

**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**

November 21, 2024

Board members present:

Shannon O'Doherty, Chair
Gina Pazzaglia, Ph.D.
Tayyaba Ali, MD
Kari Stomprud, M.Ed.
Carisa Wilsie, Ph.D.
Craig Henderson, LCSW, MDIV
Hamel B. Reinmiller, CPL

Others present:

Dr. Durand Crosby, ODMHSAS
Commissioner Allie Friesen, ODMHSAS
Shawn McCarty, ODMHSAS
Jess Lewallen, ODMHSAS
Carie Carman, OMES

CALL TO ORDER

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

**APPROVAL OF MINUTES OF THE SEPTEMBER 26, 2024, REAL PROPERTY
TRUST MEETING**

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

ROLL CALL VOTE

Mr. Reinmiller	Yes	Ms. Stomprud	Yes
Dr. Pazzaglia	Yes	Dr. Wilsie	Yes
Ms. O'Doherty	Yes	Mr. Henderson	Yes
Dr. Ali	Yes		

**DISCUSSION AND POSSIBLE ACTION REGARDING ANNUAL ACCOUNTING OF
ODMHSAS-OWNED REAL PROPERTY**

Dr. Crosby presented the annual accounting of ODMHSAS-owned real property. The Trust had no questions regarding the report.

Ms. Stomprud moved to accept the accounting of the Real Property Trust. Dr. Pazzaglia seconded.

ROLL CALL VOTE

Mr. Reinmiller	Yes	Ms. Stomprud	Yes
Dr. Pazzaglia	Yes	Dr. Wilsie	Yes
Ms. O'Doherty	Yes	Mr. Henderson	Yes
Dr. Ali	Yes		

DISCUSSION AND POSSIBLE ACTION REGARDING PERMISSION TO AUTHORIZE THE OMES TO NEGOTIATE ON BEHALF OF ODMHSAS WITH RED ROCK

Dr. Crosby stated the ODMHSAS owns a lot of property in Norman. The Oklahoma Office of Management and Enterprise Services has gone through and helped ODMHSAS partition the different pieces of land. There are some potential buyers for some of this land. OMES has obtained appraisals for those pieces of land and are already doing the negotiations with these potential buyers. He stated the Trust must grant permission for OMES to move forward with entering these negotiations.

Ms. Carman stated the parcel that is on the handout that you have and the portion labeled "A" and "B," there is some interest from the city and the county in acquiring that property. The portion that is labeled "F" has already been sold to the State Health Department, so that is no longer in the land trust. The parcel labeled "E", by statute is owned by the Office of Juvenile Affairs.

Mr. Reinmiller wanted to get clarification on "F", when was that sold?

Ms. Carman stated I believe that it was transferred by the statute. I can get confirmation of that, but my understanding is that it was transferred by statute back in time.

Ms. Carman stated OMES is currently in the process of obtaining a survey for this with it parceled out as is in front of you and Red Rock is interested in the potential purchase of the property "H" for the relocation of their facility. Once the surveys are complete, then the property will be appraised; this portion has not been appraised yet. Once those properties are appraised, then OMES would like to proceed with negotiations with those parties for direct sale.

Ms. O'Doherty asked the Trust if they are comfortable giving authorization to sell at 90% of appraised value. She asked if there are traditional realtor fees within a state agency to state agency?

Ms. Carman replied that there is a disposal fee of 1% of the actual assessment. The 90% that OMES uses for other transactions is established by statute. The difficulty with 100% of the appraised value is that it depends on your understanding of appraised value for what, and the appraisers differ on what those values might be.

Ms. Carman stated if OMES offers it twice and don't get 90%, then OMES can liquidate and take whatever they can get. She stated OMES will always try to maximize the amount received.

Ms. Carman stated the City of Norman and Cleveland County are interested in parcel "B" to create a storm water retention which, if it is appraised at that value, will obviously lower the value of that property. If they are doing that, it will be an expense to them, but it would raise the value of the other properties including the main campus; things like that in negotiation have value that going back and forth is not necessarily that appraised value.

Dr. Crosby stated on subsection "B", there is a creek that goes through that section. The City of Norman wants to put the storm retention pond there. Not only will it increase the value because it will no longer have that creek going through there if they build the retention pond, but it also creates a buffer between the rental property and property "A". Property "A" is where there is a homeless shelter currently and housing which could arguably decrease the value if you do not want to build next into a homeless shelter.

