

**MIDLAND DEVELOPMENT CORPORATION  
MINUTES  
April 03, 2017**

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 April 03, 2017.

**Board Members present:** Chairman Brent Hilliard, Director Wesley Bounds, Director Gary Douglas, Director Stephen Lowery, and Director Keith Stretcher

**Board Members absent:** None

**Staff Members present:** Assistant City Manager Frank Salvato; Assistant City Attorney Nicholas Toulet-Crump and Deputy City Secretary SueAnn Lopez

**Council Member(s) present:** J. Ross Lacy (District 4) and Jeff Sparks (District 1)

**MDC Staff Members present:** Executive Director Pam Welch, Marketing Coordinator Regan Latham, and Accounting Clerk/Research Analyst Sara Harris.

1. Call meeting to order.

Chairman Hilliard called the meeting to order at 10:01 a.m.

2. Consider a resolution authorizing the execution of a term sheet between the Midland Development Corporation (“MDC”) and the University of Texas of the Permian Basin (“UTPB”) for the purpose of facilitating certain agreements relating to the construction of a new engineering building to be located within the corporate limits of the City of Midland, Texas, and the establishment and management of an incubator and makerspace to be located in UTPB’s Center for Energy & Economic Development building.

Director Douglas moved to approve Resolution ED-317 authorizing the execution of a term sheet between the Midland Development Corporation (“MDC”) and the University of Texas of the Permian Basin (“UTPB”) for the purpose of facilitating certain agreements relating to the construction of a new engineering building to be located within the corporate limits of the City of Midland, Texas, and the establishment and management of an incubator and makerspace to be located in UTPB’s Center for Energy & Economic Development building; seconded by Director Stretcher. The

motion carried by the following vote: AYE: Bownds, Douglas, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None

3. Receive and discuss a presentation from Midland Memorial Hospital on the Hospital's progress, accomplishments, and any ongoing projects or programs related to physician recruitment.

Midland Memorial Hospital's Senior Vice President Cory Edmondson reported the Hospitalist Program was almost fully staffed and that retention was up 100% compared to the 50% from years prior to Midland Memorial Hospital's recruiting partnership with the Midland Development Corporation. Midland Memorial will continue to make efforts for recruitment.

4. Consider a resolution authorizing payment in the amount of \$361,660.58 to the Midland County Hospital District pursuant to the Midland Development Corporation's Reimbursable Physician Recruitment Agreement with the Midland County Hospital District.

Director Lowery moved to approve Resolution ED-318 authorizing payment in the amount of \$361,660.58 to the Midland County Hospital District pursuant to the Midland Development Corporation's Reimbursable Physician Recruitment Agreement with the Midland County Hospital District; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, and Lowery. NAY: None. ABSTAIN: Douglas, Stretcher. ABSENT: None

5. Receive and discuss an update from Parkhill, Smith & Cooper, Inc., regarding the Spaceport Infrastructure Project.

Jeremy Squires from Parkhill, Smith & Cooper, Inc. gave an update on the Spaceport Infrastructure Project reporting the rough cut was complete and the bore and casing were complete without any issue. He explained the sanitary sewer was almost complete, force main installation was 25% complete, storm sewer installation was 25% complete and water line installation was 10% complete.

Chairman Hilliard asked whether the project was still set to be finished on time and Mr. Squires stated that it was.

6. Consider a motion approving the minutes of the March 6, 2017 meeting of the Midland Development Corporation.

Director Stretcher moved to approve the minutes of March 06, 2017; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Douglas, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None

7. Receive and discuss and consider the March 2017 monthly expenses from the Midland Development Corporation.

Executive Director Pam Welch, and Accounting Clerk and Research Analyst Sara Harris gave an overview of the March monthly expenses noting sales tax was not down as much as previous months and there was an increase in January and that complete March 2017 financials were not yet ready to be presented to the board because there had been no business days since March 31<sup>st</sup>.

8. Consider a resolution authorizing the execution of a right-of-way license between the Midland Development Corporation and EnLink North Texas Gathering, LP, regarding property described as Section 33, Block 40, Township 1 South, T&P RR Co. Survey, Midland County, Texas.

Director Stretcher moved to approve Resolution ED-319 authorizing the execution of a right-of-way license between the Midland Development Corporation and EnLink North Texas Gathering, LP, regarding property described as Section 33, Block 40, Township 1 South, T&P RR Co. Survey, Midland County, Texas; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Douglas, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None

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, Marketing Coordinator Regan Latham, and Accounting Clerk/Research Analyst Sara Harris, gave a brief report on the monthly economic development activity, provided workforce/employment stats, and discussed marketing and advertising activities.

Director Pam Welch stated the final Certificate of Occupancy had been received on the COG Parking Garage.

Ms. Welch also encourage the board to please submit any materials or announcements they would like to be added to social media and the Midland Development Corporation's web site.

**The Board excused observers at 11:02 a.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.

All of the business at hand having been completed, Chairman Hilliard adjourned the meeting at 11:03 a.m.

Respectfully submitted,

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SueAnn Lopez, Deputy City Secretary

PASSED AND APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Gary Douglas, Secretary