

AGENDA OF REGULAR MEETING
Odessa College Board of Trustees
Tuesday, May 25, 2021, 6:00 PM
Saulsbury Campus Center, Zant Community Room
201 W UNIVERSITY
ODESSA, TX 79764

1. **Call to Order** - Mr. Tommy Clark
2. **Pledge of Allegiance: United States & Texas** - Mr. Tommy Clark
3. **Introduce New Employees** - Ms. Lindsey Bryant
4. **Approval of Minutes of Regular Meeting of April 27, 2021** - Mr. Tommy Clark 3
5. **Action Items:**
 - A. **Committee Reports**
 1. **Property Committee** - Dr. Tara Deaver
 - a. **Report on Approval of Systech Bid** 9
 - b. **Consider and Approve Bid for Food Service Vendor** 12
 - c. **Consider and Approve Purchase of Portable Buildings** 13
 - d. **Request for Consent from Board of Trustees of OJCD to Sell Property for Less than Market Value Specified in the Judgement of Foreclosure and Also Less than the Amount of Judgments Against the Property.** 14
 2. **Finance Committee** - Mr. Gary Johnson
 - a. **Consider and Approve Authorized Investment Business Organizations** 24
 - b. **Review Plan of Finance Consolidated Fund Revenue Bonds** 25
 - c. **Review and Approve Parameters Resolution Authorizing Issuance of Consolidated Fund Revenue Bonds, appointing a representative of the District and delegating to the representative certain matters with respect to the sale of the Bonds and the offering documents, and enacting other provisions relating to the issuance and sale of the Bonds.** 44
 - B. **Monthly Financial Statements & Budget Amendments** - Ms. Brandy Ham 104
 - C. **Recommendation for Appointment of Independent Auditors**- Ms. Brandy Ham
 - D. **Wood Health Sciences Building Naming agreements** - Jacqui Gore
 1. **Odessa Regional Medical Center** 108
 2. **Grow Odessa**
 - E. **OC Foundation Letter of Agreement** - Jacqui Gore 113
 - F. **Reappointment of College Attorney**- Dr. Gregory Williams
 - G. **Accept Resignation of Board Member Tommy Clark**- Dr. Gregory Williams 114
 - H. **Accept Resignation of Board Member Neil Grape**- Dr. Gregory Williams 115
 - I. **Consider and Approve Appointment of Hortencia DelBosque to the Unexpired Term, Place 2**
 - J. **Consider and Approve Appointment of Montie Garner to the Unexpired Term, Place 6**
 - K. **Reorganization of the Board**- Mr. Tommy Clark
6. **Informational Items:**
 - A. **Education Report - Employee of Excellence Award Winners** - Ms. Kim McKay
 - B. **Vision 2030 Update**- Mr. Ken Zartner
 - C. **Institutional Effectiveness Report** - Dr. Janice Hicks
 - D. **President's Report** - Dr. Gregory Williams
 1. **Record Graduation May 7 and 8**
 2. **Virtual Invasion**
 3. **Grand Opening of the Pantry Gardens**
 4. **Dr. Motamedi appointed to serve on the new THECB Transfer Advisory Committee**

5. **Aspen Prize 2021**
6. **Gary Johnson celebrates 30 years of serving as an Odessa College Board of Trustee**
7. **Adjournment - Mr. Tommy Clark**

Gregory D. Williams, Ed.D., President

EXECUTIVE/ CLOSED SESSION: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board will convene in such executive or closed session in accordance with the Texas Open Meeting Act, Section §551.001 of the Texas Government Code.

Minutes of a Regular Meeting of the Odessa College Board of Trustees held Tuesday, April 27, 2021, in the Zant Community Room, with the following:

Present

Tommy Clark
Dr. Tara Deaver
Gary Johnson
Larry Johnson
J. E. "Coach" Pressly
Trudy Lewis
Bruce Shearer
Neil Grape

Absent

Meeting was called to order by Board of Trustees Chair, Mr. Tommy Clark, at 6:01 p.m.

Pledge of Allegiance: United States & Texas

Mr. Clark led the group in the pledges.

Introduce New Employees

Ms. Lindsey Bryant, Director of Human Resources, introduced the following new employees:

Adam Webb- GED/ESL Coordinator
CJ Ricks- Student Support Specialist

Approval of Minutes of Regular Meeting of March 23, 2021

Mr. Gary Johnson moved, seconded by Mr. Larry Johnson, to approve the minutes of the Regular meeting of March 23, 2021.

