



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

**March 2, 2022**

On March 2, 2022, a Tax Increment Reinvestment Zone (TIRZ) Board meeting of the City of Odessa was held at 2:02 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, Gary Johnson, Gaven Norris, Jeff Russell, Jason Harrington, Toby Eoff, Don Hallmark, and John Herriage.

Board member absent: Charles Pierce.

Others present: Norma Grimaldo, City Secretary; Dan Jones, Senior Assistant Attorney; Phillip Urrutia, Assistant City Manager; Randi Pineda, Assistant to the City Manager; and Casey Hallmark, Downtown Odessa Executive Director.

Mr. Stoker called the meeting to order.

Motion was made by Mr. Johnson and seconded by Mr. Herriage to move the TIRZ project and financing plan update item further down in the agenda. The motion was approved by unanimous vote.

**Approve minutes of February 2, 2022.** Motion was made by Mr. Hallmark and seconded by Mr. Herriage to approve the minutes. The motion was approved by unanimous vote.

**Discuss downtown housing.** Mr. Johnson stated that Odessa College (OC) needed housing and would commit the use of the housing for students. Mr. Hallmark stated that land was needed close to the hospital. The 2<sup>nd</sup> St. and Golder land was not available. Mr. Urrutia reported that there was no land in possession for housing development. Mr. Herriage stated that the Church of Christ offered its building if another church was built on a smaller scale, a few years ago. Mr. Eoff stated that it was an equivalent of \$2.5 million. Mr. Urrutia suggested a housing task force for recommendations to the board. He suggested it may be beneficial to have a broker to purchase the property. Mr. Norris asked about eminent domain. Mr. Jones stated it may be tied up in court. Mr. Harrington wanted buy in from the community and have good will. Mr. Urrutia stated that there was a need for an incentive to bring into downtown until there was growth. Mr. Hallmark stated that developers want rent guarantee. Motion was made by Mr. Hallmark and seconded by Mr. Eoff to form a tax housing task force committee. Mr. Norris stated that the scope should be included on the agenda. Mr. Urrutia stated that the committee could be composed of several groups including city staff. An agenda item would be considered with the duties, composition, and scope to create the task force. Mr. Eoff asked if a study could be funded for the Prosperity Bank building in converting to residential. Mr. Herriage stated that Denton's Wells Fargo building that had two floors dedicated to apartments. Mr. Urrutia stated that a quote could be requested from the building feasibility specialist.

Mr. Russell arrived at the meeting at 2:26 p.m.

**Taxing entities updates.** Mr. Hallmark stated that the hospital had several projects that included an ICU expansion.

**Downtown Odessa update.** Ms. Hallmark stated that the State of Downtown provided lots of interest in the Master Plan. The TIRZ unveiling Master Plan event had about 75 people that attended with media coverage. She reviewed the upcoming events for Downtown. Fandango would have more activities. She reviewed the types of activities. OC may have a rodeo for the event. Mr. Harrington would assist in contacting OC on the rodeo and Chuck Wagon on the cookout. She met with an ODC member regarding the grant process update and a public presentation would be held on ODC grants. Ms. Hallmark reviewed the changes with the bars in providing alcohol at Fandango. She stated that Discover Odessa did not want to do any events but would promote the event as it did not bring heads in beds. Mr. Russell was concerned as Discover Odessa received City funds and should be willing to get involved. Mr. Herriage stated that Discover Odessa would help find sponsors. Mr. Eoff stated that Fandango would provide out of town overnight stays for the event. Ms. Hallmark reported that there were out of town performers. Ms. Hallmark would reach back out to Discover Odessa. The Fandango event had a budget of \$125,000 with \$50,000 in funds. The Multi-Cultural Committee was interested in handling the parade.

**Discuss TIRZ project and financing plan update.** Mr. Urrutia presented the projects that were accomplished. Some of the items included demolishing the newspaper building and the tire warehouse. He stated \$319,000 was collected for TIRZ in the last three years. For the next year, collections were projected for \$280,000. The estimate for the next twenty years was \$10 million for TIRZ funds. Fund balance was \$221,000. Expenditures included the master plan, flowerpots, and the parking lot bid for Fourth and Grant Avenue. Preparations were made by the Parks Department to plant the flowerpots. Repairs needed to be made to the irrigation system. Mr. Urrutia explained the different ways the fund could be utilized and reviewed Tax Code Chapter 311. Funds could be used for the purchase of land, public infrastructure, relocation of public utilities, water or wastewater drainage systems, parks and landscape, public roads and buildings, façade improvements, environmental remediation, demolition of existing structures, and debt and service related to debts. Mr. Urrutia talked to a consultant and the recommendations were parks and streetscape enhancement, infrastructure improvements, economic development grants, non-project cost, administration, and implementation. Mr. Herriage was concerned on downtown lighting. He stated 40% of the time there was no lighting and was a safety issue. Mr. Urrutia stated that there was \$7 million that was earmarked through the Certificates of Obligation issuance for downtown. In addition, any public improvement that was over \$50,000 would require the design by a professional engineer. Public improvements included a construction project, lighting, water, sewer, curb, and gutter street. Mr. Urrutia recommended a request for qualification packet for a professional engineering firm in the utilization of \$7 million. The board will meet March 9 for more discussion.

Mr. Norris left at 3:17 p.m.

Mr. Eoff left at 3:30 p.m.

**Call for future agenda items.** Discussion on parking lot bids, review TIRZ project and finance plan, housing community, and Downtown Odessa update would be agenda items for the next meeting.

**Public comment.** No comments.

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The meeting adjourned at 3:41 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC  
City Secretary

Raymon "Craig" Stoker  
Chairperson