

1 STATE OF OKLAHOMA

2 1st Extraordinary Session of the 59th Legislature (2023)

3 COMMITTEE SUBSTITUTE
4 FOR

5 HOUSE BILL NO. 1023

By: Wallace and Martinez of the
House

6 and

7 Thompson (Roger) and Hall
8 of the Senate

9
10 COMMITTEE SUBSTITUTE

11 An Act relating to the Department of Environmental
12 Quality; removing certain conditions for sale of
13 certain building and appurtenance; removing certain
14 options to relocate offices; removing authorization
15 to enter lease-purchase agreements under certain
16 conditions; authorizing the dismantling of certain
17 appurtenances; allowing for the creating of certain
18 spaces; requiring reports; providing for
19 codification; providing an effective date; and
20 declaring an emergency.

21 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

22 SECTION 1. AMENDATORY 27A O.S. 2021, Section 2-3-110, is
23 amended to read as follows:

24 Section 2-3-110. ~~A. The Department of Environmental Quality
Executive Director shall submit an application to the Speaker of the
House of Representatives and the President Pro Tempore of the Senate~~

1 ~~for the sale of the headquarters building and connected~~
2 ~~appurtenances of the Department located at 707 N. Robinson in~~
3 ~~downtown Oklahoma City. The Commissioners of the Land Office shall~~
4 ~~be responsible for the sale of the building. The funds from the~~
5 ~~sale of the building shall be deposited in the Commissioners of the~~
6 ~~Land Office Revolving Fund created pursuant to Section 1011 of Title~~
7 ~~64 of the Oklahoma Statutes. However, the sale of the building~~
8 ~~shall not proceed if the Commissioners of the Land Office determine~~
9 ~~the proceeds offered for the building are not financially~~
10 ~~sufficient.~~

11 ~~B. A.~~ The Department of Environmental Quality, Oklahoma Tourism
12 and Recreation Department, State Department of Health, Oklahoma Tax
13 Commission, Oklahoma Water Resources Board, Oklahoma Department of
14 Labor and Department of Mines, in addition to the other powers and
15 duties vested by Oklahoma law, shall be authorized to relocate
16 agency offices to a site in Oklahoma County including but not
17 limited to buildings or units, as defined by the Unit Ownership
18 Estate Act provided in Section 503 of Title 60 of the Oklahoma
19 Statutes, owned by the Commissioners of the Land Office.

20 ~~C. B.~~ The new office location or locations shall be occupied by
21 the Department of Environmental Quality, Oklahoma Tourism and
22 Recreation Department, State Department of Health, Oklahoma Tax
23 Commission, Oklahoma Water Resources Board, Oklahoma Department of
24 Labor and Department of Mines and shall consist of sufficient square

1 footage to accommodate staff offices, program areas, staff
2 conference areas, records and computer areas, general storage areas,
3 security equipment storage areas, main room, reception areas and
4 other necessary areas for operation of the state agencies.

5 ~~D. C. The Department of Environmental Quality,~~ Oklahoma Tourism
6 and Recreation Department, State Department of Health, Oklahoma Tax
7 Commission, Oklahoma Water Resources Board, Oklahoma Department of
8 Labor and Department of Mines are authorized to purchase real estate
9 including but not limited to buildings or units, for no more than
10 appraised value or, in the alternative, ~~the Executive Director of~~
11 ~~the Department of Environmental Quality,~~ Executive Director of the
12 Oklahoma Tourism and Recreation Department, Oklahoma Tax Commission,
13 Oklahoma Water Resources Board, Commissioner of Labor and Oklahoma
14 Mining Commission are authorized to enter into a lease-purchase
15 agreement for the acquisition of such buildings or units from the
16 person or entity that will develop or build the buildings or units.
17 In order to maintain the value of the purchased or lease-purchase
18 property, each state agency identified in this section may establish
19 a Capital Account Fund for the purpose of paying any proportionate
20 share of common area maintenance, repair and maintenance of agency
21 unit(s), fixtures and appliances contained therein, improvements and
22 betterments for agency unit(s) and all required maintenance and
23 repair work. The fund shall be a continuing fund, not subject to
24 fiscal year limitations, and shall consist of monies transferred

1 from the agency's standard appropriations. All monies accruing to
2 the credit of the fund are hereby appropriated and may be budgeted
3 and expended by the agency for the purpose described in this
4 section. For the purposes of the purchase or build-out of the new
5 office location, the state agencies identified in this section are
6 hereby exempted from the requirements of the Public Competitive
7 Bidding Act of 1974 as provided in Sections 101 through 139 of Title
8 61 of the Oklahoma Statutes. The state agencies identified in this
9 section shall, either individually or through the Commissioners of
10 the Land Office, be required to collect multiple bids from qualified
11 contractors for the build-out of new office locations.

12 SECTION 2. NEW LAW A new section of law to be codified
13 in the Oklahoma Statutes as Section 2-1-111 of Title 27A, unless
14 there is created a duplication in numbering, reads as follows:

15 A. The Department of Environmental Quality is hereby authorized
16 to remove or dismantle any appurtenances connected to the
17 Department's headquarters at 707 N. Robinson in downtown Oklahoma
18 City. Once the appurtenance is removed, the site may be used for a
19 parking lot for employees of the Department of Environmental
20 Quality.

21 B. The Executive Direct of the Department of Environmental
22 Quality shall submit a report to the Speaker of the Oklahoma House
23 of Representatives, and Speaker Pro Tempore of the Oklahoma State
24 Senate within ninety (90) days of this act's effective date,

1 detailing the timeline and cost for dismantling the appurtenance,
2 along with the number of expected parking spaces to be constructed
3 compared to the number of spaces the Department needs. The
4 Executive Director shall also submit reports to the Speaker of the
5 Oklahoma House of Representatives, and President Pro Tempore of the
6 Oklahoma State Senate once construction begins and upon completion
7 of the project detailing any changes from the initial report and the
8 final outcome of the construction project.

9 SECTION 3. This act shall become effective July 1, 2023.

10 SECTION 4. It being immediately necessary for the preservation
11 of the public peace, health or safety, an emergency is hereby
12 declared to exist, by reason whereof this act shall take effect and
13 be in full force from and after its passage and approval.

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15 59-1EX-50113 MKS 05/23/23

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