

MIDLAND DEVELOPMENT CORPORATION

MINUTES

August 06, 2018

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Development Corporation conference room, 300 North Loraine Street, Midland, Texas, on August 06, 2018.

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

Board Members absent: None

Staff Members present: Assistant City Manager Frank Salvato, Finance Director Pam Simecka, Assistant City Attorney Nicholas Toulet-Crump, and Deputy City Secretary SueAnn Lopez

Council Member(s) present: Jeff Sparks (District 1), Sharla Hotchkiss (District 3), J. Ross Lacy (District 4) and Scott Dufford (At-Large)

MDC Staff Members present: Interim Administrator Sara Harris, Director of Project Development Gary Law, and Administrative Assistant Blair Flanagan

1. Call meeting to order.

Chairman Hilliard called the meeting to order at 10:00 a.m.

2. Consider a motion approving the minutes of the July 9, 2018, meeting of the Midland Development Corporation.

Director Stretcher moved to approve the minutes of July 09, 2018; seconded by Director Douglas. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None.

3. Consider a motion approving the minutes of the July 14, 2018, meeting of the Midland Development Corporation.

Director Lowery moved to approve the minutes of July 14, 2018; seconded by Director Stretcher. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None.

4. Receive a presentation from Michael Crain, Executive Director of Strategic Economic & Educational Development at the University of Texas of the Permian Basin, providing updates on the 2018 Midland Entrepreneurial Challenge.

Michael Crain, Executive Director of Strategic Economic & Educational Development at the University of Texas of the Permian Basin gave an update on the 2018 Midland Entrepreneurial Challenge and staff changes. He noted that all staff has a business education background. Discussion ensued regarding growth in interest in the program. Mr. Crain explained the companies are monitored for a year and that all companies funded in the 2017 Midland Entrepreneurial Challenge are still in existence today.

5. Receive, discuss, and consider the July 2018 monthly expenses of the Midland Development Corporation.

Sara Harris reported she anticipated that the commitment of \$300,000 to Basin PBS for the renovation of the Ritz Theater would be paid in the month to come.

6. Consider a resolution approving the budget for the Midland Development Corporation's 2018-2019 Fiscal Year.

Director Bownds moved to approve Resolution ED-377 approving the budget for the Midland Development Corporation's 2018-2019 Fiscal Year; seconded by Director Douglas. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None.

7. Consider a resolution authorizing the execution of an agreement with Turf Specialties, Inc., for landscape maintenance services regarding certain real property described as an approximate 5.80 acre tract of land out of Lot 6, Block 9, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas; and authorizing payment therefor in an amount not to exceed \$10,000.00.

Director Stretcher moved to approve Resolution ED-378 authorizing the execution of an agreement with Turf Specialties, Inc., for landscape maintenance services regarding certain real property described as an approximate 5.80 acre tract of land out of Lot 6, Block 9, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas; and authorizing payment therefor in an amount not to exceed \$10,000.00; seconded by Director Bownds. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None.

8. Consider a resolution authorizing the execution of a professional services agreement with Parkhill, Smith & Cooper, Inc., for professional services related to the development of the Spaceport Business Park located at Midland International Air & Space Port; and authorizing payment therefor in an amount not to exceed \$40,000.00.

Director Stretcher moved to approve Resolution ED-379 authorizing the execution of a professional services agreement with Parkhill, Smith & Cooper, Inc., for professional services related to the development of the Spaceport Business Park located at Midland International Air & Space Port; and authorizing payment therefor in an amount not to exceed \$40,000.00; seconded by Director Douglas. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: None.

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

Sara Harris gave an overview of the Midland Development Corporation's new website, noting its new features and encouraged all to take a look.

The Board excused observers at 10:59 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 551.072 Deliberation Regarding Real Property

- i. Discuss the sale, exchange, lease or value of real property described as an approximate 374 acre tract of land out of Section 11, Block 40, Township 2 South, T&P RR Co. Survey, Midland County, Texas.
- ii. Discuss the sale, exchange, lease or value of real property described as an approximate 53.62 acre tract of land out of Section 11, Block 40, Township 2 South, T&P RR Co. Survey, Midland County, Texas.
- iii. Discuss the purchase, exchange, lease or value of real property described as Lots 5, 6, 7, and 8, Block 35, Original Town of Midland, an addition to the City of Midland, Midland County, Texas.

- b. 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.

Stephen Lowery left the meeting at 12:40 p.m.

The Board reconvened into regular session at 12:53 p.m.

11. Chairman Hilliard recalled agenda item 7 in order to amend it: the body of the agenda was amended to reflect that the designated payee is Turf Specialties, and that funds are appropriated from Midland Development Corporation's 2017-2018 Operating Budget.

Director Stretcher moved to approve Resolution ED-378 as amended; seconded by Director Douglas. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Lowery.

12. Chairman Hilliard recalled agenda item 8 in order to amend it to reflect that funds are appropriated from Midland Development Corporation's 2017-2018 Operating Budget.

Director Stretcher moved to approve Resolution ED-379 as amended; seconded by Director Douglas. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Lowery.

13. Consider a resolution authorizing the Chairman to negotiate and execute an agreement providing for landscape maintenance and environmental services regarding certain real property described as an approximate 53.62 acre tract of land out of Section 11, Block 40, Township 2 South, T&P RR Co. Survey, Midland County, Texas; and authorizing payment therefor in an amount not to exceed \$40,000.00.

Director Stretcher moved to amend Resolution ED-380 authorizing the Chairman to negotiate and execute an agreement providing for landscape maintenance and environmental services regarding certain real property described as an approximate 53.62 acre tract of land out of Section 11, Block 40, Township 2 South, T&P RR Co. Survey, Midland County, Texas; and authorizing payment therefor in an amount not to exceed \$40,000.00 to reflect that funds are appropriated from Midland Development Corporation's 2017-2018 Operating Budget; seconded by Director Bownds. The motion carried by the following vote: AYE: Hilliard, Bownds, Douglas, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Lowery.

All the business at hand having been completed, Chairman Hilliard adjourned the meeting at 1:04 p.m.

Respectfully submitted,

Sara Harris, Interim Administrator

PASSED AND APPROVED the 10th day of September 2018.

Wesley Bownds, Secretary