

**MIDLAND DEVELOPMENT CORPORATION  
MINUTES  
December 18, 2015**

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, Midland, Texas, on October 30, 2015.

**Board Members present:** Chairman Brent Hilliard, Director Wesley Bownds, Director Gary Douglas and Secretary Robert Rendall

**Board Members absent:** Director Cary Love

**Staff Members present:** City Manager Courtney Sharp: Assistant City Manager, Frank Salvato; City Attorney John Ohnemiller; Assistant City Attorney Nicholas Toulet-Crump; Director of Airports, Justine Ruff; Director of Finance, Pam Simecka, Public Information Office, Sara Bustilloz and Deputy City Secretary SueAnn Lopez.

**Council Member(s) present:** Jerry Morales, Mayor, J Ross Lacy (District 4) and Jeff Sparks (District 1)

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

1. Chairman Hilliard called the meeting to order at 8:30 a.m.
2. Consider a Motion approving the minutes of the October 30, 2015 regular meeting of the Midland Development Corporation.

Director Rendall moved to approve the minutes of the October 30, 2015 regular meeting of the Midland Development Corporation; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard and Rendall. NAY: None. ABSTAIN: None. ABSENT: Love

3. Receive and discuss and consider the October and November monthly expenses from the Midland Development Corporation.

Executive Director Pam Welch gave an overview of the October and November monthly expenses from the Midland Development Corporation and stated that they were still within budget for all the items at the time and there had not been any large expenditure.

4. Consider a Resolution authorizing the execution of an Economic Development Agreement between the University of Texas of the Permian Basin and the Midland Development Corporation for research and development of a concentration in aeronautical engineering, and authorizing payment therefor.

Director Rendall moved to approve Resolution 2015-264 authorizing the execution of an Economic Development Contract between the Midland Development Corporation and The University of Texas of the Permian Basin and authorizing payment therefor; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard and Rendall. NAY: None. ABSTAIN: None. ABSENT: Love

5. Discussion of the acquisition of Oncor Delivery Services.

Discussion ensued regarding the acquisition of services. Council Member Lacy stated conversations were taking place with Speaker Craddick and Senator Seliger.

6. Receive and discuss the monthly economic development activity report from the MDC staff as well as any reports on marketing and advertising activities.

Marketing Coordinator Reagan Latham, Accounting Clerk/Research Analyst Sara Harris and Executive Director Pam Welch reported on the monthly economic development activity and on marketing, provided workforce/employment stats, and advertising activities.

**The Board excused observers at 8:25 a.m. and recessed into executive session.**

7. 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.
  - b. Section 551.072 Deliberation Regarding Real Property
    - i. Discuss the sale, exchange, lease or value of real property described as Lot 6, Block 9, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas.
    - ii. Discuss the sale, exchange, lease or value of real property described as an approximate 374 acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas

**The Board reconvened into regular session at 10:32 a.m.**

8. Consider a Resolution authorizing the execution of an Amendment to the Sublease Agreement between the Midland Development Corporation and XCOR Aerospace, Inc. regarding certain real property located at Midland International Air and Space Port.

Director Rendall moved to approve Resolution 2015-265 authorizing the execution of an Amendment to the Sublease Agreement between the Midland Development Corporation and XCOR Aerospace, Inc., regarding certain real property located at Midland International Air and Space Port.; seconded by Director Douglas. The motion carried by the following vote: AYE: Bownds, Douglas, Hilliard and Rendall. NAY: None. ABSTAIN: None. ABSENT: Love

9. Consider a Resolution authorizing the execution of a Second Amendment to the Economic Development Agreement between the Midland Development Corporation and XCOR Aerospace, Inc.

Director Douglas moved to approve Resolution 2015-266 authorizing the execution of a Second Amendment to the Economic Development Agreement between the Midland Development Corporation and XCOR Aerospace, Inc.; seconded by Director Rendall. The motion carried by the following vote: AYE: Bownds, Douglas, Hilliard and Rendall. NAY: None. ABSTAIN: None. ABSENT: Love

10. Consider a Resolution authorizing the execution of an Amendment to the Standard Form of Agreement between the Midland Development Corporation, XCOR Aerospace, Inc., and N.C. Sturgeon, LP regarding construction of certain improvements to Hangars S-11A and S-11B located at Midland International Air and Space Port.

Director Bownds moved to approve Resolution 2015-267 authorizing the execution of a an Amendment to the Standard Form of Agreement between the Midland Development Corporation, XCOR Aerospace, Inc., and N.C. Sturgeon, LP regarding construction of certain improvements to Hangars S-11A and S-11B located at Midland International Air and Space Port: AYE: Bownds, Douglas, Hilliard and Rendall. NAY: None. ABSTAIN: None. ABSENT: Love

11. Consider a motion authorizing the Chairman to execute an amendment to the Master Development Agreement between the Midland Development Corporation, the City of Midland and Hotel Santa Rita No. 1 Midland Partners, LLC.

Director Rendall moved to approve a motion authorizing the Chairman to execute an amendment to the Master Development Agreement between the Midland Development Corporation, the City of Midland and Hotel Santa Rita No. 1 Midland Partners, LLC: AYE: Bownds, Douglas, Hilliard and Rendall. NAY: None. ABSTAIN: None. ABSENT: Love

All of the business at hand having been completed, Chairman Hilliard adjourned the meeting at 10:34 a.m.

Respectfully submitted,

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SueAnn Lopez, Deputy City Secretary

**PASSED AND APPROVED the \_\_\_<sup>th</sup> day of January, 2016.**

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Robert Rendall, Secretary