Motion passed unanimously.

Approval of Minutes of Special Meeting of April 15, 2021

Mr. Gary Johnson moved, seconded by Ms. Trudy Lewis, to approve the minutes of the Special meeting of April 15, 2021.

Motion passed unanimously.

Pinning Ceremony for Campus Police Officer Leroy Flores

Mr. Tommy Clark invited Officer Leroy Flores to the podium. Mr. Clark introduced Mr. Flores and read a brief bio. Mr. Flores' wife pinned Officer Flores.

Committee Reports

1. Finance Committee

a. **Resolution to Approve Nacero Tax Abatement**

Mr. Gary Johnson read the following resolution.

RESOLUTION AND ORDER OF
ODESSA COLLEGE

STATE OF TEXAS §
 §
COUNTY OF ECTOR §

WHEREAS, the Finance Committee and the Odessa College Board of Trustees reviewed and considered the tax abatement request from Nacero Incorporated ("Nacero").

WHEREAS, Nacero will be building and operating a gasoline manufacturing business in Penwell, Ector County, Texas and will be subject to applicable taxes as approved by the Odessa College Board of Trustees.

WHEREAS, Nacero has requested a ten year tax abatement from Odessa College with 100% tax abatement for the first five years, with the abatement then declining by 10% each year for the final five years of the abatement period.

WHEREAS, Nacero has agreed to pay Odessa College the amount of \$3,360,189.00 in year one as payment in full of the tax obligations to Odessa College which will accrue in the final five years of the abatement period.

WHEREAS, the Odessa College Board of Trustees voted in open meeting on April 15, 2021 to approve the requested abatement, and the motion to approve the abatement passed unanimously.

THEREFORE, BE IT RESOLVED AND ORDAINED BY THE BOARD OF TRUSTEES OF ODESSA COLLEGE THAT the ten year tax abatement requested by Nacero with 100% tax abatement for the first five years, declining by 10% each year for the final five years of the abatement period, and providing for payment of \$3,360,189.00 in year one of the abatement period as payment of the tax obligations which will accrue in the final five years of the abatement period is approved.

PASSED, APPROVED, AND ADOPTED THIS 27th day of April, 2021.

Odessa College

By: _____
Tommy Clark
President, Board of Trustees

ATTEST:

Larry Johnson
Secretary, Board of Trustees

Mr. Gary Johnson moved, seconded by Bruce Shearer, to approve the Resolution to Approve Nacero Tax Abatement.

Motion passed unanimously.

Monthly Financial Statements & Budget Amendments

Ms. Brandy Ham, Chief Financial Officer, highlighted various areas of the financial statements and Budget amendments as printed below:

(Kristi Gibbs will put financial reports in minute book)

Mr. Gary Johnson moved, seconded by Mr. Bruce Shearer, to approve the Monthly Financial Statements and Budget Amendments.

Motion passed unanimously.

Quarterly Investment Reports

Ms. Ham reviewed the Quarterly Investment Report for the quarter ending February 28, 2021, including our statements of compliance and a snapshot of the portfolio:

Face Amount/Shares	\$ 46,861,264.05
Market Value Total	\$ 47,563,897.11
Book Value Total	\$ 47,475,095.33
Yield to Maturity	0.53
Days to Maturity	375

Ms. Ham reported the following quarter end results by Asset Class for the quarter ending February 28, 2021, as follows:

	Market Value	Book Value (Cost)	Yield
CD's	\$1,266,168	\$1,243,000	1.32%
Municipal Bonds	\$14,972,109	\$14,893,831	1.34%
Money Market	\$1,987,356	\$2,000,000	0.32%
Public Investment Pools	\$29,338,264	\$29,338,264	0.11%
TOTAL	\$47,563,897	\$47,475,095	0.54%

Earnings/ Rate of Return

Interest Earned

- This Quarter \$ 59,036
- Fiscal Year \$ 118,239
- Budget for FY21 \$ 350,000

The annualized total rate of return on February 28, 2021, was 0.65%. Benchmark Yield is 0.09%

Mr. Gary Johnson moved, seconded by Dr. Tara Deaver, to approve the Quarterly Investment Report.

