

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

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09-21-09 09:41 AM

Mark A. Flowers

September 22, 2009

Mr. Brian Moersch
Ector County Independent School District
Executive Director
of District Operations
802 N. Sam Houston
Odessa, TX 79761

RE: REQUEST FOR A DECISION FROM THE BOARD OF TRUSTEES OF ECISD 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 Mr. Moersch:

Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell 809 W. 20th for \$500.00, 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.

The property is located at 809 W. 20th and has an appraised value of \$9,158.00. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid. Taxes on this property have been delinquent since 1997.

Please see the enclosed offer letter from Assistant City Manager Michael Marrero.

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 332-9047.

Sincerely,



Mark A. Flowers
Attorney

Meeting Date: _____
____ Approved OR _____ Not Approved



MICHAEL MARRERO
Assistant City Manager
Community Services

September 9, 2009

Mr. Mark Flowers
Atkins Peacock & Linebarger Goggan, LLP
1301 E. 8th Street, Suite 200
Odessa, Texas 79761

RE: 809 West 20th Street
Tax Foreclosed Property

Dear Mr. Flowers:

In an effort to address the need for moderately priced homes in Odessa, the City has implemented several homebuyer assistance programs including an Infill Housing Program. Under this program the City acts as both the developer and the builder and is always looking for vacant lots in established neighborhoods throughout the City on which to construct the homes.

In reviewing the properties currently held by the taxing entities an inspection of the lot at 809 West 20th was made and the City feels this would make an ideal place for the Infill Housing Program to construct a new home.

The total amount of the taxes due on the property are considerable and while the City would like to construct a home on the lot we are not able to pay the amount of taxes owed on the property. However, the City would like to purchase the lot and put the lot with a new home back on the tax rolls and therefore generate income from this vacant, nontax producing lot.

The City is requesting our offer of \$500 for the lot be submitted to the other taxing entities in order for them to consider conveying their portion of ownership in this property to the City.

We appreciate your time and assistance. Please feel free to contact me if you have additional questions or need additional information.

Sincerely,

Michael Marrero
Assistant City Manager

cc: Larry Long, City Attorney
Merita Sandoval, Community Development

Tax Resale Distribution Sheet

Address: 809 West 20th Street
Cause #: A-8701-T
Legal Description: Lot 14, Block 3, Buchanan Addition

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$8,737.77	0.512869321	\$0.00
COLLEGE	\$1,209.67	0.071002399	\$0.00
CED	\$0.00	0	\$0.00
CITY	\$3,961.31	0.23251177	\$0.00
HOSPITAL	\$452.02	0.02653162	\$0.00
COUNTY	\$2,676.26	0.157084891	\$0.00
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$500.00
REALTOR'S FEE:	\$0.00
CLOSING:	\$0.00
COURT COSTS:	\$0.00
SHERIFF'S FEE:	\$0.00
COSTS:	\$500.00
	<hr/>
	\$0.00

DEED TRANSFERRING TITLE INTO ECTOR COUNTY

RECORDED ON:

3-Nov-08