

MEETING MINUTES
REAL ESTATE OVERSIGHT COMMITTEE
10:30 AM, Wednesday, December 16, 2015
15th Floor Board Room, OTC

ATTENDEES:

Dwayne Midget

Kristi Ostler

Kahle Rhine

Keri Fothergill

Mark Hogan

Michelle Lester

Ray Meldrum

Luther Breashears

Kimberly Lee

Lucy Dolman

Matt Liechti

Mark Swiney

Michael Dellinger

Terry Ball

CALL TO ORDER

Mark Hogan called to order the meeting of the Real Estate Oversight Committee.

1. MINUTES / ACTION ITEMS FROM LAST MONTH

- a. A motion to approve the Minutes from the November meeting was made, seconded and carried.

2. CELL TOWERS

- a. Verizon Master Lease – A copy of Oklahoma City’s Master and Supplemental Lease was sent to Legal for evaluation. Legal is to determine if a fast track process for approval of sites is feasible.
- b. AT&T – The lease is in Legal for review.
- c. 36th & Lewis – Real Estate and IT are meeting regarding the monopole and comments on the RFP.

3. RFP’S:

- a. OTC Building Management – RFP is in Purchasing.
- b. Auction – The bidder that had an objection did not attend the Standards, Specifications & Awards Committee meeting (SSA). A second bidder attended and submitted some questions that will be addressed at the next SSA meeting.
- c. OTC Listing – CBRE was the only bidder, the contract has not yet been awarded.

4. SURPLUS

- a. Property Review – Engineering has obtained map data for outlying counties and will be preparing maps for review. The initial property review is close to complete and Real Estate is working on the list of properties determined to need further review.
- b. BNSF – Property along I-75 between 17th and 31st. The street is being closed and BNSF is interested in purchasing the properties. They are the only adjoining owner. A motion was made for a direct sale to BNSF, with the condition that all Engineering and IDP requirements are met. The motion was seconded and approved.
- c. Mitchell Park – The Resolution to sell at auction was stopped in favor of a direct sale to Bishop Kelly for the appraised amount of \$703,000.00. Bishop Kelly has agreed to share the property use with the other schools in the area. Verbiage may be added to their deed that requires Bishop Kelly to work with the other schools as well as including a right of first refusal to the City in the event Bishop Kelly sells the property. Objections to the direct sale were made because of the lack of access for the public and Mitchell Park has multiple adjoining property owners. The direct sale will need Mayoral and Council approval. A motion was made for a

direct sale to Bishop Kelly for appraised value was made, seconded and approved with one person voting no.

5. NEW BUSINESS

- a. Amos T. Hall Park and Recreation Center - Tulsa Police Department (TPD) would like to utilize the empty Rec Center as a property evidence storage area. Their current storage area on Trenton does not meet Federal accreditation requirements. The Recreation Center can be modified to fit the needs of the TPD. A cost analysis will be provided by Asset Management. The cost allocation for maintenance will be moved from the Park Department to the TPD. The Trenton storage facility would be reverted for the City's use. Part of the Trenton facility is already being partly utilized by City Surplus.

ADJOURNMENT

Mark Hogan adjourned the meeting.