Motion passed unanimously.

Education Report: Early College High Schools

Mr. Karl Miller, Odessa Career & Technical Early College High School Principal, and Mr. James Ramage, Odessa Collegiate Academy Principal, joined to share updates on their respective schools. Mr. Miller shared enrollment statistics of OCTECHS and programs offered to students. Student may study Auto Tech, Diesel Tech, Business, Energy Tech, Criminal Justice, OSET, Culinary, and Welding Tech. Mr. Miller reported OCTECHS had their first college signing day in spring 2021 and thanked everyone who helped with that event. Mr. Ramage began by thanking members of the Odessa College team for all of their efforts in supporting OCA students. Mr. Ramage shared enrollment updates of each of their classes as well as current enrollment for next academic year. OCA has six programs to offer students: general studies, biology, business administration, liberal arts, STEM, and teaching early childhood-6 grade. Before graduation OCA students apply for at least 3 universities for transfer opportunities as well as complete the FAFSA and applytexas applications. Each high school expects to have over 400 students on campus in the 2021-2022 school year.

Institutional Effectiveness Report

Dr. Janice Hicks, Associate Vice President of Institutional Effectiveness, shared updates from the Odessa College Leadership Institute, High Impact Strategies Workshop 2021 and the institutions that joined the program. Institutions who participated learned about Odessa College culture, innovative programs, and idea sharing. Dr. Hicks then shared positive feedback from participants from a post workshop evaluation. This programs will now lead to an OCLI network to keep these high achieving institutions connected and engaged with each other and Odessa College. Dr. Hicks shared data that was provided to participants including drop rates, success rates, and degree/credentials awarded. Lastly, Dr. Hicks introduced an upcoming Odessa College Student Experience Focus Group that will be hosted both in person and virtually to access students Odessa College experience and needs to allow the institution to continue to serve students well.

President's Report

OCLI High Impact Strategies Workshop

Odessa College hosted the 3rd Odessa College Leadership Institute High Impact Strategies Workshop. This year was the first virtual workshop that was attended by 5 community colleges with over 80 virtual participants. The 3 day event lead institutions through changing institutional culture, igniting innovation.

Spring 2021 Enrollment

Spring 2021 Odessa College had a record setting enrollment with a final enrollment of 6,387 students, an increase of 2.9% from spring 2020.

Vice President of Academic Partnerships

Dr. Jonathan Fuentes has served in his current role at Odessa College for the past 2 years as the Executive Director for Academic Partnership. Under this leadership Odessa College has continued to set record enrollments and increased outreach to our ECISD partners and outlying areas. Dr. Fuentes' role continues to evolve and grow with Odessa College enrollment and increasing partnerships. With this in mind, Dr. Fuentes' title will change to Vice President of Academic Partnerships.

Drive to Success Finale Event

2021 Drive to Success Finale is Thursday April 29 at 5:30pm at the Sewell Auto Tech building. There will be a drawing from the seven finalists to announce who will be winner of a brand new Ford Mustang.

Aspen Prize Virtual Ceremony

Tuesday, May 18 at noon will be the Virtual Aspen Prize Ceremony. This year Odessa College is being considered alongside 9 other outstanding colleges.

Wrangler Athletics Update

Volleyball had a second consecutive trip to the NJCAA D1 Volleyball Championship and finished 6th. Head Coach Kristi Gray was named WJCAC & NJCAA Southwest Region Coach of the Year. Cross Country ran at the NJCAA Region 5 Championships in the fall. The OC Blues Dance Team won 5 National Championships in Competition this year. At the American Drill & Dance Nationals in Arlington, TX, the Blues won their 5th consecutive team hip-hop championship. Odessa Men's Basketball Team was 20-3 this season and were WJCAC Regular Season Champions. Coach Franqua "Q" Bedell has been busy recruiting players for next season & Women's Basketball will return to the court in 2021-22. The Rodeo team hosted the OC Rodeo for the 38th this year at the Ector County Coliseum. Shaylee Terry won the OC Rodeo in the Breakaway Roping event & Riggin Shippy won the Howard College Rodeo Bull Riding. Baseball is currently 16-21 on the season and is in contention for 3rd place in the WJCAC. Softball is currently 29-7 and ranked #18 in the country. The golf team is currently #4 in the NJCAA Men's Golf poll. Golf will compete in the NJCAA D1 Golf National Tournament in Lubbock, TX.

