



OSU Medical Authority Minutes

OSU Medical Authority and Trust

Oct 27, 2022 at 1:15 PM CDT

@ OSU-CHS, 1111 W. 17th St., Tulsa; North Hall 4th Floor Administrative Boardroom

Notice of the meeting was given in writing to the Oklahoma Secretary of State more than forty-eight (48) hours prior to the meeting, and the agenda of this meeting was posted at all entrances of Oklahoma State University Center for Health Sciences, 1111 West 17th Street; twenty-four (24) hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays, in compliance with the Oklahoma Open Meeting Act.

Attendance

Present:

Members: Kevin Corbett, Doug Evans, Jay Helm, Eric Polak, Barry Steichen, Johnny Stephens, Melinda Stinnett (remote)

Guests: Eric Atkinson, Deborah Dage, Jami Longacre, Don Lowther, Finney Mathew, Michael Rogers, Bill Schloss, Marty Smith, Chase Snodgrass, Chuck Thurman

- I. Call to order and establishment of a quorum – Chairman Helm

The meeting was called to order by Doug Evans at 1:36 PM. After a roll call, Doug Evans declared that a quorum of the Trustees of the Oklahoma State University Medical Trust was present for the meeting.

- II. Discussion, consideration, and possible vote on the approval of minutes of the July 28, 2022, meeting – Chairman Helm

 Draft OSU Medical Authority Minutes July 28 2022.pdf

Motion:

Doug Evans motioned for approval of the July 28, 2022, meeting minutes.

Motion moved by Barry Steichen and motion seconded by Kevin Corbett. Aye: Corbett, Evans, Steichen, Stephens Nay: None Abstain: None

- III. Discussion, consideration, and possible vote to authorize the Chairman to execute a lease agreement with the OSU Medical Trust for the OSU Medical Center - Eric Polak, CEO

 Brief Explainer- Lease Agreement Changes.docx

 Lease Agreement between Authority Trust 2022-2050 draft 10.11.22 (002).docx

Eric Polak informed the Board the current agreement expired in July. The old agreement has provisions for the BOK loan. Removed all the references to the BOK loan and sublease from the school side and a few other provisions. There is a provision that states if the hospital makes any improvements greater than \$100,000 then the Authority must approve it. Chairman Helm suggested making change to 10-20 million or whatever the Board is comfortable with. Eric Atkinson is validating insurance policies. It is suggested to change the language to "all improvements to the non-structural up to 10 million." It is asked to clarify language and bring back to the Board.


Motion:

Motion to table this until the next Authority meeting.

Motion moved by Kevin Corbett and motion seconded by Doug Evans.

- IV. Discussion, consideration, and possible vote to authorize the CEO to negotiate a fee agreement with a construction manager at risk for the construction of a mental health hospital-- Eric Polak, CEO

An RFP for CMAR services was sent to all firms on the OMES approved list. The selection committee interviewed the three firms that responded to the RFP. The firms interviewed were: Crossland Construction, Flintco and Korte. The project has an anticipated construction cost of \$53 million and a total project cost of \$70 million.

 CMAR selection background memo for board 10.27.22.docx

In compliance with Oklahoma Statutes all 3 respondents the RFP were interviewed. The committee brings forward 2 contractors that clearly demonstrated the qualifications to perform the work requested. The selection committee voted to recommend Crossland Construction to the Authority for approval.

Motion:

Motion to authorize the CEO to negotiate a fee agreement with a construction manager at risk for the construction of a mental health hospital.

Motion moved by Johnny Stephens and motion seconded by Barry Steichen. Aye: Corbett, Evans, Steichen, Stephens, Helm Nay: None Abstain: None

- V. CEO's Report – Eric Polak, CEO
A. Financial Report

 OSUMA SRE 9.30.2022.pdf


Eric Polak discussed the year-to-date financials. He made a note that the 26.6 million for State and Federal Grants and Contracts for FY2023 budget will not occur. The Finance Committee heard from our auditors, Forvis, yesterday. There were no finding or adjustments, and it is a clean audit.

Motion:

Motion to accept the audit as presented in Finance Committee yesterday.

Motion moved by Doug Evans and motion seconded by Barry Steichen. Aye: Corbett, Evans, Steichen, Stephens, Helm Nay: None Abstain: None

B. Legislative Update

 HB1012XX ENR.pdf

None

VI. Discussion, consideration, and possible vote to establish calendar year 2023 meeting dates - Eric Polak, CEO

 OSUMA CY 2023 meetings.docx

Motion:

Motion to establish calendar year 2023 meeting dates.

Motion moved by Johnny Stephens and motion seconded by Kevin Corbett. Aye: Corbett, Evans, Steichen, Stephens, Helm Nay: None Abstain: None

VII. Announcements – Chairman Helm

- A. Next regularly scheduled meeting of the Authority is December 15, 2022, at the OSUMC 744 W. 9th St., Tulsa

VIII. Motion and Vote for Adjournment – Chairman Helm

Motion:

Moved for adjournment. The meeting ended at 2:21 PM.

Motion moved by Doug Evans and motion seconded by Kevin Corbett. Aye: Corbett, Evans, Steichen, Stephens, Helm Nay: None Abstain: None

Oklahoma State University Medical Authority

Melinda F. Stennett
Secretary