

**ODESSA DEVELOPMENT CORPORATION
CITY OF ODESSA, TEXAS
July 18, 2019**

A regular meeting of the Odessa Development Corporation (ODC) was held on July 18, 2019 at 2:00 p.m., in the third floor conference room, City Hall, 411 W. 8th St., Odessa, Texas.

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

Member absent: Ted Tuminowski.

Others present:

City Staff: Norma Aguilar-Grimaldo, City Secretary; Natasha Brooks, Senior Assistant City Attorney; Robert Carroll, Assistant City Attorney; Cindy Muncy, Interim City Manager; Michael Marrero, City Manager;

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

Others: Council members Malcolm Hamilton and Mari Willis; Arnulfo Martinez, Odessa Hispanic Chamber of Commerce, 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.

June 13 and June 25, 2019 minutes. Motion was made by Mr. Edgmon and seconded by Mr. Collins 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 the activity level was up. Grow Odessa would report on Summit at the August meeting. Solar project had its groundbreaking. The Compliance Committee met on projects. Mr. Collins asked about training installation for the Solar project. Mr. Burnett stated that Odessa College was aware and would consider the training.

Mr. Van Amburgh reported that the podcast had good listenership. He was identifying more interviewees. The Spirit of Odessa was extended through July and the Invest At Home. The collateral was restocked. TV spots focused on business expansion and retention. There was an overall increase in likes of all social media platforms. Facebook was up 30% over last month. CVA's proposed budget was flat as funds were only redistributed among line items.

Mr. Beauchamp reviewed the Wi-Fi broadband study report. The study broke out the service areas. There was a great opportunity to improve the level of service. He stated that Ector County was lacking in service. There were many towers but none with bandwidth. The service providers were the ones who provided fiber for the service.

Mrs. Muncy reported on the May financial statement. She stated that the investments were at \$57.1 million. Short-term commitments was \$8,390,627. She reported on the

reserved and unreserved funds. Expenditures for May were \$1,422,752. The investment portfolio had good interest rates.

Motion was made by Mr. Edgmon and seconded by Ms. Hollmann to approve the financial report. The motion was approved by unanimous vote.

Resolution No. ODC 2019R-04 - Review and possible action on Section 501.103 Infrastructure Incentive related to Workforce Housing Program Guidelines. Mr. Burnett stated that the Compliance Committee made changes including describing the process. The guidelines were narrowed to infrastructure. The homes built had requirements to be valued \$130,000 - \$225,000. He reviewed the other changes made. The goal was to trigger affordable homes. The grant funds would be distributed after the appraised value was given. He explained the process. Ms. Brooks stated that the next step was to create the application. Mr. Burnett stated that the additional incentives qualifying for one option could be changed to allow qualifying for both options.

Motion was made by Ms. Hollmann and seconded by Mr. Edgmon to approve the resolution. The motion was approved by unanimous vote.

Receive and consider recommendation from Compliance Committee to approve a contract granting an economic development incentive to Project Separator. Mr. Burnett reported that this was a local business expansion that purchased land. The capital investment was \$9 million, 93 jobs with 34 retained. The investment was for \$2.7 million. The agreement provided for 1/5 of the minimum jobs be attained per year. It would accommodate the business due to the economy.

Motion was made by Ms. Hollmann and seconded by Mr. Collins to approve the contract. The motion was approved by unanimous vote.

Receive and consider recommendation from Compliance Committee to approve a contract granting an economic development incentive to Project Recycle. Mr. Burnett reported that Compliance Committee reviewed the application. There would be 20 new jobs and the incentive was for \$350,000.

Motion was made by Mr. Collins and seconded by Ms. Hollmann to approve the contract. The motion was approved by unanimous vote.

Resolution No. ODC 2019R-05 and Resolution No. ODC 2019R-06 - Receive and consider approving funding agreements with TxDOT for improvement consisting of constructing a new interchange at the intersection of Yukon and Loop 338. Hal Feldman, Traffic Engineer, stated the first agreement would contribute right-of-way funds of \$63,670 to the \$2 million project. The second agreement was to provide \$1,936,330 to TxDOT as donation of funds to be used for any phase of the project.

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

Resolution No. ODC 2019R-07 - Support the 2020-2029 Unified Transportation Plan requested by MOTRAN. Mr. Carroll stated that the support was for the 2020-2029 Unified Transportation Plan and the \$600 million in funding. Mayor Turner stated that it would help to provided more concentration on the Permian Basin.

Motion was made by Mr. Collins and seconded by Mr. Edgmon to approve the resolution. The motion was approved by unanimous vote.

Review and discuss proposed FY 2019-2020 Budget and provide direction on how and if to include proposals received from potential outside contractors for the FY 2019-2020 Budget. Mrs. Muncy explained the budget line items. Ms. Hollmann asked that the Summit \$5 million be released from the reserves. Mr. Burnett reported that the land was reverted to Grow Odessa. He explained the Perryman project, which would concentrate on the UTPB impact on Odessa. The cost estimate was \$74,600. Mr. Martinez stated that the Hispanic Chamber of Commerce was assisting ECISD with bilingual teachers from Chihuahua, Mexico. The proposal to ODC was for assistance in funding. He explained the teacher shortages. Ms. Hollmann explained that ODC funds were for education with workforce training. The state statute limited the ODC funds. The funds were not allowed for primary education. Mr. Beauchamp stated that the MOTRAN budget provided 20% from each ODC and MDC. He explained the matching from the private sector. Mr. Patton stated that the SBDC budget had an increase for the Business Challenge. They recommended increasing the monetary award to \$500,000. Mrs. Muncy stated that staff recommended not increasing until the review of the last challenge.

Mr. Collins had concerns with the Business Challenge under promotion, opportunity to witness the applicants and franchises participating in the challenge. He stated that stricter stipulations were needed. Mrs. Triplett-Hurt stated that changes were made and the board was invited to the orientation. The money granted was only disappeared, which may not be the entire amount of the allocated amount.

Review and discuss form contract for contractors. Mr. Carroll stated that the forms would be standardized with each contractor.

Review and discuss General Development Plan for FY 2019-2020. Mr. Carroll stated that the plan added the multi-year contracts. The façade and infrastructure sections were included. The housing infrastructure would be added.

Mayor Turner left at 3:21 p.m.

Consider possible Bylaws amendments review. Ms. Brooks stated that all boards and commission bylaws were being reviewed. The last ODC bylaw update was 2017. The board was asked to review and provide any input at the next meeting.

Mr. Collins asked about the process for a Type 4B. Ms. Brooks explained the process. With the appropriate ballot language, there would not be any risk in losing the 4A.

ODC Committee and Officer Reports. Mr. Collins reported that Downtown Odessa was revamped, no meetings. Ms. Hollmann reported that the Compliance Committee met on the projects and workforce housing incentives. The meeting adjourned at 3:31 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Betsy Triplett-Hurt
President