

ATKINS PEACOCK & LINEBARGER GOGGAN, LLP

ATTORNEYS AT LAW
1301 East 8th Street, Suite 200
Odessa, Texas 79761
(432) 332-9047
fax: (432) 333-7012

03-23-06P01:51 RCVD

Mark A. Flowers

March 13, 2006

Mr. Bruce Revell
Executive Director for Finance
and Business 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. Revell:

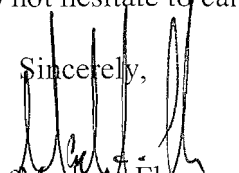
Please place on the agenda of the next board meeting of the Board of Trustees of ECISD a request to sell specific property located on Industrial Ave for \$500.00, which is less than the market value specified in the judgment of foreclosure against the property and is also less than the total amount of the judgment against the property. I have attached an exhibit indicating what each jurisdiction will receive after all costs are paid.

This may seem like a low bid for the property. On the other hand, the buyer proposes to perform much needed cleanup on this property. I have also attached an exhibit indicating the buyer's interest in cleaning up the property. He asks that you consider the value of his proposed cleanup when you consider his bid.

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 or Joe Zant at 362-2558.

Sincerely,



Mark A. Flowers
Attorney

Meeting Date: _____
_____ Approved OR _____ Not Approved

Tax Resale Distribution Sheet

Address: INDUSTRIAL AVENUE
Cause #: CC2-3479-T; ECTOR CO. VS. LAWRENCE MOFFITT & B-6164-T; ECTOR CO. VS. C R S INC.
Legal Description: TRACTS 11A-23A, SEC 35, BLK 42, T-2-S & LOTS 1-2-3, BLOCK 4, DAVIS INDUSTRIAL SITES

	<u>Taxes Owed</u>	<u>Percentage</u>	<u>\$ to be Received</u>
SCHOOL	\$23,450.22	0.404317345	\$0.00
COLLEGE	\$3,837.31	0.066161042	\$0.00
CED	\$0.00	0	\$0.00
CITY	\$12,791.03	0.220536749	\$0.00
HOSPITAL	\$2,558.21	0.044107419	\$0.00
COUNTY	\$15,362.77	0.264877446	\$0.00
UTILITY	\$0.00	0	\$0.00

BID PRICE:	\$500.00
REALTOR'S FEE:	\$25.00
CLOSING:	\$0.00
COURT COSTS:	\$1,608.80
SHERIFF'S FEE:	\$405.00
COSTS:	\$1,545.04
	<hr/>
	-\$3,083.84

DEED TRANSFERRING TITLE INTO ECTOR CO, TRUSTEE RECORDED ON: 24-Jun-92 & 27-Mar-98



600 Industrial • P.O. Box 3585 • Odessa, Texas 79760-3585 • Fax 432-332-2331

January 26, 2006

Mark Flowers
Linebarger Goggan Blair & Sampson, LLP
1301 East 8th Street, Suite 200
Odessa, Texas 79761

Re: Section 35, Blk.42, 2-S tracts 11A thru 23A and Block 4, Davis Industrial Sites Lot 1 thru Lot 3, consisting of approximately 5 acres

Dear Mr. Flowers

This letter is written in regard to purchasing the property that is across the street from my business located at 600 Industrial Ave. The property has been an eye sore for years, and it is embarrassing when customers see the graffiti ridden rubble that is just a few feet from the inventory we store for them (not to mention potential new customers' response). That property encourages illegal activities such as dumping trash, drug use, gang activity, along with attracting vermin and possible environmental issues.

On numerous occasions during the last year, I have had discussions with former engineer Don Bonifay about the possibility of the County cleaning up that property; a job that he said would require too much time, money and man power. Both Don and I talked to Jones Brothers Paving, who owns the pit behind the property, about acquiring the land and cleaning it up. Jones Brother's response was that they would take the land if the county paid them for the clean up.

I had a contractor estimate a clean up project. That contractor indicated it would cost \$80,000 to \$100,000 for the clean up. Don Bonifay agreed that estimate was not unreasonable. Because the property has been in this deteriorating state for over 25 years and no one wants to take on the responsibility of cleaning it up, I would be willing to purchase the property at minimal price (i.e. \$500.00) and be responsible for the cost of the clean up. The County would benefit by not having to pay for the clean up, collecting taxes on the property again, and discouraging the criminal and gang activity that takes place there by beautifying the area.



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January 26, 2006

The property is long and narrow, which limits its commercial use and though I have no need for the land at this time, the clean up would be beneficial to my business across the street, as well as the general area. The legal description of the property is: Section 35, Blk.42, 2-S tracts 11A thru 23A and Block 4, Davis Industrial Sites Lot 1 thru Lot 3, consisting of approximately 5 acres.

Thank you for your attention on this matter. I know it will be a cumbersome process. If there is anything I can do to help move it forward or there is a need for any discussion, please do not hesitate to contact me.

Sincerely

Ted Tuminowski, President