



**TAX INCREMENT REINVESTMENT ZONE MINUTES  
CITY OF ODESSA, TEXAS**

**February 2, 2022**

On February 2, 2022, a Tax Increment Reinvestment Zone (TIRZ) Board meeting of the City of Odessa was held at 3:01 p.m., in the Council Chambers, fifth floor, City Hall, 411 W. 8<sup>th</sup> Street, Odessa, Texas.

Board members present: Raymon "Craig" Stoker, Jeff Russell, Toby Eoff, Gary Johnson, John Herriage and Jason Harrington.

Board members absent: Charles Pierce, Gaven Norris and Dan Hallmark.

Others present: Phillip Urrutia, Assistant City Manager Community Service; Dan C Jones, Senior Assistant Attorney; Casey Hallmark, Executive Director of Downtown Odessa; Steve Patton, Director of Parks and Recreation; Hal Feldman, Traffic Operations Superintendent; Celia Senoret, Deputy City Secretary and other members of City staff.

Mr. Stoker called the meeting to order.

Motion was made by Mr. Johnson and seconded by Mr. Herriage to move item six, Downtown Master Plan, to number one. The motion was approved by unanimous vote.

**Downtown Master Plan.** Jeff Whitacre, with Kimley Horn, presented an updated Downtown Master Plan. Some of the changes were in progress since 2016 and the investments had been made from that plan. Other changes included expanded boundaries of the framework plan, added flexible design standards for Downtown, enhancements on parking lots, street lighting between trees and redevelopment of the post office side and highlight the residential strategy, parking availability, analysis and upgraded parking technology.

Motion was made by Mr. Herriage and seconded by Mr. Russell to approve the Downtown Master Plan. The motion was approved by unanimous vote.

**Approve January 5, 2022 minutes.** Motion was made by Mr. Herriage and seconded by Mr. Eoff to approve the minutes. The motion was approved by unanimous vote.

**Downtown Housing.** Jill Miller, Executive Director of Odessa Housing Finance Corporation, emphasized that successful housing required partnership. She explained how the Finance Corporation was established and its capability. Over ten years, she talked to the hospital about a land that it had next to it. She stated they could get many people interested and needed to tap into the market in order to have downtown housing rehab. She presented a project of 200 units with a private partnership between the hospital and a California developer. The project would include some space on the ground floor for commercial, restaurant, bar and day care. The project had two phases. Half of the property would be for people that were below 80% of the market and the rest would be at market, that provided a diverse group of people. Rent would be a low rate of 8% for a family. Different locations were reviewed for the project. The importance of this location was that the parking garage was next to it and parking would not be an issue. Repairs needed to be made to the parking lot. The retail would be the only thing that would be taxable and was over the market rate after a period of time. An apartment complex paid its own taxes and partnering would be tax

exemption. Mr. Johnson stated Odessa College continued to increase enrollment for students. Housing had been a problem and asked if students would be allowed on this program. Ms. Miller stated they would be allowed if they met the requirements.

**Taxing Entities updates.** Mr. Johnson stated the groundbreaking would be in April.

**Downtown lighting study.** Mr. Urrutia stated that projects were being reviewed within the plan. The City issued Certificates of Obligations in 2019 and \$7 million were set aside for advancements on Downtown that included improvements of streets, sidewalks, and streetscapes. During the opening of the conference center and hotel, an overlay project of roads was done around the conference center. Over fifty LED white poles were added in partnership with Oncor. Plans were to mirror that same project on the other side of Grant Avenue, including mill and overlay roads and updating lighting. Hal Feldman, Traffic Operation Superintendent, reviewed the lighting project. Fifty-three standard light poles, silver poles and LED lighting provided a uniform white light through the corridor. The area to be covered would be 7<sup>th</sup> down to 4<sup>th</sup> Street and west of Grant and Washington. The plan was to work with Oncor. The City would be responsible for the lights, the underground conduit work and the foundations for the poles. Oncor would pull the wire and set the poles power zone. The cost of the project, in reference of the project that was done on east Grant in 2018, was \$525,000. Mr. Urrutia reported that consultants looked at what would take to renovate the sidewalks and landscaping. Once the project progressed, there would be a better vision of the best options for lighting. The next step was engaging with the engineers.

**Parks Department update.** Steve Patton, Director of Parks and Recreation, reported that the trees were trimmed in partnership with Oncor. The plants were finished and the benches were mounted that complied with the American Disability Act.

**TIRZ project and finance plan.** Mr. Urrutia stated that the recommendation for the board was work off the master plan and identify eligible projects. Some of the items were demolish the OA building and the tire warehouse store. Mr. Urrutia gave a summary of expected earnings over the next twenty years. He gave an update of the tax rate on the current collection and the base values for the properties. He stated \$319,818 was collected and there was a projected collection total. In 2019, it was projected to collect \$155,000 and \$113,000 was collected. In 2020, it was projected to collect \$212,000 and \$183,000 was collected. It was expected a revenue of \$10.4 million over the next twenty years. The recommendation was continue updating not only the finance portion of the plan, but the project plan. A work session will be scheduled in March for discussion.

**Downtown Odessa update.** Casey Hallmark, Executive Director of Downtown Odessa, updated on State of Downtown Odessa event on February 24. Plans were to present part of the master plan, if Council approved it. She gave an update on grants. La Katrina, an infrastructure grant, had been paid. The House had been reimbursed and would open next week. Pedi Cardio, the asbestos abatement, was completed and was in the final stages. Icon Tavern was working on obtaining the permits. She was planning an event to educate about grants, infrastructure and façade programs for business owners and downtown investors. The goal was to reach realtors, banks, small business development center and talk to potential investors or current building owners about the grant process.

**Future agenda items.** Agenda items would include update infrastructure and project plan.

**Public comment.** No comments.

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Motion was made by Mr. Johnson and seconded by Mr. Herriage to adjourn the meeting. The motion was approved by unanimous vote. The meeting adjourned at 4:45 p.m.

ATTEST:

APPROVED:

Celia Senoret  
Deputy City Secretary

Raymon "Craig" Stoker  
Chairperson