

MUSKOGEE COUNTY BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING
MARCH 18th, 2026

DATE: March 18, 2026
TIME: 11:00 A.M.
PLACE: MUSKOGEE COUNTY SERVICES BUILDING
COMMISSIONERS' BOARD ROOM
400 W. BROADWAY, SUITE 010
MUSKOGEE, OKLAHOMA

- Present: Chairman Keith Hyslop, Commissioner Kenny Payne, County Clerk Polly Irving
- Staff: Melissa Lee, (Secretary)

MINUTES:

Chairman Keith Hyslop called meeting to order at 11:01 am.

1. **Motion**
made by Commissioner Kenny Payne to open the meeting, second Chairman Keith Hyslop
2. **Motion**
Commissioner Payne made a motion to accept all compliant bids, and table the bids second by Chairman Hyslop. Motion unanimous

Bid #3 JDC
Federated Properties LLC.
Bid Offer 1)\$550,000.00
Bid Offer 2)\$635,000.00

Commissioner Kenny Payne: *Bid is notarized and sealed, ok this bid is presented in two ways, and Kevin I am going to let you come to the microphone and explain it, but I am going to read what it does say: "The following language is being provided in closed bid form, for property located at 400 Spaulding Avenue, the following conditions, and this is the banks conditions 1. The bidder wishes to place a bid on the property based on the current condition and without occupants, this bid amount is 550,000 dollars. 2. In the alternative the bidder will increase the bidders bid to 635000 with the provision that the property be leased to a qualified tenant at a minimum of 8 dollars per square foot for a lease not less than three years and no greater than five years on or before the closing of the property sale to bidder on or before May 15th 2026 or as may be extended. Both bid offers one and two above are conditioned on the following financing approval of the*

bidder financial institution, the property appraises for a suitable amount, ("which it already has") and that title commitment be obtained from a nationally licensed agent or agency and also license in the state of Oklahoma showing marketable title and seller without exception of an existing easement, setbacks, right of ways, showing no impediments, to access or use of property.

3. **Motion**

Motion made by Commissioner Payne to announce and make public our intention to hire these positions and keep these postings open until April 10th, 2026. Second by Chairman Hyslop. Motion Unanimous

Commissioner Payne: *I just want to make it clear, abundantly clear that this is for two separate positions, we are going out in the opening 911 center for a director and our county emergency manager director. That is two jobs and I want to make that clear.*

Adjourn 11:18pm

Motion made by Commissioner Payne to adjourn second by Chairman Hyslop



23rd day of March 2026
Chairman [Signature]
Member _____
Member [Signature]
Attest [Signature]
County Clerk