



January 6, 2026 Special Meeting of the Eastern Board of Regents

Minutes

1/6/2026 4:00 PM CST

at Eastern Oklahoma State College, Regents Board Room in the Bill H. Hill Library,
1301 West Main Street, Wilburton, Oklahoma,

Attendance

Present:

Members:

Latt Jeffrey, Chair
Jerry Hamilton, Vice Chair
Larry Spradley, Secretary
Cara Bland
Brian Lott
Leland Walker

Staff:

Dr. Randy Harp, President
Lacey Pitman, Chief of Staff
Helen Scott, Exec. Admin. Assist. to the President & Secretary to the Board
Dr. Anna Perry, VP of Student Affairs
John Spradling, VP of Academic Affairs
Trisha White, VP of Business Affairs

Absent:

Eric Bilderback, Member

I. Call to Order

Chairman Jeffrey called the meeting to order at 4:00 p.m.

II. Declaration of Quorum

Roll call was conducted by Helen Scott, and a quorum was declared with Regents Cara Bland, Jerry Hamilton, Latt Jeffrey, Brian Lott, Larry Spradley, and Leland Walker present.

III. Action:

- A. Approve Sale of Property
 - Tract#1--29.97 Acres +/-
 - Tract #2--15.06 Acres +/-
 - Tract #3--90.11 Acres +/-
 - Tract #4--59.96 Acres +/-
 - Tract #5--79.52 Acres +/-
 - Tract #6--19.99 Acres +/-

 [Land Sales for Approval January 2026.pdf](#)

 [Approve Sale of Property](#)

Realtor Joe McAlester reported that the auction generated strong interest, with 49 registered bidders from multiple states (including out-of-state bidders as well as local and in-state participants). He described the mix of tracts, noting that some parcels had access or landlocked challenges affecting value, while other parcels performed especially well, including a 90-acre tract on Fourche Maline and a 30-acre tract near Limestone Road that sold at a strong per-acre price. He stated total bids across the six tracts were \$478,500.

The discussion emphasized that the online platform increased competition by allowing bidders to participate remotely and place bids conveniently, which helped overcome the typical limitations of in-person auctions. Regents asked for physical descriptions (particularly for tracts 4 and 5) and Mr. McAlester described their location relative to local landmarks and adjoining properties. The Board discussed that tracts 4 and 5 were largely (or entirely) within the floodplain and had significant access limitations. Mr. McAlester explained that while there were historically platted alleys/section lines, many were never opened and would require substantial legal and practical effort to establish usable access, which the college did not guarantee. The group acknowledged that pursuing access improvements could create liability and would be disproportionate given the land's current "highest and best use" (described as primarily hunting/fishing unless improved).

The Board discussed estimated net proceeds after commission and anticipated title work costs. Mr. McAlester indicated the closing documentation would be handled through the closing disclosure, and the college would receive net proceeds at closing. He stated that with title work already underway and contracts signed by buyers, the sales could close quickly once the Board approved the sale, although the contracts referenced a later outside closing date as a backstop.

Motion: Regent Jerry Hamilton moved to sell all properties in the bidding process. Second: Second by Regent Larry Spradley.

Vote: Roll-call vote — Ayes: Cara Bland, Jerry Hamilton, Latt Jeffrey, Brian Lott, Larry Spradley, and Leland Walker. Nays: None. Abstentions: None. Motion passed.

B. Authorize Signature for Land Closing Documents

 [Authorization to Sign Closing Documents January 2026.pdf](#)

The Board then discussed the authorization of President Dr. Harp to sign closing documents on behalf of the Board.

Motion: Regent Leland Walker moved to authorize President Dr. Randy Harp to sign the closing documents on behalf of the Board. Second: Second by Regent Jerry Hamilton.

Vote: Roll-call vote — Ayes: Cara Bland, Jerry Hamilton, Latt Jeffrey, Brian Lott, Larry Spradley, and Leland Walker. Nays: None. Abstentions: None. Motion passed.

IV. Dates to Remember

President Harp and Chair Jeffrey reviewed the meeting schedule for January 2026.

- A. Next Regular Board Meeting—January 16, 2026 at 10:30 at Eastern Oklahoma State College, Bill H. Hill Library, Regents’ Board Room, 1301 West Main Street, Wilburton, Oklahoma.
- B. Committee meetings are Friday, January 9, 2026
 - 1. Finance—9 a.m. via ZOOM
 - 2. Governance/Legal—10 a.m. via ZOOM
 - 3. External Affairs—11 a.m. via ZOOM

V. Adjournment

Motion: Regent Jerry Hamilton moved to adjourn. Second: Second by Regent Brian Lott.
Vote: Roll-call vote — Ayes: Cara Bland, Jerry Hamilton, Latt Jeffrey, Brian Lott, Larry Spradley, and Leland Walker. Nays: None. Abstentions: None. Motion passed.

Certificate:

I, Larry Spradley, the duly appointed Secretary of the Board of Regents for Eastern Oklahoma State College, do hereby certify that the foregoing are true and correct minutes of the Board at a Special Meeting duly and lawfully held on January 6, 2026.


Larry Spradley, Secretary


Latt Jeffrey, Chair

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