has passed for submission of proposals for lease or purchase and redevelopment of the 23rd Street Armory. The public opening of proposals will be March 21, 2018, in the Will Rogers Memorial Office Building, CR214, 2401 N. Lincoln Blvd., Oklahoma City, OK. OMES looks forward to the proposal opening and learning what exciting redevelopments have been proposed.



Because of the proximity to the Oklahoma State Capitol, the Long-Range Capital Planning Commission approved the sale of the property through the Request for Proposals process to enable OMES to consider more than price when awarding the contracts. The evaluation committee will also consider other factors like community benefits, financial capacity of the redeveloper, and development objectives when evaluating the proposals.



The 23rd Street Armory was designed by Oklahoma architect and National Guard Major, Bryan F. Nolen. It was built in the 1930s as a Works Progress Administration project and was promoted at the time as being the only armory in the state erected entirely from revenue generated by oil wells located on the Oklahoma State Capitol grounds.

Other Property Coming Up for Auction

DHS Vacant Lot for Sale in Sapulpa

DHS has surplused a vacant parcel consisting of approximately .468 acres located in Sapulpa, Oklahoma, across the street from the DHS Creek County Human Services Center. The parcel is located in a mixed-use area near the Sapulpa Public Library. DHS is currently obtaining an appraisal for the property, which will be offered for sale by sealed bid auction. Contact REALS to be added to the interested party list.

DHS Vacant Lot for Sale in Bartlesville

DHS has surplused a .51 acre mol vacant parcel located in a commercial office development adjacent to the DHS Washington County Human Services Center. The surrounding businesses include the U.S. Social Security Administration, the Washington County Health Department, Homeland Security, and a multi-tenant office park. The property will be offered for sale by sealed bid auction. Contact REALS to be added to the interested party list.

OMES Prepares to Auction the Kerr Mansion and Conference Center in Poteau

U.S. Senator Robert S. Kerr and his wife, Grayce Breene Kerr, built the mansion six miles southwest of Poteau. It was completed in 1961. The mansion was constructed primarily from local materials and features two wings which can be closed off when not in use. Kerr entertained President John F. Kennedy in 1961 and Vice President Lyndon B. Johnson in 1962. Other honored guests included Presidents Gerald R. Ford in 1991 and George Bush in 1994, who were both there to speak at the Carl Albert Community College.

The Kerr family donated the mansion to the Oklahoma State Board of Regents for Higher Education in 1978. The facility was used as a retreat, and it was developed into a hotel and conference center under the operation of CASC. When operational costs caused the



Regents and CASC to close the center and declare it surplus, OMES worked with a locally formed non-profit, Friends

of the Kerr Mansion, to enable the non-profit to continue with efforts to operate and improve the facility. Friends of the Kerr Mansion was eventually forced to return the property to the state due to lack of funding for needed repairs, and OMES is now preparing to sell the property through sealed bid auction. The property's estimated value is over \$1,000,000.00.

Questions or comments? Email us at info@omes.ok.gov or call 405-521-3819.

REALS is dedicated to assisting state agencies, boards and commissions with their leasing needs. Please contact us if you have any questions or need assistance with your leased space.

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