Ms. O'Doherty asked for a motion to grant the Oklahoma Office of Management and Enterprise Services authority to negotiate on behalf of the Oklahoma Department of Mental Health and Substance Abuse Services a sale to Red Rock of a portion of the lands as discussed, reference this map of parcel "H" in this attachment. Also included is an appraised value of not less than 90%.

Ms. Stomprud moved to accept the motion. Dr. Ali seconded.

ROLL CALL VOTE

Mr. Reinmiller	Yes	Ms. Stomprud	Yes
Dr. Pazzaglia	Yes	Dr. Wilsie	Yes
Ms. O'Doherty	Yes	Mr. Henderson	Yes
Dr. Ali	Yes		

DISCUSSION AND POSSIBLE ACTION REGARDING PERMISSION TO AUTHORIZE THE OMES TO NEGOTIATE ON BEHALF OF ODMHSAS WITH THE CITY OF NORMAN

Ms. O'Doherty asked for a motion to grant the Oklahoma Office of Management Enterprise Services authority to negotiate on behalf of the Oklahoma Department of Mental Health and Substance Abuse Services a sale not less than 90% of appraised value to the County or City of Norman the land referenced "B" on the attachment.

Mr. Reinmiller moved to accept the motion. Dr. Ali seconded.

ROLL CALL VOTE

Mr. Reinmiller	Yes	Ms. Stomprud	Yes
Dr. Pazzaglia	Yes	Dr. Wilsie	Yes
Ms. O'Doherty	Yes	Mr. Henderson	Yes
Dr. Ali	Yes		

DISCUSSION AND POSSIBLE ACTION REGARDING PERMISSION TO AUTHORIZE THE OMES TO NEGOTIATE ON BEHALF OF ODMHSAS WITH THE CITY OF NORMAN

Ms. O'Doherty verified right now part of "A" is homeless shelter?

Ms. Carman stated yes, and "B" is the detention.

Ms. O'Doherty asked for a motion to grant the Oklahoma Office of Management and Enterprise Services authority to negotiate and request bids on behalf of the Oklahoma Department of Mental Health and Substance Abuse Services, no less than 90% of appraised value for some or all of what is referenced as "A" near the detention for "B" the northwest corner into east of "B" on the attachment.

Mr. Reinmiller moved to accept the motion. Dr. Wilsie seconded.

ROLL CALL VOTE

Mr. Reinmiller	Yes	Ms. Stomprud	Yes
Dr. Pazzaglia	Yes	Dr. Wilsie	Yes
Ms. O'Doherty	Yes	Mr. Henderson	Yes
Dr. Ali	Yes		

DISCUSSION AND POSSIBLE ACTION REGARDING REAL PROPERTY TRUST MEETING DATES FOR CALENDAR YEAR 2025

Ms. Stomprud moved to accept Real Property Trust meeting dates for 2025. Dr. Wilsie seconded.

ROLL CALL VOTE

Mr. Reinmiller	Yes	Ms. Stomprud	Yes
Dr. Pazzaglia	Yes	Dr. Wilsie	Yes
Ms. O'Doherty	Yes	Mr. Henderson	Yes
Dr. Ali	Yes		

ADJOURNMENT

Ms. Stomprud moved to adjourn. Dr. Ali seconded.

ROLL CALL VOTE

Mr. Reinmiller	Yes	Ms. Stomprud	Yes
Dr. Pazzaglia	Yes	Dr. Wilsie	Yes
Ms. O'Doherty	Yes	Mr. Henderson	Yes
Dr. Ali	Yes		



Shannon O'Doherty, Chair



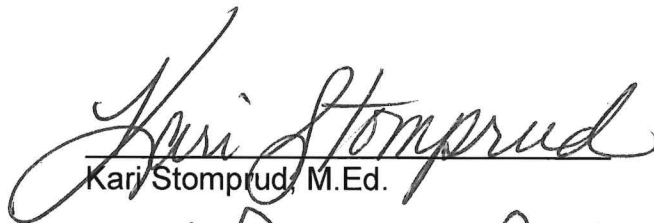
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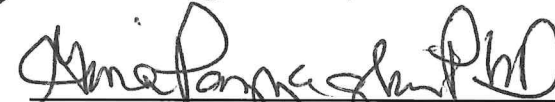
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