

**MIDLAND DEVELOPMENT CORPORATION
MINUTES
November 07, 2016**

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, on November 07, 2016.

Board Members present: Chairman Brent Hilliard, Director Gary Douglas (arrived at 11:06), Secretary Robert Rendall and Director Keith Stretcher

Board Members absent: Director Wesley Bownds

Staff Members present: Assistant City Manager Frank Salvato; Assistant City Attorney Nicholas Toulet-Crump; Director of Finance Pam Simecka; Director of Airports Justine Ruff and Deputy City Secretary SueAnn Lopez

Council Member(s) present: J.Ross Lacy (District 4); Spencer Robnett (At-Large) 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 11:00 a.m.
2. Consider a Motion approving the minutes of the October 3, 2016 meeting of the Midland Development Corporation.

Director Stretcher moved to approve the minutes of October 3, 2016; seconded by Director Rendall. The motion carried by the following vote: AYE: Douglas, Hilliard, Rendall, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Bownds

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

Executive Director Pam Welch, Marketing Coordinator Regan Latham, and Accounting Clerk and Research Analyst Sara Harris gave an overview of the September monthly expenses noting no substantial changes.

4. Receive and discuss a presentation by Eric West of Parkhill, Smith & Cooper on the infrastructure development of the Spaceport Business Park located at the Midland International Air & Space Port.

Eric West of Parkhill, Smith & Cooper gave an update on the infrastructure development of the Spaceport Business Park at the Midland International Air & Space Port. Mr. West reported that the water, sewer, storm sewer and paving for the roadway paving construction drawings were completed and broken down into two different contracts consisting of paving and utility. Mr. West reported the bids came in about \$343,000.00 under the opinion of cost for that portion of the project. He stated there was an eight month timeline for the paving and roadway. Landscaping, hardscape, irrigation, signage and lighting will all be in the landscaping package. Plans are moving forward. Chairman Hilliard stated he wanted to make sure the Board was aware that the contract was specifically with the Spaceport Business Park. Mr. West stated that was true and that Parkhill, Smith and Cooper would be handing all specifics of the development and contracts and would also be working with Councilman Lacy and Director of Airports Justine Ruff on specifics.

5. Consider a resolution authorizing the execution of a second amendment to the Professional Services Agreement between the Midland Development Corporation and Parkhill, Smith & Cooper, Inc. for engineering services related to the development of the Spaceport Business Park; and authorizing payment therefor.

Director Stretcher moved to approve Resolution ED-294 authorizing the execution of a second amendment to the Professional Services Agreement between the Midland Development Corporation and Parkhill, Smith & Cooper, Inc. for engineering services related to the development of the Spaceport Business Park; and authorizing payment therefor; seconded by Director Rendall. The motion carried by the following vote: AYE: Douglas, Hilliard, Rendall, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Bownds.

6. Consider a resolution authorizing the execution of a Promotional Agreement with MOTRAN Alliance, Inc.

James Beauchamp of MOTRAN Alliance, Inc. gave a brief overview of the progress and projects of roadways involving MOTRAN Alliance, Inc. Director Stretcher suggested the board present a resolution on the next agenda giving the Chairman of the Midland Development Corporation authority to negotiate contracts and agreements with MOTRAN Alliance, Inc. Director Stretcher noted this agreement had been funded as a project in the past and was now being moved to a motion. He stated the agreement did qualify as a project but was in agreement if the board approved through a motion.

Director Stretcher moved to approve Resolution ED-295 authorizing the execution of a Promotional Agreement with MOTRAN Alliance, Inc.; seconded by Director Rendall.

The motion carried by the following vote: AYE: Douglas, Hilliard, Rendall, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Bownds.

7. Consider a resolution of the Midland Development Corporation supporting the re-designation of the western leg of Interstate 14 from Brady, Texas along US 87 through the San Angelo metropolitan area and proceeding north then along State Highway 158 at its junction north of Sterling City, Texas, and continuing to a logical terminus at Interstate 20 that will facilitate freight and population needs of the Midland-Odessa area.

Director Douglas moved to approve Resolution ED-296 of the Midland Development Corporation supporting the re-designation of the western leg of Interstate 14 from Brady, Texas along US 87 through the San Angelo metropolitan area and proceeding north then along State Highway 158 at its junction north of Sterling City, Texas, and continuing to a logical terminus at Interstate 20 that will facilitate freight and population needs of the Midland-Odessa area; seconded by Director Rendall. The motion carried by the following vote: AYE: Douglas, Hilliard, Rendall, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Bownds.

8. Consider a resolution of the Midland Development Corporation requesting the Texas Department of Transportation to evaluate and study the extension of Interstate 27 from its current terminus in Lubbock, to the next logical connection to the interstate highway system at Interstate 20, and provide data and analysis of potential routes and their ability to meet freight needs, serve population centers, and provide the greatest economic impact for the state of Texas; said study and analysis would focus on the 100 to 140 miles necessary to provide a full connection between existing interstate segments.

Director Stretcher moved to approve Resolution ED-297 of the Midland Development Corporation requesting the Texas Department of Transportation to evaluate and study the extension of Interstate 27 from its current terminus in Lubbock, to the next logical connection to the interstate highway system at Interstate 20, and provide data and analysis of potential routes and their ability to meet freight needs, serve population centers, and provide the greatest economic impact for the state of Texas; said study and analysis would focus on the 100 to 140 miles necessary to provide a full connection between existing interstate segments; seconded by Director Douglas. The motion carried by the following vote: AYE: Douglas, Hilliard, Rendall, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Bownds.

9. Consider a resolution amending the budget for the Midland Development Corporation's 2016-2017 fiscal year.

Director Douglas moved to approve Resolution ED-298 amending the budget for the Midland Development Corporation's 2016-2017 fiscal year; seconded by Director

Rendall. The motion carried by the following vote: AYE: Douglas, Hilliard, Rendall, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Bownds.

10. Consider a Resolution authorizing payment to Tyco Integrated Security in an amount not to exceed \$115,994 in accordance with agreements that provide fire alarm, security system, and maintenance services to Hangars S-11A and S-11B and the Orbital Outfitters building located at the Midland International Air & Space Port; and allocating funds therefor.

Director Douglas moved to approve Resolution ED-299 authorizing payment to Tyco Integrated Security in an amount not to exceed \$115,994 in accordance with agreements that provide fire alarm, security system, and maintenance services to Hangars S-11A and S-11B and the Orbital Outfitters building located at the Midland International Air & Space Port; and allocating funds therefor; seconded by Director Rendall. The motion carried by the following vote: AYE: Douglas, Hilliard, Rendall, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Bownds.

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

Executive Director Pam Welch, and Economic Development Director Timothy Danielson, gave a brief report on the monthly economic development activity, provided workforce/employment stats, and discussed marketing and advertising activities.

The Board excused observers at 12:09 p.m. and recessed into executive session.

12. 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 an approximate 78.25 acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.
- ii. 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.

- iii. Discuss the purchase, exchange, lease or value of real property described as Block 55, Original Town Addition, Midland, Midland County, Texas.
- iv. 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 1:34 p.m.

All of the business at hand having been completed, Chairman Hilliard adjourned the meeting at 1:35 p.m.

Respectfully submitted,

SueAnn Lopez, Deputy City Secretary

PASSED AND APPROVED the ____ day of _____, 2016.

Robert Rendall, Secretary