Spring Graduation 2021

Spring Graduation will be May 7 & 8 in the Odessa College Sports Center. Students and Faculty will join masked & in person while all guests are invited to join via live stream on youtube as part of the ongoing effort to keep Odessa College campus and the community healthy.

Twitter Storm

Dr. Williams shared he has recently taken to Twitter to help spread more positivity in the world. He believes that everyone can be the positive spark to be the change this world needs. He invited the group to participate with Odessa College on Wednesday April 28th in the "Twitter storm" and putting positivity into the world with the hashtag #odessaallin.

Executive Session: Personnel – Recommendation for Administrative Appointments, Pursuant to Section 551.074 of the Texas Open Meetings Act of the Government Code

Executive Session: Personnel – Board Self-Evaluation – Pursuant to Item 551.074 of the Texas Open Meetings Act of the Government Code

Mr. Gary Johnson moved, seconded by Mr. Shearer, to go into executive session.

Motion passed unanimously.

The Board went into Executive Session at 6:55 p.m.

The meeting resumed at 7:15 p.m.

Mr. Clark stated that no action was taken during the executive session. He stated that Dr. Williams is evaluated annually by the Board⁷ in April and that the Board conducts and discusses the

results of their annual self-evaluation each April.

Mr. Gary Johnson moved, seconded by Dr. Deaver, to approve the extension of Dr. Gregory Williams' employment agreement with an expiration date of August 31, 2026.

Motion passed unanimously.

Mr. Gary Johnson moved, seconded by Mr. Shearer to approve the following administrative contracts for:

Dr. Tramaine Anderson, Vice President for Instruction
Kim McKay, Vice President for Student Services & Enrollment Management
Robert Rivas, Chief of Staff
Ken Zartner, Vice President for Administrative Services
Jacqui Gore, Vice President of Advancement, Business & Governmental Relations
Dr. Jonathan Fuentes, Vice President of Academic Partnerships
Ashley Warren, Executive Assistant to the President

Motion passed unanimously.

Adjournment

The meeting was adjourned at 7:21 p.m.

Secretary

Chair

REPORT TO PROPERTY COMMITTEE SUMMARY OF VENDOR PROPOSALS

BID/RFP NO: RFP-21008

PROJECT DESC: DSX DOOR ACCESS SYSTEM FOR RESIDENTS HALL

ESTIMATED BUDGET: COVID FUNDS

EST. TIMELINE OF WORK: Delivery 8 Weeks Completed by August 1, 2021

SCOPE OF PROJECT: The College requested wireless access control for approximately 102 doors for Century Commons and 18 for Wrangler Hall. The Access Control System that the College has implemented on its campuses is the DSX Card System. A wireless DSX Card System was requested for both residents' halls for security purposes. The RFP was received on April, 20, 2021. Seven RFP's were sent to qualified vendors. As this is manufactured and sold by authorized distributors. Only one complete RFP was received.

PROPOSALS:

Base Bid

Computex Technology Solutions, Virtual Box, COBARD & Horizon, DIGI Security Systems, Knight Security Systems, Aprotex Corporation, Systech Systems.

1. Systech Odessa, Texas	160,230.66
-----------------------------	------------

OTHER PERTINENT FACTS OR INFORMATION: Systech maintains all the access doors for the Odessa College Campuses. Their service is outstanding they are an asset to the College. Security and door access has been crucial during COVD.

SUMMARY PRICING

DSX CARD ACCESS SYSTEMS FOR CENTURY COMMONS

DORM FIRST FLOOR	\$44,387.77
DORM SECOND FLOOR	\$39,487.77
DORM THIRD FLOOR	\$38,262.77
DORM CLUBHOUSE	\$ 6137.93
BOND	\$4,548.00
TOTALS	\$132,824.24
BID PRICE	\$132,800.00



A SYSTEMS TECHNOLOGY COMPANY

6965 Commerce
Odessa Texas 79762
Phone: 432-550-7964

PROPOSAL

DATE: 4/20/2021

Odessa College
201 W University Blvd,
Odessa, TX 79764
Attn: Bryan Heifner

Access Control For Odessa College Wrangler Student Housing 18 wireless locksets 2 hardwire doors

