

**ODESSA DEVELOPMENT CORPORATION
CITY OF ODESSA, TEXAS
MAY 9, 2019**

A regular meeting of the Odessa Development Corporation (ODC) was held on May 9, 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, Melanie Hollmann and Gene Collins.

Member absent: Mayor David Turner, ex-officio.

Others present:

City Staff: Norma Aguilar-Grimaldo, City Secretary; Atasi Bhavsar, Senior Assistant City Attorney; Natasha Brooks, Senior Assistant City Attorney; Cindy Muncy, Interim Assistant City Manager; Robert Carroll, Assistant City Attorney; Lawanna Lambert, Downtown Odessa Director; and

ODC Contractors: Wesley Burnett, Economic Development Director; Craig Van Amburgh, CVA; James Beauchamp, MOTRAN; Tyler Patton, UTPB-SBDC; Bryan Bierwith, UTPB-SBDC; and

Others: Council members Dewey Bryant, Malcolm Hamilton, and Tom Sprawls 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.

April 11, 2019 minutes. Motion was made by Mr. Collins and seconded by Ms. Hollmann to approve the minutes with corrections. The motion was approved by unanimous vote.

Motion was made by Mr. Edgmon to consider Agenda Item #4 (Grants) and to consider all other items at the June meeting since there was not enough time to review the agenda. Mrs. Triplett-Hurt agreed for the board to act on #4 and all other items would be deferred to the June meeting. Mr. Collins asked about the budget calendar, as it was time sensitive. Ms. Brooks suggested that board go through each item and discuss the time sensitive items. Mr. Edgmon amended his motion to consider the items that were time sensitive. The rest of the items would be deferred to the June meeting. Mrs. Triplett-Hurt seconded it. 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. No reports.

Receive and vote on three pending Downtown Façade and Infrastructure grants: Twanda-Proteus – Infrastructure; Martinez Assets Management – Infrastructure and Alaniz-Nunez – Façade and Infrastructure. Mr. Carroll stated that a three-member board reviewed the grant applications once it was qualified through staff, as it would streamline the process. Ms. Lambert stated a committee was created that reviewed and updated the program and guidelines. Mr. Carroll stated that Gilbert Alaniz and Catalina Nunez submitted an infrastructure grant application. The infrastructure

grant application would be used to bring the building up to code. The application was Tier 3, which qualified for 50% of the cost. The total cost of the project was \$29,367. The grant qualified for \$7,341.75. Ms. Brooks explained the two different funding sources for infrastructure grants that used business incentives funds and façade grants that used promotional funds. Ms. Lambert explained the Tiers. Mr. Collins wanted uniformity on the pricing. He asked if there could be a standard base for pricing. He suggested an outside appraisal to set a standard for uniformity. Council member Bryant stated that due to the environment, the City may receive only one bid on projects. Mr. Carroll reviewed the façade application from Mr. Alaniz and Ms. Nunez. The facade was to clean up and beautify the outside of the building. The total cost of the project was \$14,622 and qualified for a \$5,848.80 façade grant.

Mr. Carroll reviewed the Martinez Assets Management infrastructure grant request. The grant was for 400 E. 7th St. The total cost of the project was \$73,501 and qualified under Tier 3 for 50% of the request. He recommended funding the grant for \$18,375.

Mr. Carroll reviewed the Twanda infrastructure request. Proteus was located at 112, W. 5th St. The roof replacement cost was \$91,583.41. The building was approximately 9,000 square foot. The grant qualified at Tier 1 for 100%. He recommended funding the infrastructure grant for \$71,508.70.

Motion was made by Mr. Edgmon and seconded by Mr. Collins to approve all the grants as recommended. The motion was approved by unanimous vote.

Review and action on annual budget calendar and contract award calendar and process (including contract criteria). Discussion was held on the budget calendar and the minor changes made. Mr. Tuminowski asked how it was decided to send and who received the budget letters. Mrs. Triplett-Hurt stated that they must be involved with economic development. Letters would be sent to the Black Chamber of Commerce and Hispanic Chamber of Commerce as well as the current contractors.

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

Review and possible action on next General Development Plan process. Mr. Carroll stated that the infrastructure and façade grants were not mentioned in the plan. He suggested including the grants in the plan. Ms. Brooks suggested to have all sales tax dollars identified in the plan. Mr. Edgmon stated that Mr. Landers needed to be at the ODC meetings. Mr. Collins asked about the joint meeting with Council. Council member Bryant stated that the housing would be addressed and a meeting would be held. Council member Bryant stated that there needed to be a stimulus for housing. The Compliance Committee would address research and qualification. Mr. Collins wanted the ODC to discuss and agree the type of housing. He stated that ODC determined how and what went into the matrix with Council's approval. Discussion was held on the matrix process. Mr. Collins wanted more transparency.

Review and possible action on existing Matrix and adding to Matrix references to reasonably priced workforce housing projects. Mr. Burnett had ideas for the matrix. The intent was not to rubber stamp. ODC would be involved and the Compliance Committee would streamline the process. Mr. Tuminowski asked if anyone had consulted the builders and developers. Mr. Burnett stated was trying to work together. Mr. Tuminowski stated the matrix should address many housing options for service,

retail, and civil service workers. A joint workshop meeting would be set up. Mr. Collins stated that we all have the same passion for the community. He stated that the African Americans were ignored in the community. There was very little development in south Odessa. He asked that they be involved. Mr. Tuminowski stated that Grant on south Odessa was a gateway and needed to be developed. Council member Hamilton asked that there be transparency, uniformity and consistency. He stated that all of Odessa needed development.

Discuss process and structure for moving forward with ODC Support for reasonably priced Workforce Housing. No action.

ODC Committee and Officer Reports: Advertising Committee, Downtown Odesa, Inc., Compliance Committee, Odessa Partnership. Mr. Collins reported that Congressman Conaway would send the opportunity zone application for reconsideration. The meeting adjourned at 3:21 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Betsy Triplett-Hurt
President