



**MAPS 4
CITIZENS
ADVISORY
BOARD**

MINUTES

April 3, 2025

BOARD MEMBERS:

Teresa Rose, Chairperson

Joy Turner, Ward 1

Ryan Cross, Ward 3

Kevin Guarnera, Ward 5

Monique Bruner, Ward 7

Jessica Martinez-Brooks, Vice Chair, At-Large

Chelsea Banks, Ward 2

Shay Morris, Ward 4

Daisy Munoz, Ward 6

Bob Nelon, Ward 8

Todd Stone, Councilman, Ward 4

David E. Todd, Program Manager

200 N. Walker • 3rd Floor • Council Chamber

MINUTES

MAPS 4 CITIZENS ADVISORY BOARD

APRIL 3, 2025

(The agenda was filed with the City Clerk at 11:55 a.m. on March 28, 2025.)

I. Call to Order. 10:30 a.m.

Vice Chair Jessica Martinez-Brooks called the meeting to order.

Chairperson Teresa Rose, Daisy Munoz, and Monique Bruner were absent.

II. Items for Individual Consideration

A. Approve Minutes of the March 6, 2025 MAPS 4 Citizens Advisory Board Meeting

APPROVED. Moved by Turner, seconded by Cross. Ayes: Turner, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon. Absent: Banks.

B. Receive the MAPS 4 Monthly Financial Report Ending February 28, 2025

Mr. Todd explained the revenue and expenditures through February 2025.

RECEIVED. Moved by Cross, seconded by Guarnera. Ayes: Turner, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon. Absent: Banks.

C. Presentation on Design Update of the MAPS 4 Henrietta B. Foster Center, Project M4-DDC41

Jack Joiner of JHBR recognized the design team and presented the site, site plan, floor plans, renderings, project schedule, and project budget.

D. Recommend approval of Real Estate Purchase Agreement, Project M4-DDC41, MAPS 4 Henrietta B. Foster Center, 614 NE 4th Street, \$379,600. Ward 7.

Mr. Todd reported the property to the south of the facility was required for parking.

RECOMMENDED APPROVAL. Moved by Morris, seconded by Turner. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- E. Recommend ratifying and approving Addenda Nos. 1, 2 and 3, Project M4-MJ010, MAPS 4 Family Justice Center, 1135 North Hudson Avenue; awarding contract to Crossland Construction Company, Inc., base bid plus Alternates 1, 2, 3, 5, 6, 7 and 8, \$28,735,000; and approving contract and bonds. Ward 6.**

Mr. Todd stated all the alternates would be included with the contract and explained the funding to award the contract.

RECOMMENDED APPROVAL. Moved by Guarnera, seconded by Turner. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- F. Authorize staff to use \$3,543,187 of the MAPS 4 Family Justice Center funds to assist with construction of a parking garage to be used by Palomar clients and staff, Project M4-MJ010**

Mr. Todd stated part of the project includes 130 parking spaces in an adjacent garage to be built, so MAPS funds are proposed to be used to assist with funding the construction of the parking garage.

AUTHORIZED. Moved by Cross, seconded by Morris. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- G. Recommend approval of Change Order No. 1 and Amendment No. 1, Project M4-TK011, MAPS 4 Bike Lanes Phase 1B, North Classen Boulevard between NW Grand Boulevard and North Britton Road and NE 16th Street between North Walnut Avenue and Bryant Avenue, increase of \$35,617. Ward 7.**

Mr. Todd explained the items in the change order.

RECOMMENDED APPROVAL. Moved by Morris, seconded by Turner. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- H. Presentation on Construction Progress of the MAPS 4 Sidewalks Phase 1A, Project M4-TS010**

Marc Long of Smith Roberts Baldischwiler presented the construction progress of the project.

Ms. Banks commented she appreciated the new sidewalks since she lived near there.