ITEM #	DESCRIPTION	QTY	UNIT PRICE	TOTAL
Schlage NDE	NDE Schlage Wireless Lock	18	595.00	10,710.00
	NDE Gteway	3	321.54	964.62
	DSX License Per Lock	18	300.00	5,400.00
	Auto-sensing 10/100BaseT communications	1	285.09	285.09
	Intelligent 2 Door Package	1	1,392.86	1,392.86
	LPS 110VAC 27V 5.5A, 150 Watt PS for 24V Locks	1	148.44	148.44
	AC-TS9 Mullion Egress Button	1	69.32	69.32
	PIR Request to Exit (Gray)	1	99.48	99.48
	Sngl Elc Mag Lck Door Stat Swt	1	423.12	423.12
	HID ProxPoint 3" Mullion Mount Reader Grey 33 bit	1	237.74	237.74
	Note: License Cost Is A DSX Requirement - NDE Locks		-	-
	Bought From Any Source Require The License Fee		-	-
			-	-
			SUBTOTAL	\$ 19,730.66

TERMS AND CONDITIONS

One Year Equipment / Workmanship Warranty

Customer Acceptance (sign below):

X _____

LABOR TOTAL	\$ 3,300.00
Programming	\$ 4,400.00
TAX	
TOTAL	\$ 27,430.66

For Questions Concerning This Price Quotation, Please Contact
Scott Stone, 432-631-8320, Scottstone@systech-systems.com,
Thank You For Your Business!

REPORT TO PROPERTY COMMITTEE SUMMARY OF VENDOR PROPOSALS

BID/RFP NO: RFP-21-007

PROJECT DESC: RFP-21-007 FOOD SERVICE OPERATIONS

ESTIMATED BUDGET: 345,000

EST. TIMELINE OF WORK: August 1, 2021-July 31, 2022

SCOPE OF PROJECT: Odessa College requested RFP's for the food service operations for the Odessa College Campus. Seven RFP's were sent to competitive vendors for Cafeteria Services, Ten Franchisee/Auxiliary vendors were contacted for other areas on campus such as Grab-N-Go, Wood Building, Wifi JAVA LRC. Odessa College received one complete bid. Odessa College will continue to negotiate with the other areas of the College to determine the best options for the students.

<u>PROPOSALS:</u>		Base Bid
Prince Food Systems, Chartwells Higher Ed, Thomas Cuisine, Sedexo, Aramark, Creative Dining, Great Western Dining:		
Meal Plan Students		
Current Contract		New Contract
11.06 Per Person		12.86 Per Person
X 230=2,543.80 weekly		X 230=2,957.80
Childcare Meals		
Current Contract		New Contract
4.04 Per Person		4.96 Per Person

OTHER PERTINENT FACTS OR INFORMATION: The new contract offers a 2,000 allowance for any event of the College's choice, every semester a mid-night breakfast will be provided and served by GWD with the help of OC staff if desired. Once a semester a COOK OUT can be provided at no extra cost to the students on the meal plan. Faculty and Staff meal price is 5.75. Meals are unlimited servings.

REPORT TO PROPERTY COMMITTEE SUMMARY OF VENDOR PROPOSALS

BID/RFP NO: PRQ-21-008 Modular Classrooms

PROJECT DESC: BUYBOARD COOP-MODULAR CLASSROOMS

ESTIMATED BUDGET: Vision 2030

EST. TIMELINE OF WORK: Delivered and Installed by August 1, 2021

SCOPE OF PROJECT: Odessa College is seeking to purchase Modular Buildings to provide adequate lunch room space for the Early College students, due to Travis Hall being demoed for the new construction of the HSB Building. Odessa College sent seven qualified Buyboard vendors an invitation to price quote. Odessa College received three proposals.

