



Strategic Planning Session Minutes

Eastern Oklahoma State College

Monday, July 14, 2025 at 9:00 AM

@ Eastern Oklahoma State College Board of Regents Conference Room,
Second Floor of the Bill H. Hill Library Building, 1301 W. Main Street,
Wilburton, Oklahoma 74578

Attendance

Present:

Members: Eric Bilderback, Cara Bland, Jerry Hamilton, Latt Jeffrey, Mr. Brian Lott - Deputy to the Commander, Larry Spradley, Leland Walker

Staff: President Randy Harp, Trisha White, Dr. Cathy Cogburn, Hannah Truitt, Candace Raney, Andrea Smallwood, Colby Carpenter, Dr. Kyle Foster - Vice President of Student Affairs

Absent:

Staff: Jacob Sitton, Tracie Teague, Emma Beck, Lucas Hedgecock, Stephanie Giacomo

I. CALL TO ORDER

The meeting was called to order at 9:04 a.m. by Board Chair Regent Jeffrey. Candace Raney called roll and declared that a quorum was present.

II. INTRODUCTIONS OF GUESTS

Joe Mack McAlester, Jonathan Wynn

III. ACTION

A. Board Minutes

1. Minutes from June 12, 2025, Regular Meeting

A motion was made by Regent Spradley and seconded by Regent Walker to approve the minutes as written.

Vote: Ayes: Regent Bilderback, Regent Bland, Regent Hamilton, Regent Jeffrey, Regent Lott, Regent Spradley, Regent Walker
Noes: None
Abstentions: None
Absent: None

The motion carried.

B. External Relations Committee Update

1. Discussion of Proposed Sale of EOSC Property

Mr. Joe McAllister, the college's realtor, joined the meeting to provide an overview and answer questions regarding the upcoming marketing and sale of college-owned properties. A recent internal meeting was held to identify land parcels that are unused and hold potential for sale.

The discussion began with two small triangular tracts, known as the Donley properties, which are currently under a neighbor's fence and cut off by a road. Each is under two acres. These will serve as initial test properties to run through the OMES process and ensure a smooth experience before moving on to larger or more valuable parcels. Initially, there was a mention of a 20-acre parcel, but it was clarified that the property on Limestone Road is 30 acres in total. This tract, which lies just outside city limits, has road frontage, utilities available, and development potential. While a portion of the 30 acres—approximately one-third—is within a floodplain due to a draw on the north side, the remainder of the property is dry and usable. Mr. McAllister advised that the parcel should be sold as one piece to preserve its marketability, especially given its L-shaped configuration. In addition to the Limestone property, multiple tracts located east of town were discussed. These include:

- A 20-acre parcel (Lot 3)
- A 7-acre parcel
- A 149-acre landlocked area (Lots 13–19)

Combined, these properties total approximately 200 acres east of town. Mr. McAllister noted that local interest has already been expressed in several of these parcels, including from neighbors and individuals looking to build homes. He recommended a live auction format, possibly combined with online bidding, to encourage competitive offers. He estimated a potential sale value of \$3,000–\$4,000+ per acre for the Limestone tract, and emphasized that these auctions sometimes yield surprisingly high returns.

The board discussed authorizing Mr. McAllister to move forward not only with the two initial triangle parcels, but with marketing all identified tracts, including those east of town and the 30-acre Limestone property. Though the properties will be marketed separately, the motion proposed was to allow the realtor to proceed on a timeline of his choosing, with the understanding that final sale approval remains with the board.

There was also brief discussion regarding the use of proceeds from property sales. It was noted that in past sales, such as the Antlers building, funds were earmarked for capital improvements (e.g., Goddard building and Beef Barn upgrades). While no specific allocation was determined during this meeting, it was agreed that the board can designate the use of proceeds at the time final sale approvals are made—once sale prices are known.

Mr. McAllister confirmed that auction announcements will include the note that all winning bids are subject to board approval.

A motion was made by Regent Bilderback and seconded by Regent Spradley to authorize Mr. McAllister to begin marketing all identified properties.

Vote: Ayes: Regent Bilderback, Regent Bland, Regent Hamilton, Regent Jeffrey, Regent Lott, Regent Spradley, Regent Walker Noes: None

Abstentions: None, Absent: None

The motion carried.

IV. GENERAL INFORMATION/REPORTS REQUIRING NO ACTION BY THE BOARD-Strategic Planning

President Randy Harp provided a comprehensive overview of his strategic vision for Eastern Oklahoma State College, marking his first formal planning session since assuming office. His remarks outlined four primary institutional priorities: enrollment growth, academic program development, capital improvement, and external engagement.

He acknowledged recent increases in student enrollment, while also noting the long-term decline in full-time faculty, which has decreased from 44 to 29 over the past decade. To support sustainable growth, Dr. Harp emphasized rebuilding academic capacity through targeted faculty recruitment, improved advising, and expanded student engagement.

Several new academic programs were highlighted, including Radiation Technology (in partnership with McAlester Regional Hospital), Aviation Management, and Native American Studies, which has been approved by the State Regents and developed in coordination with tribal partners. Additional proposals under review include Dental Hygiene, Small Business Management, Electronic Technology, Wildlife Conservation, and Recreation & Tourism—each intended to align with regional workforce needs. Dr. Harp also discussed ongoing and proposed capital projects. Renovations to the Goddard Building are progressing, with further improvements planned for Mitchell Auditorium and the campus swimming pool, which is projected to require \$400,000 for full restoration. The potential transformation of Salmon Hall into an Agricultural Innovation and Learning Center was presented as a long-term goal. He also introduced naming opportunities for campus assets as a fundraising initiative.

In the area of outreach, the college will expand its recruitment footprint into northeast Texas and western Arkansas, while strengthening institutional partnerships with Southeastern Oklahoma State University and regional tribal governments. Modernized marketing strategies, including geofencing and targeted social media campaigns, are being implemented. Campus programming such as summer camps will be used to cultivate early student engagement.

Preparation for the 2027 HLC accreditation visit is underway, supported by internal committees and guidance from former President Dr. Wanzek. Dr. Harp concluded by calling for a culture of shared responsibility in recruitment and retention, encouraging professional development and cross-departmental collaboration among faculty and staff.

V. DATES TO REMEMBER

Next Committee Meetings

August 8, 2025

Next Board Meeting

August 15, 2025

VI. ADJOURNMENT

A motion was made by Regent Lott and seconded by Regent Hamilton to adjourn at 1:14 p.m.

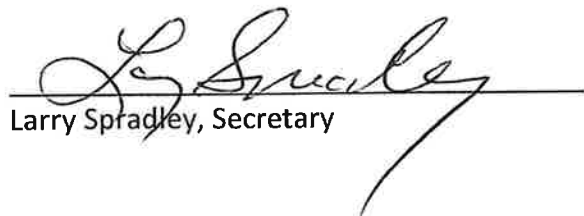
Vote: Ayes: Regent Bilderback, Regent Bland, Regent Hamilton, Regent Jeffrey, Regent Lott, Regent Spradley, Regent Walker Noes: None Abstentions: None Absent: None
The motion carried.

Lunch was provided following the meeting in the President's Dining Room. No official business was conducted during this time.

CERTIFICATE

I, Larry Spradley, th duly appointed Secretay of the Board of Regents for Eastern Oklahoma State College, do hereby certify that the above and foregoing are true and correct copies of the minutes of this Board at a Special Meeting hereof, truly, and lawfully held on July 14, 2025.


Latt Jeffrey, Chair


Larry Spradley, Secretary