- I. Recommend approval of Change Order No. 3 and Amendment No. 2, Project M4-TS010, MAPS 4 Sidewalks and Related Amenities, Phase 1A (multiple locations), increase of \$627,765.02. Wards 2, 7 and 8.**

Mr. Long explained the items in the change order and amendment.

RECOMMENDED APPROVAL. Moved by Morris, seconded by Banks. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- J. Presentation on Construction Progress of the MAPS 4 Sidewalks Phase 1B, Project M4-TS011**

Mr. Long presented the construction progress of the project.

- K. Recommend approval of Change Order No. 1, Project M4-TS011, MAPS 4 Sidewalks and Related Amenities – Phase 1B, vicinity of South Western Avenue and SW Grand Boulevard, vicinity of South Pennsylvania Avenue and SW 51st Street, and vicinity of South Western Avenue and SW 134th Street, increase of \$40,800. Wards 4, 5 and 6.**

Mr. Long explained the items in the change order.

RECOMMENDED APPROVAL. Moved by Guarnera, seconded by Banks. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- L. Recommend approval of Final Plans and Specifications to be advertised for bids, Project M4-TS020, MAPS 4 Sidewalks and Related Amenities Phase 2A, Lyrewood Lane between NW 63rd Street and West Wilshire Boulevard, Vicinity of Villa Avenue and NW 63rd Street, and NW Expressway between North Meridian Avenue and NW 63rd Street. Wards 1 and 2.**

John Strahorn of Garver presented the plans and specifications.

RECOMMENDED APPROVAL. Moved by Morris, seconded by Turner. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- M. Recommend approval of architectural services contract with Studio Architecture, P.C., Project M4-NW010, MAPS 4 Senior Wellness Center, \$1,372,298.**

Mr. Todd explained this would be the fifth MAPS Senior Wellness Center, and the selection committee recommended Studio Architecture. He added that part of this contract includes assisting with site selection.

RECOMMENDED APPROVAL. Moved by Guarnera, seconded by Morris. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- N. Recommend adoption of resolution authorizing the use of excess MAPS 3 Oklahoma City Capital Improvements sales tax collections and/or interest in the amount of \$13,000 to construct additional driveway replacements on the sidewalk along South Western Avenue between SW 97th Street and SW 100th Street using the unit price contract for Project PM-0307, Concrete**

Streets and Sidewalk Repairs, with Atlas Paving Company, Project M3-W006, MAPS 3 Sidewalks. Ward 5.

Mr. Todd stated this was a MAPS 3 Sidewalks project, and additional driveways needed to be replaced to meet ADA requirements.

RECOMMENDED APPROVAL. Moved by Cross, seconded by Guarnera. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

- O. Recommend approval of Change Order No. 3 and Amendment No. 3, Project M3-T007, MAPS 3 Katy Trail Connections, vicinity of NE 10th Street between NE Grand Boulevard and Windemere Avenue; and Project M3-T008, MAPS 3 Air Depot Trail, Air Depot Boulevard between SE 59th Street and I-240, increase of \$129,851.47. Wards 4 and 7.**

Mr. Todd explained the items in the change order and amendment.

RECOMMENDED APPROVAL. Moved by Morris, seconded by Guarnera. Ayes: Turner, Banks, Cross, Morris, Martinez-Brooks, Stone, Guarnera, Nelon.

III. Discussion Items

IV. MAPS 4 Citizens Advisory Board Subcommittee Reports

V. Update/Status of MAPS 4 Program - David Todd, Program Manager

Mr. Todd reported the MAPS 4 Fairgrounds Coliseum is getting closer to completion, the MAPS 4 Diversion Hub is under construction, and several other projects are in design.

VI. Comments by Board, Staff, and Citizens

Mr. Guarnera commented some rodeo gates were discovered in the Norick Arena at the fairgrounds as the building is being prepared for demolition.

VII. Adjournment. 11:15 a.m.

ATTEST:



David E. Todd
Program Manager

Jessica Martinez-Brooks
Vice Chairperson