



**CITY COUNCIL AND
ODESSA DEVELOPMENT CORPORATION
JOINT MEETING
CITY OF ODESSA, TEXAS**

JUNE 25, 2019

On June 25, 2019, a joint meeting was held with the Odessa City Council and the Odessa Development Corporation Board (ODC) at 2:00 p.m., in the third floor conference room, City Hall, 411 West 8th St., Odessa, Texas.

City Council Members present: Mayor David R. Turner; Council members; Malcolm Hamilton, District One; Dewey Bryant, District Two; Detra White, District Three; Tom Sprawls, District Four; and Mari Willis, District Five.

City Council member absent: Peggy Dean, At-Large.

Odessa Development Corporation members present: Betsy Triplett-Hurt, Tim Edgmon, Melanie Hollmann, Gene Collins and Ted Tuminowski.

ODC member absent: Melanie Hollmann.

Others present: Michael Marrero, City Manager, Norma Grimaldo, City Secretary; Natasha Brooks, Senior Assistant City Attorney; Atasi Bhavsar, Senior Assistant City Attorney; Wesley Burnett, Economic Development Director; Chris Cole, Compliance Committee Chair; Jill Miller, Odessa Housing Finance Corp. Executive Director; and others.

Mayor Turner convened the City Council meeting to order. Mrs. Triplett-Hurt convened the ODC meeting to order.

The invocation was given by Council member Bryant and followed by the Pledge of Allegiance and Texas Pledge.

Discuss Type A Corporation authority and use of sales tax funds. Mayor Turner reported that the Legal counsel interpreted the law on Mr. Collins' concerns. Mayor Turner contacted the Texas Municipal League and the Texas Economic Development Council and both did not have a problem and deferred to the City Attorney. Ms. Brooks stated that there were no specific provisions for housing. She stated that the Type A funds could be used for specific housing for infrastructure. She provided examples of curb and gutter. Mr. Collins stated that funds had to be related to primary jobs. He stated that infrastructure could be done for housing under Type 4B. He suggested that a hearing be held and hold an election for a Type 4B. If we were to deviate, we should go back to the voters and allow them to vote for a Type 4B. Ms. Brooks stood by the legal opinion. Mr. Tuminowski agreed with Mr. Collins and the proper process must be followed. Ms. Bhavsar stated that there were different ways of using funds for housing. She reiterated that there was the ability to use the funds for infrastructure type of projects and meet conditions. Mr. Collins stated that it had to be related to job creation for specific housing projects as stated in the AG opinion. He stated we should trust voters and move the funding to Type 4B to be used for housing projects, as it would not raise taxes. Mrs. Triplett-Hurt asked about the logistics of an election. Council member Bryant stated that it was possible to lose the 4A if it went to

election. Ms. Bhavsar stated if it failed, it would not be able to be up for a vote for a year. Mayor Turner stated it would have to be a grass roots funding and not ODC funded.

Council member Bryant stated that housing created and maintained jobs. Creating jobs was Council's direction for ODC. He reported that \$3.6 million was recently collected and in nine months, \$11 million was collected. He stated we needed to move forward for housing. Mr. Collins did not want to be guilty of misappropriating funds. Council member Bryant respected the legal opinion and leaned on the attorneys' expertise, as it would benefit the city. Council member Willis stated that we must do what was best for Odessa, a decision needed to be made to move forward. Mr. Edgmon agreed and should be done properly and correctly.

Mr. Burnett stated that Type 4B provided more leeway. He stated that funds could be used on Type 4A for infrastructure. Council has the authority to oversee ODC and its members. He stated that there needed to be a vote to move forward. Council member Hamilton asked if there was caution. He asked about the consequences. Council member Bryant reiterated legal's opinion that it could be done. The creation of housing created jobs. He stated that Council did its due diligence through counsel and its interpretation.

Discussion was held on workforce housing. Ms. Miller explained the Odessa Housing Finance process for housing. She provided an example of how it created jobs. Council member Hamilton suggested that the homes built be homestead. Council member Bryant stated that the housing was time sensitive and must be a grass roots effort and educate the community. Council member Hamilton stated that the groundwork must be in place before moving forward. Mr. Cole looked to our Legal counsel and it was time to move forward. The Legal Department has done its due diligence. Mr. Collins stated that the law was clear and should be abided. He stated to work towards a 4B. Mr. Tuminowski stated that the ODC board would make a recommendation to the Council.

Discuss and consider Workforce Housing Incentive guidelines. Mayor Turner stated that there be ways to fund the workforce housing. Mr. Cole reported that the guidelines was a living document. It focused on workforce housing to target the right individuals. Council member Hamilton asked about a land trust and land bank. Mr. Marrero suggested the incentive not be given until the closing. The price range of the homes was discussed. Ms. Miller stated to begin with the infrastructure needs. Mr. Collins explained a process on built in incentives. Incentives for an infill process was suggested. Builders could obtain incentives on one home or many homes. Scott Winchell, banker, stated affordable housing was needed and the bankers were here to assist with financing. Mr. Tuminowski stated that the many owners were out of town with the infill property. Mr. Winchell stated that other options should be pursued.

Mr. Marrero recognized the need of housing across the community. The majority was comfortable with the legal opinion provided. Research would be made on the bank and trust options. There were many avenues and should be considered including partnerships. He stated it was time to move forward.

ODC project approval process. Mr. Burnett explained the process for an ODC project. The Chamber received application, the Compliance Committee reviewed and the matrix would be applied. A recommendation would be forwarded to the ODC board. Compliance Committee minutes were kept. A redacted copy of minutes could be provided.

The ODC board and City Council adjourned at 3:22 p.m.

There was no other business, the meeting adjourned at 3:22 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

David R. Turner
Mayor