

**ODESSA DEVELOPMENT CORPORATION  
CITY OF ODESSA, TEXAS  
September 12, 2019**

A regular meeting of the Odessa Development Corporation (ODC) was held on September 12, 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, Melanie Hollmann, Tim Edgmon, and Ted Tuminowski.

Members absent: Gene Collins and Mayor David Turner, ex-officio.

Others present:

City Staff: Norma Aguilar-Grimaldo, City Secretary; Natasha Brooks, City Attorney; Robert Carroll, Assistant City Attorney; Seth Boyles, Controller; and Hal Feldman, Traffic Engineer.

ODC Contractors: Wesley Burnett, Economic Development; Craig Van Amburgh, CVA; Dustin Fawcett, MOTRAN; Tyler Patton, UTPB-SBDC; Bryan Bierwirth, UTPB-SBDC; Renee Earls, Chamber of Commerce; and

Others: Council member Mari Willis; Jimmy Breaux, James Goates, and other interested citizens.

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

Mr. Burnett gave the invocation.

**August 8, 2019 minutes.** Motion was made by Mr. Edgmon and seconded by Ms. Hollmann to approve the minutes. The motion was approved by unanimous vote.

**Summit bankruptcy and the Penwell site update.** Mr. Breaux stated that Grow Odessa had a financial reconciliation of the reacquisition of the Summit property. There was additional costs incurred for the reacquisition costs. Ms. Hollmann stated that initially ODC would cover all the costs incurred. Mr. Breaux stated that Grow Odessa generously covered half of the reacquisition costs. Grow Odessa wanted to continue to have business with ODC in the future. Mr. Edgmon stated that the cost to plug/abandon the disposal well was unknown. ODC would be expected to pay for half of the cost. Mr. Breaux stated that Summit was required to get a well. Dr. Goates stated the land would be placed in inventory and develop in the future. He presented the ODC board with the reimbursement check of \$449,888.01. Grow Odessa looked forward to a continued working partnership with ODC.

Motion was made by Ms. Hollmann and seconded by Mr. Edgmon to accept the Grow Odessa check for \$449,888.01 in the resolution of the Summit bankruptcy and the Penwell site. 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 former Summit land would be marketed as a rail site and its 600 acres. Project Solar broke ground. He had discussions with a manufacture for multi-family facility in Odessa that would bring in 100 jobs, which would be a good fit for our housing needed. He reported that Sabre Chemical purchased most of the Flint Hills

facility. There has been a lot of activity and visits. He provided stats for the Schlemeyer Field that was very valuable to our community and there was an opportunity for future expansion. Mr. Burnett reported that the tire recycling was not receptive of the offer as the funds were not up front. The offer was still open. They were clear with TCEQ.

Mr. Van Amburgh reported that podcasts were being scheduled with Dr. Ray Perryman, Russell Tippin, and Kirk Edwards. TV segments planned would cover housing, education, healthcare and local expansion. There were television spots that appeared on the golf channel, NASCAR, and baseball games. There was a spot on the Cowboys game, which had one an inquiry. Website updates were being planned that would have more engaging graphics and align with the campaign. Social media went up dramatically in August. CVA was under budget but would be right on budget by the end of the year. Mrs. Triplett-Hurt asked about promoting the housing incentives. She wanted to attract more independent or smaller contractors. Mr. Burnett reported that inquires have been made and housing incentive applications were sent out.

Mr. Patton reported UTPB-SBDC had two new businesses. SBDC ranked first in the region with capitalization, counseling hours and sessions. Mr. Bierwirth reported the statistics on the Challenge winners. The businesses had grossed \$6.3 million in taxable gross revenue, provided 97 full-time jobs and 27 part-time jobs. He reported that other cities were contacting him about the challenge. There were four businesses operational out of the six. The new challenge will start in December.

Mr. Fawcett provided the MOTRAN update. MOTRAN was working on the strategic funding for the Permian Basin. There were many comments and resolutions of support. The Unified Transportation Plan dedicated \$600 million to the Permian Basin over the next two years. Odessa had two conversion projects from the funds. MOTRAN would advocate more projects to our area. He provided an update on the broadband and wireless WI-FI. It may be possible to use a tower at McKinney Park to provide the WI-FI. MOTRAN was working with Senator Tom Udall, New Mexico, to include energy impacted roadway language in the Federal Highway Reauthorization Bill.

Mr. Boyles reported on the July financial statement. He stated that assets were \$59.2 million. Liabilities were \$3.4 million. He highlighted the fund balance on commitments and unreserved. Total revenues for July was \$13,647,901 and expenditures was \$2,113,670. He reviewed the investment portfolio with an ending balance of \$59 million.

**ODC Resolution No. ODC-2019R-08 - Review and consider approving funding agreements with TxDOT for improvements consisting of constructing a new interchange and the intersection of IH20 and Faudree.** Mr. Feldman requested funds for the improvements of the interchange of IH20 and Faudree. He stated that there would be a future overpass at Faudree and IH-20. TxDOT was working on the frontage road improvements, overpass and ramps. The main lane would become three lanes. Construction would start next year.

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

**Adopt General Development Plan for FY 2019-2020.** Mr. Carroll reported that the General Development Plan was revamped and the incentive contracts and facade guidelines were added. Mrs. Triplett-Hurt stated that the plan encompasses all of ODC

and was tied to the budget. She stated all the contracts were standardized. Mr. Carroll stated some word changes were made to UTPB.

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

**Review and approve the joint City and ODC investment policy.** Mr. Boyles reported that the introduction was changed to update what was reflected on the current process.

Motion was made by Ms. Hollmann and seconded by Mr. Tuminowski to approve the City and ODC investment policy. The motion was approved by unanimous vote.

**ODC Committee and Officer Reports.** Partnership would meet next week. The Compliance Committee needed an appointment. Gavin Norris was interested in serving.

The meeting adjourned at 2:52 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC  
City Secretary

Betsy Triplett-Hurt  
President