



TAX INCREMENT REINVESTMENT ZONE MINUTES

CITY OF ODESSA, TEXAS

MAY 5, 2021

On May 5, 2021, a Tax Increment Reinvestment Zone (TIRZ) Board meeting of the City of Odessa was held at 3:01 p.m., in the Council Chambers, fifth floor, City Hall, 411 West 8th Street, Odessa, Texas.

Board members present: Toby Eoff, Raymon "Craig" Stoker, Dale Jenkins, Gaven Norris, Gary Johnson, and Jeff Russell.

Board members absent: Richard Pierce, Ben Quiroz, and Jason Harrington.

Others present: Michael Marrero, City Manager; Norma Aguilar-Grimaldo, City Secretary; Dan Jones, Senior City Attorney; Phillip Urrutia, Assistant City Manager; and other City staff.

Approve minutes of April 7, 2021. Motion was made by Mr. Eoff and seconded by Mr. Jenkins to approve the minutes. The motion was approved by unanimous vote.

Amended TIRZ #1 bylaws. Mrs. Grimaldo stated that the amended bylaws change was the appointments to be for three-year terms as it was stated in the City of Odessa Code of Ordinance. Mr. Russell stated that there were other changes that needed to be made to follow the tax code. The board would provide changes to City staff for Mr. Jones to make the recommended changes.

Motion was made by Mr. Johnson and seconded by Mr. Russell to table the amended bylaws. The motion was approved by unanimous vote.

Open Meetings Training Act. Mr. Urrutia recommended that the board members take an on-line training to complete the Open Meetings certificate. He will email the board the link.

Downtown planning/projects discussion. Mr. Urrutia stated that the updated Downtown master plan proposal was presented by Kimley Horn to the City Council. The Council did not approve the plan. There were other options including to continue projects downtown by using the 2016 Downtown Master Plan or go back to Council. Mr. Stoker stated a plan was needed. There have been many things accomplished on the 2016 plan. A roadmap was needed to move forward. Mr. Russell stated TIRZ had limited funding and funds should be spent on projects. He stated that parking was an issue. Mr. Russell suggested to compile a short action list from the 2016 plan and use funding effectively. Mr. Jenkins stated that parking was identified as a concern. He stated that the funds did not go far for projects. Mr. Russell suggested a top five priority list and to look at other sources of funding. The funds should be used effectively to solve immediate issues. Mr. Marrero stated that the 2019 Certificates of Obligation set aside \$7 million for Downtown improvements. The master plan was to guide the way to use the funds under the direction of the TIRZ board.

Mr. Eoff stated it was proper to revise the master plan but time was lost due to the pandemic. There was a sense of urgency and there would be a need for professional services for the projects. Mr. Russell asked for a scaled down, streamlined master plan. The Kimley Horn had four phases each with a price tag. Mr. Marrero stated that the CO's were to target big ticket items. Mr. Urrutia reported that the 2016 addressed zoning issues and incentives. Mr. Russell stated that the plan needed to be more cost effective. Mr. Marrero would discuss with Kimley-Horn to scale down the proposal without it being compromised.

Downtown Odessa update. Alexia Moulakis, Downtown Odessa Event Coordinator, reported that 12 new businesses were opened since 2020 with three opened in 2021. The grant program was being rebranded with a new logo and to provide a clear and concise message to develop in Downtown. Two grants, LCA and Ambler Law, were completed. Three grants, in process, were Patrick’s Icon Tavern, a sports bar; The House, an upscale cocktail lounge; and PediCardio that would house office space. She reviewed the upcoming Downtown events that included the scavenger hunt, painting class, and Hot Summer Nights to be held in the Ector Theater. Ms. Moulakis stated that a variety types of businesses opened. Businesses included bars, restaurants, barber shop, and an eye doctor office. There was a big concentration on food and beverage. Mr. Russell asked if there was outreach to SBDC and any follow up to help businesses succeed. Ms. Moulakis stated a mentorship program would be implemented under the rebranding. Businesses were provided information for SBDC and Chamber of Commerce Economic Development. She stated that John Herriage wanted to organize a Downtown Business Association as they would be a separate entity.

Mr. Norris arrived at the meeting at 3:42 p.m.

Downtown Odessa streets update. Hal Feldman, Traffic Engineer, provided an update on the public works projects. The project from TxDOT on Grant from 8th St. to 2nd St. would be paved by the end of the month. Next year, Grant and Andrews from 8th St. to 42nd would be repaved. The lighting at 4th and Grant was not working in two parking lots. The lights would be retrofitted. There was free parking on 4th St. and 3rd St. A City building needed rehab that would house city employees on Lee St. A dirt lot would be paved and create 15 spaces. A parking lot next to the empty lot was proposed for shared parking but the law office was not interested in paving the lot. Mr. Russell stated that there was a need to maximize parking spaces. Mr. Feldman reported that there were two building demolitions at Jackson and 4th St. The plan was to make one lot parking which was under design. The City parking lot at 6th and Hancock was completed. The public parking garage was free. There was a street parking that was converted to angled parking which created 30 spaces. Another possible site could be made into angled parking. The board asked that there be parking signage at the available parking lots. Currently, parking was free but a type of fee could be considered for the parking. Mr. Norris stated that the paid parking would help with traffic. The traffic needed to be turned over. Mr. Marrero reported that parking attendants issued tickets as there were some parking with a limited two hours.

Motion was made by Mr. Russell and seconded by Mr. Eoff to adjourn the meeting. The motion was approved by unanimous vote. The meeting adjourned at 4:00 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Raymon “Craig” Stoker
Chairperson