

**ODESSA DEVELOPMENT CORPORATION  
CITY OF ODESSA, TEXAS  
JANUARY 10, 2019**

A regular meeting of the Odessa Development Corporation (ODC) was held on January 10, 2019 at 2:00 p.m., in the Council Chambers, fifth floor, City Hall, 411 W. 8<sup>th</sup> St., Odessa, Texas.

Members present: Betsy Triplett-Hurt, Tim Edgmon, Ted Tuminowski, Melanie Hollmann and Gene Collins.

Others present:

City Staff: Norma Aguilar-Grimaldo, City Secretary; Gary Landers, Interim City Attorney; Atasi Bhavsar, Senior Assistant City Attorney; Natasha Brooks, Senior Assistant City Attorney; Robert Carroll, Assistant City Attorney; Cindy Muncy, Interim City Manager; and

ODC Contractors: Wesley Burnett, Economic Development Director; Christi Callicoatte, CVA; James Beauchamp, MOTRAN; Dustin Fawcett, MOTRAN; Tyler Patton, UTPB-SBDC; Bryan Bierwith, UTPB-SBDC; Michael Crain, UTPB-SBDC; and  
Others: interested citizens.

A quorum being present, Mrs. Triplett-Hurt called the meeting to order and the following proceedings were held:

Mr. Collins gave the invocation.

**December 13, 2018 minutes.** Motion was made by Mr. Collins and seconded by Ms. Hollmann to approve the minutes. The motion was approved by unanimous vote.

**Contractors report: Economic Development: Odessa Chamber, CVA Advertising and Marketing, UTPB-America's SBDC, MOTRAN, and City Administrative support.**

Mr. Burnett reported that a plumbing company had interest in an Odessa site. The Solar Project was finalized that would bring in a \$150 capital investment. The construction would start in February. He provided an update on other projects. He stated that the housing survey was moving forward. He was updating the available property. The lithium project was inactive as they were looking for other places to locate. It could not compete with the wages. The economy has not slowed down for the Chamber, as the activity was consistent.

Mrs. Callicoatte reported that four podcasts and five segments were produced. The segments would run on CBS 7 in January. She would send out follow-ups to contacts made at the trade shows. She asked if CVA would have to submit an amended budget request for the Business Challenge advertising for next year. Mrs. Muncy stated that the ODC would need a budget amendment to start advertising for the next Business Challenge in this current fiscal year. The board agreed that the request be made by UTPB-SBDC that included the advertising budget. An amendment was not needed until June.

Mr. Bierwith reported that the first round was completed and 15 contestants moved up to the second round. He announced the 15 businesses.

Mr. Patton reported that the SBDC had December's capitalization for Odessa at \$539,400. There were four new businesses with 79 jobs. The new businesses included

a machine shop, mechanic shop and a food truck. Two seminars were held with 31 attendees. The seminars varied in topics. The center was number one in capitalization and job creation. The center advertised with the Chamber, campus, social media and e-mail blasts. Mr. Patton reported that UTPB staff, organizations and professionals taught the seminars.

Mr. Crain reported on the incubator. He stated the plan was not finalized but would be set up as a hub of resources. He would ask ODC to participate once the plan was finalized.

Mr. Beauchamp reported on MOTRAN. He met with TxDOT on the investments. The crash study was completed. Traffic and crashes increased on I-20 and Loop 338. On the I-20 corridor, inventory of assets were being obtained for Wi-Fi. There would be a survey to establish the level of needed service.

Mrs. Muncy reported on the October and November finance reports. She provided detail on the October reporting. For the November report, the audit completed its fieldwork. Total assets were \$51,534,001. Sales tax receipts for the year was \$2,445,654.

Mr. Landers reported that there would be a Council representation for the ODC meetings. The representative would participate in meetings as a non-voting member to provide communication. There was no need for by-law amendments. He stated that Council member Peggy Dean would become a City Council representative on the Compliance Committee as a non-voting member. The ethics policy was underway and would be adopted in the near future.

**Update on status of Summit/OIDC project.** Ms. Bhavsar reported that Summit filed for bankruptcy on October 17 and was on going. It was expected to be completed by the end of February. Summit was insolvent. Grow Odessa (OIDC) hired an attorney who filed a motion on the land to be transferred back to Grow Odessa. There was an oil well on site and TCEQ required that the well be plugged. The well was made by Summit but was not used. It was estimated that the cost to plug the well was \$175,000. If the cost was not covered, Grow Odessa would have to pay the difference. Grow Odessa stated it would do the right thing when it came to the land. The land was purchased at \$480,000 but that was not the current value. Ms. Bhavsar was waiting to hear from the Appraisal District on the current value. She recommended to wait until the bankruptcy closed before any decision or action be made. She stated that the \$5 million of the ODC funds must stay in reserve until the bankruptcy was closed. The agreement with Summit was not terminated. Mr. Landers stated that it was expected that Grow Odessa would refund the purchase price. The property left with Grow Odessa could be used as a future investment for economic development. There was no clear title on the land, as it had a reverter on the deed. Mr. Burnett stated that there were issues with getting water to the property. The term "do the right thing" was defined as negotiating in good faith.

Mr. Edgmon left the meeting at 2:57 p.m.

**Task force meeting regarding SBDC Business Challenge update.** Mr. Landers stated that due to new developments, there was legal research and an opinion needed to be made. It was in progress.

**Affordable Workforce Housing Survey update.** Mr. Burnett reported that consultants had two visits and completed its fieldwork. The survey sent had 1,700 responses. The information would be compiled and there would be a report in February.

**ODC Committee and Officer Reports – Advertising Committee, Downtown Odessa Inc. Design Committee, Compliance Committee, and Odessa Partnership.** No reports on advertising, Downtown Odessa or Compliance Committee. The Partnership would meet next week with the taxing entities.

The meeting adjourned at 3:02 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC  
City Secretary

Betsy Triplett-Hurt  
President