

MIDLAND DEVELOPMENT CORPORATION

MINUTES

October 02, 2023

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Chamber of Commerce board room, 303 West Wall Street, Suite 200, Midland, Texas, at 10:00 a.m. on October 02, 2023.

Board Members present: Chairman Chase Gardaphe, Director Berry Simpson, Director Lourcey Sams, Director Jill Pennington, Director, Director Brad Bullock, Director Zachary Deck, and Director Lucy Sisniega

Board Members absent: None

Staff Members present: Assistant City Manager Tina Jauz, Assistant City Manager Jose Ortiz, Assistant City Attorney Nicholas Toulet-Crump, and Chief Deputy City Secretary Vanessa Magallanes

Council Member(s) present: Mayor Lori Blong

MDC Staff Members present: Executive Director Sara Harris, Marketing & Administrative Coordinator Gabrielle Franks, and Business Retention & Expansion Coordinator Sammi Steel

1. Call meeting to order.

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

2. Motion approving the minutes of the September 11, 2023, meeting of the Midland Development Corporation.

Director Bullock moved to approve minutes of the September 11, 2023, meeting of the Midland Development Corporation, seconded by Director Pennington. The motion carried by the following vote: AYE: Gardaphe, Sisniega, Simpson, Sams, and Deck. NAY: None. ABSTAIN: None. ABSENT: None.

3. Presentation from Texas Tech University Health Sciences Center.

Regional Dean and Professor of Texas Tech University Health Sciences Center, Timothy Benton, MD gave a presentation regarding the Psychiatry Program.

4. Presentation from MOTRAN Alliance, Inc. on infrastructure projects and initiatives in Midland and the Permian Basin.

MOTRAN Alliance, Inc., President James Beauchamp gave a presentation regarding initiatives and infrastructure in Midland, TX and the Permian Basin.

5. Resolution authorizing the execution of an economic development agreement with MOTRAN Alliance, Inc.; and authorizing payment therefor.

Director Sams moved to approve Resolution ED-448 authorizing the execution of an economic development agreement with MOTRAN Alliance, Inc.; and authorizing payment therefor., seconded by Director Simpson. The motion carried by the following vote: AYE: Gardaphe, Sisniega, Pennington, Bullock, and Deck. NAY: None. ABSTAIN: None. ABSENT: None.

6. Resolution authorizing the execution of an economic development agreement with KLJ Engineering, LLC; and authorizing payment therefor.

Director Bullock moved to approve Resolution ED-449 authorizing the execution of an economic development agreement with KLJ Engineering, LLC; and authorizing payment therefor., seconded by Director Pennington. The motion carried by the following vote: AYE: Gardaphe, Simpson, Sams, and Deck. NAY: Sisniega. ABSTAIN: None. ABSENT: None.

7. Motion authorizing the Chairman to negotiate and execute a consultant services agreement with Parkhill, Smith & Cooper, Inc., DBA Parkhill in an amount not to exceed \$175,000.00 for services related to the preparation of a downtown master plan; and providing that such agreement shall not become effective until approved by the Midland City Council.

Director Deck moved to approve the motion authorizing the Chairman to negotiate and execute a consultant services agreement with Parkhill, Smith & Cooper, Inc., DBA Parkhill in an amount not to exceed \$175,000.00 for services related to the preparation of a downtown master plan; and providing that such agreement shall not become effective until approved by the Midland City Council., seconded by Director Simpson. The motion carried by the following vote: AYE: Gardaphe, Sisniega, Pennington, Sams, and Bullock. NAY: None. ABSTAIN: None. ABSENT: None.

8. Resolution authorizing the execution of a consultant services agreement with The Perryman Group in an amount not to exceed \$80,000.00 for the production of certain economic indices and reports regarding the City of Midland, Texas, and the Permian Basin.

Director Pennington moved to Resolution ED-450 authorizing the execution of a consultant services agreement with The Perryman Group in an amount not to exceed \$80,000.00 for the production of certain economic indices and reports regarding the City of Midland, Texas, and the Permian Basin., seconded by Director Sams. The motion carried by the following vote: AYE: Gardaphe, Sisniega, Simpson, Bullock, and Deck. NAY: None. ABSTAIN: None. ABSENT: None.

9. Presentation on the September 2023 monthly expenses and economic development activity report from the Midland Development Corporation Executive Director and staff.

Sara Harris gave an overview of the month's expenses, and economic development activity. Gabrielle Franks updated the board with the social media stats. Sammi Steele gave an overview of the business retention and expansion program in September.

Board recessed into executive session at 11:07 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 551.087 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.

Board reconvened into open session at 11:34 a.m.

All the business at hand having been completed, Chairman Gardaphe adjourned the meeting at 11:34 a.m.

Respectfully submitted,

Vanessa Magallanes, Chief Deputy City Secretary

PASSED AND APPROVED the 7th Day of November 2023.

Jill Pennington, Secretary