

MIDLAND DEVELOPMENT CORPORATION

MINUTES

September 10, 2018

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland City Hall basement conference room, 300 North Loraine Street, Midland, Texas, on September 10, 2018.

Board Members present: Chairman Brent Hilliard, Director Wesley Bownds, Director Keith Stretcher, and Director Stephen Lowery

Board Members absent: Director Gary Douglas

Staff Members present: Assistant City Manager Frank Salvato, Finance Director Pam Simecka, Assistant City Attorney Nicholas Toulet-Crump, Engineering Director Jose Ortiz and Deputy City Secretary SueAnn Lopez

Council Member(s) present: Jeff Sparks (District 1) and Sharla Hotchkiss (District 3)

MDC Staff Members present: Interim Administrator Sara Harris, Director of Project Development Gary Law, and Administrative Assistant Blair Flanagan

1. Call meeting to order.

Chairman Hilliard called the meeting to order at 10:00 a.m.

2. Consider a motion approving the minutes of the August 09, 2018, meeting of the Midland Development Corporation.

Director Bownds moved to approve the minutes of August 09, 2018; seconded by Director Lowery. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

3. Receive, discuss, and consider the August 2018 monthly expenses of the Midland Development Corporation.

Interim Administrator Sara Harris reported that expenses for August 2018 were congruent with budgetary expectations.

4. Consider a resolution authorizing the execution of an economic development agreement with MOTRAN Alliance, Inc.

MOTRAN Alliance President James Beauchamp gave an update on the projects involving the Midland Development Corporation's economic development agreement with MOTRAN Alliance, including area-wide transportation project development and funding at the local, state, and federal levels.

Director Bownds moved to approve Resolution ED-381 authorizing the execution of an economic development agreement with MOTRAN Alliance, Inc.; seconded by Director Stretcher. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

5. Consider a resolution approving the Midland Development Corporation's funding of the Avalon Drive right-of-way project in the amount of \$400,000.00, as contemplated by that certain economic development agreement between the City of Midland and the Midland Development Corporation for the purpose of combining funds to provide for the expansion of various infrastructure improvements to state and local highways and related facilities in and around the corporate limits of the City of Midland, as authorized by Chapter 501 of the Texas Local Government Code.

Director Stretcher moved to approve Resolution ED-382 approving the Midland Development Corporation's funding of the Avalon Drive right-of-way project in the amount of \$400,000.00, as contemplated by that certain economic development agreement between the City of Midland and the Midland Development Corporation for the purpose of combining funds to provide for the expansion of various infrastructure improvements to state and local highways and related facilities in and around the corporate limits of the City of Midland, as authorized by Chapter 501 of the Texas Local Government Code.; seconded by Director Bownds. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

6. Consider a resolution authorizing the Chairman to negotiate and execute a consulting services agreement for the purpose of preparing a regional economic master strategic plan; and authorizing payment therefor in an amount not to exceed \$500,000.00.

Director Stretcher moved to approve Resolution ED-383 authorizing the Chairman to negotiate and execute a consulting services agreement for the purpose of preparing a regional economic master strategic plan; and authorizing payment therefor in an amount not to exceed \$500,000.00; seconded by Director Bownds. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

7. Receive and discuss the monthly economic development activity report from the Midland Development Corporation staff as well as any reports on marketing and advertising activities.

Director of Project Development Gary Law provided an update regarding ongoing and planned infrastructure and engineering projects, and Interim Administrator Sara Harris gave a brief report on the monthly economic development activity, provided workforce/employment statistics, and discussed marketing and advertising activities.

8. Consider a resolution authorizing the Chairman to negotiate and execute an amendment to that certain commercial hangar lease agreement with the City of Midland regarding certain real property located at Midland International Air & Space Port and described as Hangars S-11A and S-11B, and tracts 4-A and 4-B, located in Lot 1, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas.

Director Stretcher moved to approve Resolution ED-384 authorizing the Chairman to negotiate and execute an amendment to that certain commercial hangar lease agreement with the City of Midland regarding certain real property located at Midland International Air & Space Port and described as Hangars S-11A and S-11B, and tracts 4-A and 4-B, located in Lot 1, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas.; seconded by Director Bownds. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

9. Consider a motion authorizing the Chairman to negotiate and execute any necessary agreements to provide for the Midland Development Corporation's lease and sublease of certain City-owned real property at the Spaceport Business Park located at Midland International Air & Space Port.

Director Stretcher moved to approve a motion authorizing the Chairman to negotiate and execute any necessary agreements to provide for the Midland Development Corporation's lease and sublease of certain City-owned real property at the Spaceport Business Park located at Midland International Air & Space Port; seconded by Director Lowery. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

10. Consider a resolution authorizing the Chairman to negotiate and execute a commercial sublease agreement with AST & Science, LLC, regarding certain real property located at Midland International Air & Space Port and described as Hangars S-11A and S-11B, and tracts 4-A and 4-B, located in Lot 1, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas.

Director Lowery moved to approve Resolution ED-385 authorizing the Chairman to negotiate and execute a commercial sublease agreement with AST & Science, LLC, regarding certain real property located at Midland International Air & Space Port and described as Hangars S-11A and S-11B, and tracts 4-A and 4-B, located in Lot 1, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas; seconded by Director Bownds. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

11. Consider a resolution authorizing the Chairman to negotiate and execute an economic development agreement with AST & Science, LLC.

Director Stretcher stated he would like to be involved in any legal issues involved the agreement. Chairman Hilliard concurred and said that Director Stretcher's expertise would be utilized.

Director Bownds moved to approve Resolution ED-386 authorizing the Chairman to negotiate and execute an economic development agreement with AST & Science, LLC.; seconded by Director Lowery. The motion carried by the following vote: AYE: Hilliard, Bownds, Lowery and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

All the business at hand having been completed, Chairman Hilliard adjourned the meeting at 11:07 a.m.

Respectfully submitted,

SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 1st day of October 2018.

Wesley Bownds, Secretary