<u>PROPOSALS:</u>		Base Bid				
Palomar Modular Buildings, Steward Modular, Sustainable Modular, Vesta Modular, Team Mobile, RamTech, Aries Buildings.						
1.	Aries	Refurbished	48 x 60	OR	24 x 64	(2) Each
		New	\$198,620		Refurbished	\$118,720 total
			N/A		New	\$204,050 total
	Bid includes 38,720 for delivery set up-dollar amount will be less on the refurbished					
2.	RamTech	New	N/A		New	\$176,770
3.	Sustainable	New	N/A		New	\$228,434

OTHER PERTINENT FACTS OR INFORMATION: The price quote was originally for 24 x 64 building as we didn't think the 48 x 60 was in our budget, but Aries a building design company is moving these from Texas City. These are on a college campus and have been there since the hurricane. These buildings will be ready by June 11th and can be directly delivered to the College Campus if approved. The delivery charge will be cheaper if we can obtain those buildings that are refurbished from Aries Building. The other buildings will be manufactured and are all pretty close in price range.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1301 EAST 8TH STREET, SUITE 200
ODESSA, TEXAS 79761-4703

432/332-9047
FAX: 432/333-7012

Mark A. Flowers

April 30, 2021

Dr. Gregory D. Williams, President
Odessa Junior College District
201 West University
Odessa, TX 79761

RE: REQUEST FOR A DECISION FROM THE BOARD OF TRUSTEES OF OJCD TO SELL PROPERTY FOR LESS THAN MARKET VALUE SPECIFIED IN THE JUDGMENT OF FORECLOSURE AND ALSO LESS THAN THE TOTAL AMOUNT OF JUDGMENTS AGAINST THE PROPERTY

Dear Dr. Williams:

Please place on the agenda of the next board meeting of the Board of Trustees of Odessa Junior College District a request to sell property located is described as Lots 1-2, Block 12, Royalty Heights, City of Odessa, Odessa, Texas for \$50,000.00, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment against the property.

Pursuant to the inter-local agreement, which was set up to sell these properties, Trower Realtors has obtained a contract on the property and the buyer, Barracuda Down Hole LLC, has deposited \$500.00 with Linebarger Goggan Blair & Sampson, LLP. The property is located at 218 Park and had an appraised value of \$489,529 as of 2018 however the City of Odessa has since demolished the metal warehouse building leaving only the vacant land, which had an appraised value of \$51,150 as of 2018. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid.

I request that this be placed on the agenda to obtain a decision from the Board of Trustees on whether to sell the above described property for less than the market value and the total judgment amount taken against the property by the taxing entities.

If you have any questions, please do not hesitate to call me at 432-231-1150.

Sincerely,


Mark A. Flowers
Attorney

Meeting Date: _____
_____ Approved OR _____ Not Approved

Tax Resale Distribution Sheet

Address: 218 North Park, Odessa, Texas
Cause #: CC-17-042-T; Ector County Appraisal District, et al vs Texas Flange Inc.
Legal Description: Lots 1 and 2, Block 12, Royalty Heights, City of Odessa
Acct #27750.03360.00000

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$243,841.91	0.49999999	\$22,873.75
COLLEGE	\$39,014.70	0.079999987	\$3,659.80
CED	\$0.00	0	\$0.00
ODESSA	\$102,413.60	0.209999991	\$9,606.97
HOSPITAL	\$19,507.36	0.040000014	\$1,829.90
COUNTY	\$82,906.26	0.170000018	\$7,777.08
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$50,000.00
REALTOR'S FEE:	\$3,000.00
CLOSING:	\$0.00
COURT COSTS:	\$364.00
SHERIFF'S FEE:	\$62.50
COSTS:	\$826.00
	<hr/>
	\$45,747.50

DEED TRANSFERRING TITLE INTO ECTOR CO., TRUSTEE RECORDED ON: 30-Oct-18



Trower Realtors, Inc.

Residential / Commercial / Property Management

1412 E. 8th
Odessa, Texas 79761

Phone (432) 333-3211
Fax (432) 333-4329

April 26, 2021

RE: Suit #CC-17-042-T; Ector County Appraisal District, et al vs Texas Flange Inc.

Lots 1-2, Block 12, Royalty Heights, City of Odessa

Ector County Taxing Entities
Odessa, Texas

Gentlemen:

This offer is for a vacant lot located on Lots 1-2, Block 12, Royalty Heights Addition, at 218 Park, in a commercial neighborhood inside the city limits.

The listing price was \$489,529.00 and a 2018 tax appraisal value of \$489,529.00 however the City of Odessa has since demolished the metal warehouse building leaving only the vacant land, which had an appraised value of \$51,150 as of 2018.. This contract is for \$50,000.00. I have had this property listed since November 1, 2018.

I recommend that we accept this offer.

