

## Negotiations Commence for Redevelopment of State Capital Publishing Company Building

The Office of Management and Enterprise Services has entered into negotiations with Bywater Development Group and WRGM Ventures for the redevelopment of the historic State Capital Publishing Company Building in Guthrie, OK. Plans call for an adaptive reuse of the building by converting it into 34 high-quality, affordable senior apartments.



Proposals were received from Bywater Development Group and WRGM Ventures, the Lauren R. Ladd Trust, the Logan County Historical Society and the Williamson County Investments Corp. Proposals were evaluated based on historic preservation, community benefits, qualifications and experience, and the financial capacity of the redevelopers.

Originally constructed in 1902, the three-story building was home to the State Capital

Publishing Company, one of the largest printing operations in the southwest. Bywater and WRGM plan to pay homage to the building's historic past by dedicating an area of the building as a micro-museum, featuring preserved pieces of historic printing and type setting equipment.

Redevelopers are required to meet the U.S. Secretary of the Interior's Standards for Rehabilitation in order to qualify for tax credits. Additionally, the Historical Society will retain partial interest through a perpetual façade easement to protect the historic integrity of the building's exterior, ensuring the outside appearance is maintained to the Secretary of the Interior's standards, regardless of tax credit pursuit. Furthermore, the proposal is contingent on several other factors to be addressed, including pursuance of special-use permits from the City of Guthrie for the proposed renovation and use.

## Sequoyah's Cabin Surface Lease

REALS will be conducting a sealed bid surface lease auction for land surrounding Sequoyah's cabin in Sallisaw, OK. The surface lease is for hay or grazing around the protected and preserved site. The land encircles the National Historic Landmark Site where Sequoyah built his one-room cabin in 1829 after moving to Oklahoma. Sequoyah, a Cherokee silversmith, is best known for creating the written language officially adopted by the Cherokee Nation in 1825.



Sequoyah's Cabin, [okhistory.org](http://okhistory.org)

Questions or comments? Email us at [infoREALS@omes.ok.gov](mailto:infoREALS@omes.ok.gov) or call 405-521-3819.

## REALS Employee Highlight

REALS is proud to introduce our deputy director, Carie Carman. Carie was raised on the farm her great-grandfather claimed in the land run in Camargo, OK. She has worked for the State of Oklahoma for 15 years, starting at the Woodward County Sheriff's Office, then moving to the District Attorney's Office for District 26 as a restitution coordinator. She transferred to OMES Capital Assets Management to work for the general counsel in 2005 and joined REALS in 2008. Carie graduated with a bachelor's degree from the University of Oklahoma and was selected to participate in the Governor's Executive Leadership Program. Her expertise is wide-ranging, including oversight of the leasing unit to procure space and negotiate leases. In addition, she institutes rules, policies, procedures and processes for the REALS unit while also handling many other special projects. We are happy to have Carie as part of our REALS team!



## 2015 Stats At-a-Glance

**\$2,019,267.05:** Underutilized property sale proceeds deposited into the Maintenance of State Buildings Revolving Fund.

**73,620 SF:** Amount of privately leased office space eliminated by transitioning agencies to state-owned space.

Melissa Milburn, Director

Carie Carman, Deputy Director

Jennifer Ramsey, Real Property Manager

Carlisa Hudspeth, Land Inventory Management Specialist

Ramona Parker, Real Property Specialist

Raquel White, Real Property Specialist