

**Minutes**  
**Capitol-Medical Center Improvement & Zoning Commission**  
**Regular Meeting**  
**Will Rogers Building, 3rd Floor, EGID Central Conference Room**  
**2401 N. Lincoln Boulevard, Oklahoma City, OK 73105**  
**October 25, 2024, 8:15 a.m.**

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**MEMBERS PRESENT:**

Nathan Wald, Chair  
Paul Manzelli  
Janis Powers

Tiana Douglas  
Phoebe Barber  
Jeremiah Smith

Taylor Henderson

**MEMBERS ABSENT:**

Anderson Dark  
Hillary Farrell  
Travis Mason

**STAFF/GUESTS:**

Casey Jones, AICP, OMES  
Beverly Hicks, OMES  
Karl Kramer, OAG  
Andy Rine, OMES  
Eric Brown, D2c / OMES

Katie Archer, REES  
Elizabeth Crossno, REES  
Matt Hedgren, REES  
Farooq Karim, REES

**A. Call to Order, Roll Call, and Determination of Quorum:**

Chairman Nathan Wald called the meeting to order at 8:18 a.m. A roll call was taken, and a quorum was established. Commissioner Wald was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

**B. Minutes:****1. Approval, disapproval, and/or amendment of the minutes of the Sept. 27, 2024 meeting:**

Jeremiah Smith moved to approve the meeting minutes of September. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Ms. Barber, yes; Mr. Henderson, yes; Mr. Manzelli, yes; Ms. Powers, yes;  
Mr. Smith, yes; Mr. Wald, abstain.

**C. Land Use and Development Applications:**

- 1. Discussion and possible action regarding CU-24-25-2, request by Katie Archer, REES Associates, on behalf of the Oklahoma Office of Management and Enterprise Services, for a conditional use permit for establishment of a Child Development Center in the Kelley Annex Building at 2409 North Kelley Avenue in Oklahoma City.**

The Office of Management and Enterprise Services (OMES) owns the property, including both buildings and the southern portion of the parking lot north of the Kelley Building. Oklahoma County owns the northern portion of said parking lot.

The Oklahoma Legislature, through House Bill 1011, authorized the use of \$26,322,300.00 from the Legacy Capital Financing Fund for OMES to accept the transfer of the Kelley Building and Kelley Annex building from the Department of Human Services (DHS) and renovate them for lease to a public operator as a daycare facility.

OMES intends to use the five-story above-ground and a basement below-ground Kelley Annex building as a child development center, providing licensed child daycare services to the public for mostly state employees. Through a competitive application process, OMES selected the Latino Community Development Agency as the child daycare operator.

The renovation would include two fenced playground areas outside the building and a reconfigured west entrance and drop-off lane. All required parking for the daycare will be provided on-site. The daycare is estimated to have 250 children enrolled and 60 faculty and staff. No new additions or new buildings are proposed. The proposed hours of operation are from 6:30 a.m. to 6:00 p.m. REES Associates is the architect.

Mr. Jones introduced committee members to Katie Archer, the project representative of REES Associates, who presented and provided background information on the proposed child development center project.

Tiana Douglas moved for the adoption of the facts presented in the staff report for this meeting and the presentations made during this meeting as the findings-of-fact of this hearing on Agenda Item C.1. and for the approval of permit CU-24-25-2 set out in Agenda Item C.1. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

*Ms. Douglas asked the commission members if they wanted to add any conditions to her motion, but no commission members had any conditions to propose. Therefore, the motion stands as is.*

Ms. Douglas, yes; Ms. Barber, yes; Mr. Henderson, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

**D. Miscellaneous:** None.

**E. Reports and possible discussion from Commissioners or Director:** None.

No discussion was made on this item. No action was taken.

**F. Adjournment:**

There being no further business, Commissioner Powers motioned to adjourn. Commissioner Manzelli seconded the motion. Seeing no opposition, the meeting adjourned at 8:39 a.m.