



**TAX INCREMENT REINVESTMENT ZONE MINUTES
CITY OF ODESSA, TEXAS**

May 26, 2021

On May 26, 2021, a Tax Increment Reinvestment Zone (TIRZ) Board meeting of the City of Odessa was held at 3:00 p.m., in the Council Chambers, fifth floor, City Hall, 411 W. 8th Street, Odessa, Texas.

Board members present: Raymon "Craig" Stoker, Dale Jenkins, Gaven Norris, Gary Johnson, Jeff Russell, Richard Pierce, Jason Harrington.

Board members absent: Toby Eoff and Ben Quiroz.

Others present: Michael Marrero, City Manager; Norma Aguilar-Grimaldo, City Secretary; Natasha Brooks, City Attorney; Dan C. Jones, Senior Assistant Attorney; Phillip Urrutia, Assistant City Manager; Mayor Javier Joven; and other members of City staff.

Mr. Stoker called the meeting to order.

Approve minutes of May 5, 2021. Motion was made by Mr. Jenkins and seconded by Mr. Harrington to approve the minutes. The motion was approved by unanimous vote.

Discuss TIRZ #1 bylaws. Mr. Urrutia reported that the TIRZ bylaws discussed provided for changes by Mr. Russell. Mr. Urrutia stated that no further comments, since the last meeting were received by staff. He talked to Mr. Jones, in reference to the tax code, to ensure that the bylaws was in compliance.

Motion was made by Mr. Johnson and second by Mr. Harrington to remove the bylaws from the table. The motion was approved by unanimous vote.

Mr. Jones clarified that TIRZ was under the Texas Open Meetings. He reviewed Article V, Ethics, Section 2, Discussions, and emphasized that everyone understood that they were subject to the Texas Open Meetings. Mr. Jones explained Article II, Board of Directors that three members were not appointed by the City Council. Mr. Stoker asked for clarification regarding to the appointment of the chair. He asked if there was a direction that the chairman should be appointed by the board of directors, and there was not a conflict. In addition, he wanted to clarify that this did not interfere with the chairman to be appointed by the board of directors and it was confirmed by City Council. Mr. Norris wanted clarification on Article II, Section 6, Attendance, that it did not have any essentially a replacement or removal permission. Mr. Urrutia stated that the board does not have the ability to appoint, it would need to go back to Council. Mr. Russell wanted clarification on Article V, Section 2, Discussions, regarding "attempting to influence". He stated this was significant language. Mr. Russell stated regarding the Open Meetings Act, if one of them miss a meeting they could have a conversation, but it did not preclude members, as long as there was no more than two members. Mr. Norris was concerned about how it was worded. Mr. Jones recommended only two members can discuss. Mr. Urrutia suggested tabling this item, and vote at the next meeting.

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

Discuss Downtown Master Plan update. Mr. Urrutia stated that city staff visited with Kimley-Horn to reduce the scope; streamline the process, and reduce the price of the master plan. Brad Lonberger, with Kimley-Horn, reviewed the new approach. He had revisited and reevaluated an implementation and strategy. Mr. Lonberger highlighted the improvements that been made at downtown since 2016. The original proposal was adapted to look at an abbreviated timeline. There would be a workshop. He stated that between the two processes, a reduction in project costs and reduction of timeframe, it was a six month project. Mr. Johnson asked if the original plan would be used. Mr. Lonberger stated that they would not start from scratch, but remove the things that were accomplished and identify the new catalytic projects to focus. Mr. Harrington asked if recommendations would be made for the projects. Mr. Lonberger stated recommendations would be made and added that they would need feed back from those projects that were deemed to be appropriate in 2016 of public improvements. Mr. Stoker questioned that they were getting the same thing for less money and less time. Mr. Lonberger stated the reduced time, improved the cost, and presented a great plan that it will give a roadmap for what was needed to the board. Mr. Johnson asked, as they go through in this planning, if there were any suggestions of how some of these investments be funded. Mr. Lonberger stated providing ways to explore different ways to obtain grant funding, get other programs, and make it self-sufficient as possible to get a return of real value. In addition, the success of downtown came in partnership between municipal, private, and nonprofit. If the three worked together, it would be a full investment.

Motion was made by Mr. Russell and second by Mr. Jenkins to remove from the table the discussion on the Downtown Master Plan. The motion was approved by unanimous vote.

Mr. Stoker suggested to move forward as there was no change to the outcome.

Motion was made by Mr. Russell and second by Mr. Pierce to move forward with the updated Downtown Master Plan for \$85,000 and send to the City Council. The motion was approved by unanimous vote.

Motion was made by Mr. Johnson and seconded by Mr. Russell to adjourn the meeting. The motion was approved by unanimous vote. The meeting adjourned at 3:46 p.m.

ATTEST:

APPROVED:

Celia Senoret
Deputy City Secretary

Raymon "Craig" Stoker
Chairperson