

MIDLAND DEVELOPMENT CORPORATION

MINUTES

May 04, 2020

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Development Corporation conference room, 200 North Loraine Street, Suite 610, Midland, Texas, at 10:00 a.m. on May 04, 2020.

Board Members present: Chairman Wesley Bownds, Director Stephen Lowery, Director Chase Gardaphe, Director Berry Simpson, Director Jill Pennington, Director Elaine Bedell and Director Lourcey Sams.

Board Members absent: None

Staff Members present: Assistant City Manager Morris Williams, Assistant City Attorney Nicholas Toulet-Crump, Interim Finance Director Jennifer Fung and Deputy City Secretary SueAnn Reyes

Council Member(s) present: Mayor Patrick Payton

MDC Staff Members present: Executive Director John Trischitti, Director of Operations Sara Harris, Director of Project Development Gary Law, Marketing Coordinator Kori Wooten, Administrative Assistant Blair Flanagan, and Director of Business Tim Daniels

1. Call meeting to order.

Chairman Bownds called the meeting to order at 10:03 a.m.

2. Introduction of new Midland Development Corporation directors Elaine Bedell, Jill Pennington, and Lourcey Sams.

Chairman Wesley Bounds introduced and welcomed the new Midland Development Corporation directors.

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

Karen Kuehn, Manager, Physician Recruitment at Midland Memorial Hospital reported on the program's success noting this was the sixth year working with MDC. She gave an overview of the physicians that have been recruited to start in FY 2020, which include a family medicine practitioner, hospitalist, infectious disease specialist, orthopedic specialist, emergency medicine practitioner, and pediatric specialist.

Ms. Kuehn also gave an overview of the retention rates from October through March of 2020 which are at 79%. She stated that challenges include recruiting specialists in neurology, pulmonary/critical care, and gastroenterology. She gave a summary of success, which included eight physicians who started in FY 2019, and seven physicians recruited to start in FY 2020, two of whom are from Midland.

4. Consider a resolution authorizing payment in the amount of \$199,843.54 to the Midland County Hospital District pursuant to the Midland Development Corporation's Reimbursable Physician Recruitment Agreement with the Midland County Hospital District.

Director Simpson moved to approve Resolution ED-349 authorizing payment in the amount of \$199,843.54 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 Gardaphe. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Gardaphe, Pennington, Bedell and Sams. NAY: None. ABSTAIN: None. ABSENT: None.

5. Receive and discuss the Independent Auditors' Report and the Basic Financial Statements for Fiscal Year 2018-2019.

Director of Operations Sara Harris gave an overview of the Independent Auditors' Report and the Basic Financial Statements for Fiscal Year 2018-2019. She stated there was an increase in total net position of 3.7 million during the fiscal year because of increased sales tax revenue. She stated that overall it was a clean audit without issues. Finance Director Jennifer Fung agreed the audit went very smoothly.

6. Consider a motion approving the minutes of the March 16, 2020 meeting of the Midland Development Corporation.

Director Lowery moved to approve the minutes of the March 16, 2020 meeting of the Midland Development Corporation; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Gardaphe, Pennington, Bedell and Sams. NAY: None. ABSTAIN: None. ABSENT: None.

7. Receive and discuss the April 2020 monthly expenses from the Midland Development Corporation.

Director of Operations Sara Harris reported the income statement had no significant disbursements aside from budgeted operating expenses. She reported a sales tax decline in April but explained the April collection was based on February sales, and that any precipitous downturn due to the COVID-19 pandemic would not be shown until May or June of 2020.

8. Receive and discuss the monthly economic development activity report from the Midland Development Corporation staff.

Director of Project Development Gary Law gave an update on the Spaceport Business Park landscaping project, noting the landscaping was nearing completion,

the phase one plat was approved, and addresses for all parcels had been assigned. He stated that there was nothing new to report on the David Mims Business Park project but that plans for the new roadway were complete. The SH158 design was turned over to TXDOT for comments and suggestions. The Wadley Avenue Extension was under negotiation with design consultation underway.

Director of Operations Sara Harris stated the official employment numbers being presented were for March 2020. The unemployment rate for March 2020 was at 6%, but following that report, she expected job loss to increase rapidly.

Ms. Harris stated a business survey was distributed to the Midland business community between March 24 and April 14 in order to gather primary data regarding the impact of the COVID-19 pandemic on local businesses. 218 business owners responded to the survey, and Ms. Harris gave an overview of the responses.

Chairman Bownds stated he would like to see the full details of the survey responses.

Executive Director John Trischitti stated that due to the Covid-19 pandemic, some of the staff was working with adjusted schedules, but that the staff was always available by phone or email.

All the business at hand having been completed, Chairman Bownds adjourned the meeting at 10:43 a.m.

Respectfully submitted,

SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 1st Day of June 2020.

Berry Simpson, Secretary