Sincerely,

Shawn Crouch
Trower Realtors, Inc.

PROPERTY OWNER NAME & MAILING ADDRESS

TEXAS FLANGE CO
C/O OMER MARLA
8610 WESTVIEW DR
HOUSTON TX 77055-4819



ECAD ACCOUNT NUMBERS

27750.03360.00000
R100048594

EXEMPTIONS

Undivided Interest: 1.0000000

1301 E. 8TH ST
Odessa, TX 79761
(432) 332-6834
www.ectorcad.org

Vol: Page: Inst:

PROPERTY LEGAL DESCRIPTION

ROYALTY HEIGHTS 60
BLOCK 12
LOTS 1-2

TAXING ENTITIES

CURRENT TAX RATE

ECTOR COUNTY I S D	0.0114957
ECTOR COUNTY	0.0038721
CITY OF ODESSA	0.0049325
ODESSA COLLEGE	0.0020642
ECTOR CO HOSPITAL DIST	0.0011792

SITUS: 218 PARK AVE
SQFT: 93,001 ACRES: 2.1350

BUILDING DETAIL

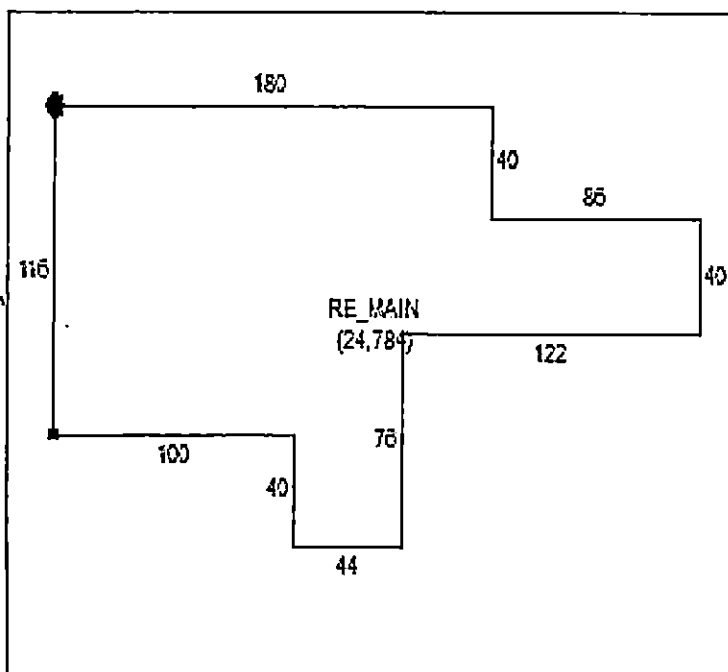
Description	Sq.Ft.	Year Built
SB3M - MACH SHOP	24,784	1964

PROPERTY VALUES

This document is a WORKING PAPER ONLY. Values are not certified as official.

	2018 TAX YEAR	2017 TAX YEAR
PRODUCTIVITY		
LAND	51,150	51,150
IMPROVEMENT	438,379	438,379
PERSONAL PROPERTY	0	0
TOTAL MARKET	489,529	489,529
Less Limited Amount on 10% Homestead Increase	0	0
APPRAISED VALUE	489,529	489,529

T.O. ID: 00





Streets



Parcels



Current Selections



ECTOR COUNTY APPRAISAL
DISTRICT
1301 E 8TH STREET
ODESSA, TX 79761-4722
(432) 332-6834

Disclaimer: This Map is for illustrative purposes only,
and is not suitable for parcel specific decision making.
The areas depicted here may contain error of content,
completeness and accuracy.

CONNECTEXPLORER



map: Auto (Oblique) Dec 2017 - Jan 2018 image 1 of 3 12/15/2017



Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

CORRECTION SHERIFF'S TAX DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF ECTOR

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Ector County, dated June 27, 2018 on a certain judgment rendered in said Court on 27th day of March, 2018, in a certain **SUIT NUMBER CC-17-042-T; Tract 2, Ector County Appraisal District, Et Al vs. Texas Flange Inc, I, Sheriff Mike Griffis, Sheriff of said County, did upon June 2, 2018, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on Monday, July 9, 2018, in the Odessa American, a newspaper published in the County of Ector, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in August, 2018, beginning at 10:00 AM sold said hereinafter described land or lots at public venue, at the West door of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:**

