

1 (1ST EXTRAORDINARY SESSION)  
ENGROSSED HOUSE  
2 BILL NO. 1023

By: Wallace and Martinez of the  
House

3  
4 and

5 Thompson (Roger) and Hall  
of the Senate

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8 An Act relating to the Department of Environmental  
Quality; amending 27A O.S. 2021, Section 2-3-110,  
9 which relates to sale of headquarters building;  
removing certain conditions for sale of certain  
10 building and appurtenance; removing certain options  
to relocate offices; removing authorization to enter  
11 lease-purchase agreements under certain conditions;  
authorizing the dismantling of certain appurtenances;  
12 allowing for the creating of certain spaces;  
requiring reports; and providing for codification.  
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16 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

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

19 Section 2-3-110. A. ~~The Department of Environmental Quality~~  
20 ~~Executive Director shall submit an application to the Speaker of the~~  
21 ~~House of Representatives and the President Pro Tempore of the Senate~~  
22 ~~for the sale of the headquarters building and connected~~  
23 ~~appurtenances of the Department located at 707 N. Robinson in~~  
24 ~~downtown Oklahoma City. The Commissioners of the Land Office shall~~

1 ~~be responsible for the sale of the building. The funds from the~~  
2 ~~sale of the building shall be deposited in the Commissioners of the~~  
3 ~~Land Office Revolving Fund created pursuant to Section 1011 of Title~~  
4 ~~64 of the Oklahoma Statutes. However, the sale of the building~~  
5 ~~shall not proceed if the Commissioners of the Land Office determine~~  
6 ~~the proceeds offered for the building are not financially~~  
7 ~~sufficient.~~

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

17 ~~C.~~ B. The new office location or locations shall be occupied by  
18 the ~~Department of Environmental Quality,~~ Oklahoma Tourism and  
19 Recreation Department, State Department of Health, Oklahoma Tax  
20 Commission, Oklahoma Water Resources Board, Oklahoma Department of  
21 Labor and Department of Mines and shall consist of sufficient square  
22 footage to accommodate staff offices, program areas, staff  
23 conference areas, records and computer areas, general storage areas,  
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1 security equipment storage areas, main room, reception areas and  
2 other necessary areas for operation of the state agencies.

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

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

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

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

19 B. The Executive Director of the Department of Environmental  
20 Quality shall submit a report to the Speaker of the Oklahoma House  
21 of Representatives, and Speaker Pro Tempore of the Oklahoma State  
22 Senate within ninety (90) days of this act's effective date,  
23 detailing the timeline and cost for dismantling the appurtenance,  
24 along with the number of expected parking spaces to be constructed

1 compared to the number of spaces the Department needs. The  
2 Executive Director shall also submit reports to the Speaker of the  
3 Oklahoma House of Representatives, and President Pro Tempore of the  
4 Oklahoma State Senate once construction begins and upon completion  
5 of the project detailing any changes from the initial report and the  
6 final outcome of the construction project.

7 Passed the House of Representatives the 24th day of May, 2023.

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9 \_\_\_\_\_  
10 Presiding Officer of the House  
11 of Representatives

12 Passed the Senate the \_\_\_ day of \_\_\_\_\_, 2023.

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15 Presiding Officer of the Senate  
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