

MIDLAND DEVELOPMENT CORPORATION
MINUTES
August 1, 2016

The Board of Directors of the Midland Development Corporation convened in regular session at Midland City Hall basement conference room, 300 North Loraine, Midland, Texas, on August 1, 2016.

Board Members present: Chairman Brent Hilliard, Director Wesley Bownds, Director Keith Stretcher, and Secretary Robert Rendall

Board Members absent: Director Gary Douglas (arrived at 11:02 a.m.)

Staff Members present: Assistant City Manager Frank Salvato; Assistant City Attorney Nicholas Toulet-Crump; Director of Finance Pam Simecka; Director of Engineering Jose Ortiz; City Engineer Matt Carr and Deputy City Secretary Karla Mata

Council Member(s) present: J.Ross Lacy (District 4).

MDC Staff Members present: Executive Director Pam Welch, MDC Economic Development Director Timothy Danielson, Accounting Clerk/Research Analyst Sara Harris, and Administrative Assistant Heather Gentz.

1. Chairman Hilliard called the meeting to order at 11:00 a.m.
2. Consider a motion approving the minutes of the June 06, 2016 meeting of the Midland Development Corporation.

Director Stretcher moved to approve the minutes of the June 06, 2016 regular meeting of the Midland Development Corporation; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, Rendall and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas

3. Consider a motion approving the minutes of the June 27, 2016 special meeting of the Midland Development Corporation.

Director Stretcher moved to approve the minutes of the June 27, 2016 special meeting of the Midland Development Corporation; seconded by Director Rendall. The motion carried by the following vote: AYE: Bownds, Hilliard, Rendall and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas

4. Receive and discuss and consider the June monthly expenses from the Midland Development Corporation.

Executive Director Pam Welch, and Accounting Clerk and Research Analyst Sara Harris gave an overview of the June monthly expenses provided a balance sheet to simplify the understanding of the Midland Development Corporation current position.

5. Receive and discuss a presentation from Cameron Walker of the Permian Basin Metropolitan Planning Association.

Mr. Cameron Walker gave a presentation regarding the I-20 Permian Basin corridor study and provided an overview of public involvement. He discussed current safety and capacity needs and their plan for the modernization of the corridor throughout the Permian Basin. The I-20 Permian Basin Corridor Study will identify corridor needs and develop improvement alternatives for the corridor.

6. Receive and discuss a presentation from Cristina Odenborg, Midland Downtown Revitalization Director.

Downtown Development Coordinator Cristina Odenborg gave a presentation regarding Downtown Development responsibilities and strategies. Ms. Odenborg discussed the different options to revitalize Downtown Midland, attracting development through the use of possible incentives. They encourage maintenance throughout the downtown area, establish regularly occurring public events on a weekly or monthly basis to showcase downtown merchants, music, and food. They are advancing downtown through promotion using social media to highlight what events are happening.

7. Consider Resolution ED-284 authorizing the execution of an Economic Development Agreement with the City of Midland for the extension of Fairgrounds Road; and authorizing payment therefor in an amount not to exceed \$600,000.00.

Director of Engineering Jose Ortiz gave a presentation estimating the acquisitions of right-of-way cost for Fairgrounds Road, and spoke about the economic development opportunities for the potential Economic Development District.

Director Stretcher moved to approve Resolution ED-284 authorizing the Economic Development Agreement with the City of Midland for the extension of Fairgrounds Road; and authorizing payment therefor in an amount not to exceed \$600,000.00; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Douglas, Rendall and Stretcher. NAY: None. ABSTAIN: Hilliard. ABSENT: None.

8. Receive and discuss a presentation from Jeff Feige, CEO of Orbital Outfitters.

CEO of Orbital Outfitters Jeff Feige provided an update stating the Orbital Outfitters facility is up and running. Everyone is welcome to stop by for a tour.

9. Receive and discuss the monthly economic development activity report from the MDC staff as well as any reports on marketing and advertising activities.

Executive Director Pam Welch, and Economic Development Director Timothy Danielson, gave a brief report on the monthly economic development activity, provided workforce/employment stats, and discussed marketing and advertising activities.

The Board excused observers at 12:16 p.m. and recessed into executive session.

10. Pursuant to Texas Government Code §551.101, the Board of Directors will hold an Executive Session which is closed to the public to discuss the following matters as permitted under the following Texas Government Code Sections:

- a. Section 551.087 Deliberation Regarding Economic Development Negotiations

- i. Discuss business prospects that the Midland Development Corporation seeks to have, locate, stay, or expand in or near the City of Midland, Texas and discuss possible incentives, and discuss contract compliance on the part of businesses.

- b. Section 551.072 Deliberation Regarding Real Property

- i. Discuss the sale, exchange, lease or value of real property described as an approximate 78.25 acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.
- ii. Discuss the sale, exchange, lease or value of real property described as Lot 6, Block 9, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas.
- iii. Discuss the purchase, exchange, lease or value of real property described as Block 55, Original Town Addition, Midland, Midland County, Texas.
- iv. Discuss the sale, exchange, lease or value of real property described as an approximate 374 acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas
- v. Discuss the lease of real property located at 200 North Loraine, Midland, Texas 79701.

The Board reconvened into regular session at 2:06 p.m.

11. Consider Resolution ED-285 approving the budget for the Midland Development Corporation's 2016-2017 Fiscal Year.

Director Bownds moved to approve the Resolution ED-285 for the budget for the Midland Development Corporation's 2016-2017 Fiscal Year; seconded by Director Douglas. The motion carried by the following vote: AYE: Bownds, Douglas, Hilliard, Rendall and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None.

All of the business at hand having been completed, Chairman Hilliard adjourned the meeting at 2:18 p.m.

Respectfully submitted,

Karla Mata, Deputy City Secretary

PASSED AND APPROVED the 12th day of September, 2016.

Robert Rendall, Secretary