**ECTOR COUNTY TRUSTEE
1010 EAST EIGHTH ST
ODESSA, TX 79761-4703**

for the use and benefit of itself and City of Odessa, Ector County Independent School District and Ector County Hospital District, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Sheriff Mike Griffis, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Ector County Appraisal District, in trust, for the use and benefit of itself and City of Odessa, Ector County Independent School District and Ector County Hospital District City of Odessa, Ector County Independent School District and Ector County Hospital District and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

Lots 1 and 2, Block 12, Royalty Heights Addition, an addition to the City of Odessa, Ector County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 420, Deed Records of Ector County, Texas. (Account #27750.03360.00000)

TO HAVE AND TO HOLD the above described premises unto the said Ector County Appraisal District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS CORRECTION SHERIFF'S TAX DEED IN MADE IN PLACE OF THAT CERTAIN SHERIFF'S TAX DEED DATED SEPTEMBER 21, 2018 AND RECORDED AS DOCUMENT #2018-00016195 IN THE OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS WHEREIN THE GRANTEE WAS INCORRECTLY REFLECTED AS ECTOR COUNTY APPRAISAL DISTRICT WHEN IN FACT THE GRANTEE IS ECTOR COUNTY, TRUSTEE. THIS CORRECTION SHERIFF'S TAX DEED REPLACES THAT DEED FOR ALL PURPOSES

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 21 day of September, 2018.

Sheriff Mike Griffis
Sheriff, Ector County, Texas

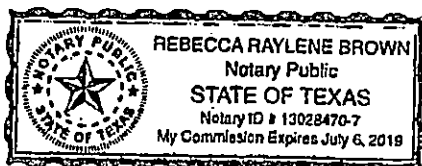
E. Baeza
By: Sgt. Elizabeth Baeza

STATE OF TEXAS X

COUNTY OF ECTOR X

Before me, the undersigned authority, on this day personally appeared Sgt. Elizabeth Baeza, of Ector County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF September, 2018.



Rebecca Raylene Brown
Printed Name: Rebecca Raylene Brown
Notary Public, State of Texas
My Commission Expires: July 6, 2019

After recording return to:
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
1301 EAST 8th STREET, SUITE 200
ODESSA, TEXAS 79761-4703
(432) 332-9047; FAX (432) 333-7012



STATE OF TEXAS
COUNTY OF ECTOR

I hereby certify that this instrument was filed on 10/30/2018 at
02:59 PM by me and was duly recorded under the document number
2018-00017521 in the Official Public Records of Ector County, Texas.

Linda Haney, County Clerk
Ector County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF
THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER
FEDERAL LAW AND IS UNENFORCEABLE.

Returned To: LINEBARGER GOGGAN BLAIR & SAMPSON LLP
ATTORNEYS AT LAW
1301 E 8TH STREET SUITE 200
ODESSA, TX 79761

ODESSA COLLEGE
AUTHORIZED INVESTMENT BUSINESS ORGANIZATIONS
Effective May 25, 2021

Upon documented compliance with all requirements of the Odessa College Investment Policy, the business organizations listed below are authorized by the Board of Trustees to engage in investment transactions with the District.

- Lone Star Investment Pool
- LOGIC Government Investment Cooperative
- TexPool Public Funds Investment Pool
- Prosperity Bank
- BBVA Compass Bank
- JP Morgan Chase Bank
- Raymond James Financial
- Wells Fargo Bank
- Frost Bank
- Wells Fargo Institutional Brokerage
- UBS Financial Services
- Cantor Fitzgerald & Co.
- Hilltop Securities Inc.
- Multi-Bank Securities, Inc.
- Mischler Financial Group


The Investment Officers of Odessa College hereby attest that they (1) do not have a personal business relationship with any of the business organizations listed above and (2) are not related within the second degree by affinity or consanguinity to an individual seeking to sell for any of the organizations.



Attest

05/25/2021

Date



Attest

05/25/2021

Date

The qualified representative of the business organization offering to engage in an investment transaction with an investing entity shall execute a written instrument in a form acceptable to the investing entity and the business organization substantially to the effect that the business organization has:

(1) received and reviewed the investment policy of the entity; and

(2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the entity's investment policy.

Approved, this 25th day of May 2021

Secretary, Board of Trustees