

MIDLAND DEVELOPMENT CORPORATION

MINUTES

June 07, 2021

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Chamber of Commerce conference room, 303 W. Wall Street, Suite 200, Midland, Texas, at 10:00 a.m. on June 07, 2021.

Board Members present: Chairman Wesley Bownds, Director Stephen Lowery, Director Berry Simpson, Director Lourcey Sams, Director Chase Gardaphe, and Director Brad Bullock

Board Members absent: Director Jill Pennington

Staff Members present: Deputy City Manager Morris Williams, Assistant City Manager Tina Jauz, Assistant City Attorney Nicholas Toulet-Crump, Director of Airports Justine Ruff, Director of Engineering Jose Ortiz, Interim Finance Director Christy Weakland, and Deputy City Secretary SueAnn Reyes

Council Member(s) present: Council member Michael Trost

MDC Staff Members present: Executive Director Sara Harris, Marketing and Administrative Coordinator Kendall Gray

1. Call meeting to order.

Chairman Bownds called the meeting to order at 10:02 am

2. Motion approving the minutes of the May 03, 2021, meeting of the Midland Development Corporation.

Director Sams moved to approve the minutes of the May 03, 2021 meeting of the Midland Development Corporation; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe and Bullock. NAY: None. ABSTAIN: None. ABSENT: Pennington.

3. Presentation from the City of Midland regarding infrastructure partnership initiatives.

Director of Engineering Jose Ortiz presented upcoming infrastructure projects to the MDC Board including SH158 at CR60 and Briarwood intersection upgrade and new traffic signal; SH158 at Wadley new intersection and new traffic signal; Wadley Avenue Roadway Extension and Jal Draw Excavation; Avalon Avenue Roadway Extension, Midland Draw Widening and proposed Todd Road Corridor study.

4. Resolution authorizing the execution of a promotional agreement with the Museum of the Southwest to advertise and publicize the City of Midland for the purpose of developing new and expanded business enterprises.

Director Simpson moved to approve Resolution ED-377 authorizing signatories on Midland Development Corporation bank accounts; seconded by Director Bullock. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe. NAY: None. ABSTAIN: None. ABSENT: Pennington.

5. Resolution authorizing the execution of a consultant services agreement with The Perryman Group in an amount not to exceed \$60,000.00 for the production of certain economic indices and reports regarding the City of Midland, Texas, and the Permian Basin.

Director Simpson moved to approve Resolution ED-378 authorizing the execution of a consultant services agreement with The Perryman Group in an amount not to exceed \$60,000.00 for the production of certain economic indices and reports regarding the City of Midland, Texas, and the Permian Basin; seconded by Director Bullock. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe. NAY: None. ABSTAIN: None. ABSENT: Pennington.

6. Resolution authorizing the execution of an amendment to that certain Western United Life Building Temporary Roof Contract between the Midland Development Corporation and Lydick-Hooks Roofing Co.

Director Lowery moved to approve Resolution ED-379 Resolution authorizing the execution of an amendment to that certain Western United Life Building Temporary Roof Contract between the Midland Development Corporation and Lydick-Hooks Roofing Co.; seconded by Director Sams. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe. NAY: None. ABSTAIN: None. ABSENT: Pennington.

7. Resolution appropriating funds from the Midland Development Corporation's 2018-2019 fiscal year budget in the amount of \$1,507,849.00 to be used for promotional purposes, as authorized by Chapter 504 of the Texas Local Government Code.

Director Lowery moved to approve Resolution ED-380 appropriating funds from the Midland Development Corporation's 2018-2019 fiscal year budget in the amount of \$1,507,849.00 to be used for promotional purposes, as authorized by Chapter 504 of the Texas Local Government Code; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe. NAY: None. ABSTAIN: None. ABSENT: Pennington.

8. Presentation of the May 2021 monthly expenses from the Midland Development Corporation.

Ms. Harris reported that sales tax revenues for May 2021 increased to be nearly equal to May 2020. Revenue for the month was over one million dollars, putting the MDC on target to reach its fiscal year revenue budget. She stated that the fiscal year 2022 budget is in progress, with a draft to be sent to the board within the next few weeks.

9. Presentation on the monthly economic development activity report from the MDC Executive Director.

Ms. Harris gave an update on the construction progress of Texas Tech Health Sciences Center's Physician Assistant Program expansion at Midland College. Construction is well underway, with completion anticipated in December 2021, and admission of expanded classes in May 2022.

Board recessed into executive session at 10:34 a.m.

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 purchase, exchange, lease or value of real property described as Lots Five (5), Six (6), Seven (7), and Eight (8), Block Thirty-Five (35), Original Town of Midland, an addition to the City of Midland, 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 Eleven (11), Block Forty (40), T-2-S, T&P RR Co. Survey, Midland County, Texas.
- iii. Discuss the sale, exchange, lease or value of real property described as an approximate 374-acre tract of land out of Section Thirty-Three (33), Block Forty (40), T-1-S, T&P RR Co. Survey, 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 the businesses.

Board reconvened into open session at 11:19 a.m.

11. Resolution authorizing the designation of thirty percent (30%) of Midland Development Corporation's sales tax revenues for authorized infrastructure improvement projects.

Director Simpson moved to approve Resolution ED-381 authorizing the designation of thirty percent (30%) of Midland Development Corporation's sales tax revenues for authorized infrastructure improvement projects; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe. NAY: None. ABSTAIN: None. ABSENT: Pennington.

All the business at hand having been completed, Chairman Bownds adjourned the meeting at 11:20 a.m.

Respectfully submitted,

SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 12th Day of July 2021.

Berry Simpson, Secretary