

COMMISSIONERS OF THE LAND OFFICE

REGULAR MEETING MINUTES

THURSDAY, MAY 13, 2021 AT 2:00 P.M.
GOVERNOR'S LARGE CONFERENCE ROOM
2ND FLOOR, OKLAHOMA STATE CAPITOL
OKLAHOMA CITY, OKLAHOMA

Notice was posted online on the Commissioners of the Land Office website and at the Commissioners of the Land Office by Wednesday, May 12, 2021 at 2:00 P.M.

PRESENT

Honorable J. Kevin Stitt, Governor and Chairman
Honorable Matt Pinnell, Lt. Governor and Chairman
Honorable Joy Hofmeister, Supt. of Public Instruction and Commissioner
Honorable Blayne Arthur, Secretary of Agriculture and Commissioner

LAND OFFICE STAFF PRESENT

Elliot Chambers, Secretary
Kayla Camp, Executive Assistant
Bennett Abbott, General Counsel
Katie DeMuth, Director of Communications
Mike Sawatzky, Director, Real Estate Management Division
John Fischer, Director, Commercial Real Estate Division
Hannah Pryor, Archivist

VISITORS

Teena Gunter, Oklahoma Department of Agriculture, Food, and Forestry
Tres Savage, NonDoc.com

Governor Stitt called the meeting to order at 2:11 P.M., ensured the presence of a quorum and proper posting, and called the roll.

Stitt:	Present
Pinnell:	Present
Hofmeister:	Present
Byrd:	Absent
Arthur:	Present

1. Request Approval of Minutes for Regular Meeting Held April 8, 2021

- a. *Presented by Elliot Chambers, Secretary*
- b. *Discussion*
- c. *Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

Secretary Chambers presented the minutes of the meeting held April 8, 2021. A MOTION was made by Commissioner Hofmeister and seconded by Lt. Governor Pinnell to approve the minutes.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Abstain Motion Carried.

2. Consideration and Possible Action to Issue a Continuous Easement

Lease No.	Legal Description	Easement No.
103255 Jefferson County	SW/4 Sec. 17-4S-8WIM	9967

Jefferson County Commissioners have made an offer of \$500 for a continuous easement for bridge and public highway improvements. Area requested is 0.07 acres, per provided survey. The appraisal was reviewed by Greg Brownsworth and approved by Anthony Ruiz, Asst. Director of Real Estate Management.

Recommendation: The Director of Real Estate Management recommends approval of the continuous easement.

- a. *Presented by Mike Sawatzky, Real Estate Management Director*
- b. *Discussion*
- c. *Commissioners action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

Mike Sawatzky presented continuous easement number 9967 for approval. A MOTION was made by Commissioner Hofmeister and seconded by Lt. Governor Pinnell to approve the continuous easement.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Aye Motion Carried.

3. Consideration and Possible Action to Approve Appraised Value of Land for Sale, Exchange or Long-Term Lease

Lease No.	Legal Description
101088 Canadian County	The SE/4 Section 36-14N-05WIM containing 160 acres more or less

In February 2021, the Commissioners of the Land Office granted the Commercial Real Estate Division approval to offer for sale, exchange or long-term lease the above referenced tract.

The property was appraised by three Oklahoma Certified General Appraisers. The total value is \$1,440,000.

Recommendation: Director of Commercial Real Estate recommends the appraised value of the property be approved.

- a. *Presented by John Fischer, Commercial Real Estate Director*
- b. *Discussion*
- c. *Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

John Fischer presented the appraised value of the above tract for approval. A MOTION was made by Lt. Governor Pinnell and seconded by Commissioner Arthur to approve the appraised value of land for sale, exchange or long-term lease.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Aye Motion Carried.

4. Consideration and Possible Action to Approve Appraised Value of Land for Sale, Exchange or Long-Term Lease

Lease No.	Legal Description
Part of 103008 Logan County	The SW/4 NW/4 NW/4 NW/4 lying north of the creek, Section 16-16N-02WIM containing 0.85 acres more or less

In April 2021, the Commissioners of the Land Office granted the Commercial Real Estate Division approval to offer for sale, exchange or long-term lease the above referenced tract.

The property was appraised by three Oklahoma Certified General Appraisers. The total value is \$0.55 per square foot, or \$20,000.00 more or less subject to exact parcel size based on eventual survey.

Recommendation: Director of Commercial Real Estate recommends the appraised value of the property be approved.

- a. Presented by John Fischer, Commercial Real Estate Director*
- b. Discussion*
- c. Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.*

John Fischer presented the appraised value of the above tract for approval. A MOTION was made by Lt. Governor Pinnell and seconded by Commissioner Hofmeister to approve the appraised value of land for sale, exchange or long-term lease.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Aye Motion Carried.

5. Executive Session

An Executive Session may be convened pursuant to 25 O.S. §307(B)(3) for discussion of the purchase, exchange or appraisal of real property.

- a. Presented by Bennett Abbott, General Counsel*
- b. Vote to Convene Executive Session*
- c. Retire to Executive Session*
- d. Vote to Return to Open Session*

A MOTION was made by Commissioner Arthur and seconded by Lt. Governor Pinnell to retire to Executive Session.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Aye Motion Carried.

Recording stopped at 2:16 PM

Recording started at 2:23 PM

A MOTION was made by Lt. Governor Pinnell and seconded by Commissioner Arthur to return to open session.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Aye Motion Carried.

6. Consideration and Possible Action on Executive Session Items

The Commission may further consider and take action in open session related to the listed Executive Session agenda items in accordance with 25 O.S. §307(E)(3).

a. Commission action in which the Board may approve, disapprove or table the matter and/or direct staff to take further action.

A MOTION was made by Commissioner Hofmeister and seconded by Lt. Governor Pinnell to authorize the Secretary to execute land exchange agreements and a Purchase and Sales Agreement to acquire a commercial investment property. The land exchange agreement shall exchange 640 acres in Section 36-11N-3WIM, Oklahoma County and may exchange Unit 700 of Oklahoma Commons located at 123 Robert S. Kerr for a commercial investment property known as the Westgate Retail Center located at 13000 N. Pennsylvania Avenue, Oklahoma City, Oklahoma in the NW/4 Sec 17-13N-3WIM, Oklahoma County in addition to the Caliber Buildings previously approved. The Purchase and Sales Agreement for the Westgate Center shall comply with all legal requirements and authorize the Secretary to spend up to \$6.61 million or its appraised value, whichever is lower, along with associated acquisition costs, exchange properties, and cash, if necessary.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Aye Motion Carried.

7. New Business

The Commission may discuss, consider and take possible action regarding new business that could not have been reasonably anticipated or was unknown prior to the regular meeting.

Seeing no new business, a MOTION to adjourn was made by Commissioner Arthur and seconded by Lt. Governor Pinnell.

Stitt: Aye
Pinnell: Aye
Hofmeister: Aye
Arthur: Aye Motion Carried.

Recording stopped at 2:25 PM



Elliot Chambers, Secretary

I HEREBY CERTIFY that the foregoing is a true, full and correct report of said meeting.

WITNESS my hand and official signature this 10 day of June 2021.

(SEAL)



CHAIRMAN

ATTEST:



Elliot Chambers