

**ODESSA DEVELOPMENT CORPORATION
CITY OF ODESSA, TEXAS
June 13, 2019**

A regular meeting of the Odessa Development Corporation (ODC) was held on June 13, 2019 at 2:00 p.m., in the Council Chambers, fifth floor, City Hall, 411 W. 8th St., Odessa, Texas.

Members present: Betsy Triplett-Hurt, Tim Edgmon, Ted Tuminowski, Gene Collins, and Mayor David R Turner, ex-officio.

Member absent: Melanie Hollmann.

Others present:

City Staff: Natasha Brooks, Senior Assistant City Attorney; Gary Landers, Interim City Attorney; Cindy Muncy, Interim City Manager; Atasi Bhavsar, Senior Assistant City Attorney; Phillips Urrutia, Assistant City Manager; Celia Senoret, Deputy City Secretary.

ODC Contractors: Tracy Jones, Economic Development; Craig Van Amburgh, CVA; Dustin Fawcett, MOTRAN; Tyler Patton, UTPB-SBDC; Chris Cole, ODC Compliance Committee Chair; and

Others: Council members Malcolm Hamilton, Mari Willis, and other 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.

May 9, 2019 minutes. Motion was made by Mr. Collins and seconded by Mr. Tuminowski 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.

Mrs. Jones reported that the Solar project was having a groundbreaking ceremony on June 18, 2019. They continued to work on the two expansion projects that the Compliance Committee reviewed. They closed on Summit from bankruptcy and were currently working on an expense report. Mrs. Triplett-Hurt requested to expand on the Oberon Solar project funding. Mrs. Jones replied it was not an ODC project but a tax abatement. Over 100 jobs were created for construction.

Mr. Van Amburgh updated the CVA activities. The podcast was going extremely well. Current podcasts featured Dr. Greg Williams from Odesa College including the web. Next month would continue with Spirit of Odessa TV news segment and focus on workforce training. Dr. Williams aired on KWES-TV. Direct mail distributed to over 800 medical professionals. Trade show brochures were restock. Publication ran in the 191 News, emphasizing local business expansion and retention. Social media and Facebook continued to do well, and Twitter exceptional well. They brought it to 44% impressions over last month. Views and new sessions for LinkedIn and the website drew more attention. A new campaign would start in the coming months.

Mr. Patton reported on UTPB Small Business Development Center. Capitalization was \$885,000 and \$67,000 in Odessa. There were 36 full time jobs, four in Odessa and 32 other locations. Nine new business were started, two of those in Odessa. The type of

businesses were oil gas service industry, lawyer offices, construction companies, bakery, homebuilder, health clinic and beauty shop all over Permian Basin. They had six seminars and 110 attendees. No report on the Business Challenge.

Mr. Fawcett partnered with the Odessa Chamber to get participation from businesses. They reached out to the Black Chamber and Hispanic Chamber. The Permian Basin Regional phase study was out. They were working on a daily report on what was happening, better engineering and data. They had the air commercial meeting with Southwest Airlines. Mr. Fawcett thanked Chairwoman and Mayor for representing. They talked about new flights and direct flights to Austin. The Commercial Vehicle Enforcement rule passed. The next step after September 1, was training. They had concerns about the housing situation.

Mrs. Muncy reported on the financial statement for April. Total assets were \$55.8 million; on fund balance no changes, total reserved \$20.7 million and unreserved \$20.1 million. Expenditures varied, they had not made any payments on the business challenge. They were getting ready to work on the budget. They had insurance quotes and liability insurance. Mrs. Muncy wanted a budget calendar change on the July 11 meeting to schedule to review and approve the General Development Plan.

Resolution No. ODC 2019R-02 and Resolution No. ODC 2019R-03. Audit reports and annual payments for economic development agreements. Mr. Cole requested to consider an audit report and annual payments for economic development to West Texas Food Bank, CUDD Pumping Services and Standard Sales Company. These companies met the requirements. While FMC Technologies fell short on full investment, their jobs and payroll more than compensated so Compliance recommended full incentives and waiver for future. Similarly, Select Energy Services met jobs and payroll but took an additional three (3) months to achieve financial investment so Compliance recommended full incentive and waiver for future.

Motion was made by Mr. Collins and seconded by Mr. Edgmon to approve audits and payments and resolutions. The motion was approved by unanimous vote.

Review and possible action or update on proposed Housing Incentive Guidelines/Matrix. Mr. Cole requested action on the proposed Housing Incentive Guidelines/Matrix. Mr. Collins stated that the request came from City Council. Mr. Cole reminded them that the ODC Board passed the resolution and the ODC designated funds for \$5,000,000 for grants to be used toward the construction of housing within the Ector County city limits. Mr. Collins wanted to clarify that the resolution was sent to Council for approval or decline, and Council changed it instead of sending it back to the ODC Board. Mr. Landers explained the Council has the authority to change it. He suggested to add this item for the next ODC meeting for further discussion. Mr. Cole presented the guidelines to developers and financial incentives could be provided to builders. He explained that this made a level playing field to meet the needs of the city and to incentivize builders to start building homes in a certain range. He stated all requests will go through Compliance Committee, but would like to find a faster method to make the process simple. Mr. Collins was concerned that ODC had not developed any policy regarding housing. He added that according to the by-laws, it was the responsibility of ODC to develop policy. Mr. Cole's work was excellent toward moving forward. Nevertheless, it was still up to ODC to set the policy. Mr. Tuminowski questioned additional incentives. Mr. Cole replied that homes built in the designated city target areas would receive an additional incentive. Mayor Turner said that was a good

idea and thanked Mr. Cole for his work. Mr. Edgmon added they would need more time to review it. Mrs. Triplett-Hurt replied that if they had input to get back to Compliance. Mr. Collins replied that there was a workshop pending. Projects using the housing funds could include as repairing existing housing and creating a land bank. Mayor Turner replied that time was of the essence to build workforce housing, due to shortages at the city, the county and the school district. He added that the city could not expanded economically if there was no place to live, and it hurt the entire economy. Mr. Cole replied that Mr. Collins brought up great points, but the plan was needed to move forward. The plan could be adjusted by ODC or by the City Council. Mr. Tuminowski said that they cannot just throw taxpayer money at a problem and referred as a typical government solution. Mrs. Triplett-Hurt asked what was the next step with the plan. Mr. Landers answered that ODC needed to provide input to the Compliance Committee. Mayor Turner stated that they would bring the plan for a joint discussion.

Status update on Summit Energy –Grow Odessa/OIDC. No report. The Executive Committee had set up to meet with Mayor Turner this month.

Update on General Development Plan for FY 2019-2020. Mrs. Triplett-Hurt stated it was the same.

ODC Committee and Officer Reports. Mr. Collins reported that the Advertising Committee had not met. Mrs. Triplett-Hurt reported the Odessa Partnership had not met, but would meet next month.

The meeting adjourned at 3:12 p.m.

ATTEST:

APPROVED:

Celia Senoret
Deputy City Secretary

Betsy Triplett-Hurt
President