

MIDLAND DEVELOPMENT CORPORATION

MINUTES

February 04, 2019

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 February 04, 2019.

Board Members present: Director Wesley Bownds, Director Berry Simpson, and Director Stephen Lowery

Board Members absent: Chairman Brent Hilliard and Director Chase Gardaphe

Staff Members present: Assistant City Attorney Nicholas Toulet-Crump, and Deputy City Secretary SueAnn Reyes

Council Member(s) present: none

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

1. Call meeting to order.

Director Bownds called the meeting to order at 10:01 a.m.

2. Consider a motion electing officers to serve through January 2020.

Director Lowery moved to approve a motion appointing Wesley Bownds as First Vice-Chairman; Stephen Lowery as Second Vice-Chairman; Chase Gardaphe as Secretary; Berry Simpson as Treasurer and Brent Hilliard as Chairman; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: Gardaphe, Hilliard

3. Introduction of new board member Berry Simpson.

Director Bownds introduced and welcomed new board member Berry Simpson.

4. Introduction of new board member Chase Gardaphe.

New board member Chase Gardaphe was absent due to illness.

5. Receive a presentation thanking outgoing Midland Development Corporation board member Keith Stretcher.

Director Bownds thanked Mr. Stretcher for his service to the Midland Development Corporation and read a letter from Chairman Hillard also thanking Mr. Stretcher for his service to the Midland Development Corporation.

6. Receive and discuss a presentation from representatives of McChrystal Group LLC regarding the Priority Midland initiative.

Director of Project Development Gary Law gave a presentation/update for the McChrystal Group LLC regarding the Priority Midland Initiative noting the second stakeholder meeting would be held on February 15, 2019. He also stated a Steering Committee had been finalized, resolutions of support had been approved by the City of Midland, a Priority Midland briefing book had been prepared and was now available for Steering Committee member, and signed contracts had been executed with the McChrystal Group, TIP Strategies, and The Perryman Group.

7. Receive and discuss a presentation from Jamie Ehl and Aaron Pachlhofer of Eccentric Brewing, winners of the 2017 Midland Entrepreneurial Challenge.

Business Partners Jamie Ehl and Aaron Pachlhofer of Eccentric Brewing thanked the MDC for supporting the 2017 Midland Entrepreneurial Challenge. They noted they had hired their first employee and due to their growth and success it was a challenge keeping up with production.

8. Receive and discuss a presentation from Josh Norman and John Norman of Norman Elite, winners of the 2017 Midland Entrepreneurial Challenge

Mr. John Norman from Norman Elite gave an update and thanked the MDC board for their support. He stated that the athletic camps Norman Elite has held have been very successful and that they had teamed up with Under Armour for camps geared to Junior High youth that will take place at Lee High School. He explained Norman Elite offers a mentorship program, interpersonal communication skills, college preparation, and financial literacy for those participating in the program.

9. Consider a motion approving the minutes of the December 3, 2018, meeting of the Midland Development Corporation.

Director Simpson moved to approve and amend the minutes of December 3, 2018 with the correction to move Stephen Lowery from present to absent; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: Gardaphe, Hilliard

10. Receive and discuss and consider the January 2019 monthly expenses from the Midland Development Corporation.

Ms. Harris stated she had included a statement of cash flow for board members, that there was a detail section for the Economic Development Incentives expense line in the board binder, and that sales tax revenue for fiscal year 2019 was considerably greater than what had been budgeted.

11. Consider a resolution authorizing signatories on Midland Development Corporation bank accounts.

Director Simpson moved to approve Resolution ED-406 authorizing signatories on Midland Development Corporation bank accounts; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: Gardaphe, Hilliard

12. Consider a resolution authorizing the execution of an option agreement between the Midland Development Corporation and Choyce, Peterson, Inc.; said option agreement granting Choyce Peterson, Inc., the option to purchase certain real property described as Lot Six (6), Block Nine (9), Midland International Airport Industrial Park Addition, Section Five (5), Midland, Midland County, Texas.

Director Lowery moved to approve Resolution ED-407 authorizing the execution of an option agreement between the Midland Development Corporation and Choyce, Peterson, Inc.; said option agreement granting Choyce Peterson, Inc., the option to purchase certain real property described as Lot Six (6), Block Nine (9), Midland International Airport Industrial Park Addition, Section Five (5), Midland, Midland County, Texas; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: Gardaphe, Hilliard

13. Consider a resolution authorizing the execution of a use license agreement between the Midland Development Corporation and SMG, a Pennsylvania general partnership, on behalf of the University of Texas of the Permian Basin, regarding the use of the Wagner Noel Performing Arts Center on February 11, 2019, for a presentation on Priority Midland; and authorizing payment therefor.

Director Lowery moved to approve Resolution ED-408 authorizing the execution of a use license agreement between the Midland Development Corporation and SMG, a Pennsylvania general partnership, on behalf of the University of Texas of the Permian Basin, regarding the use of the Wagner Noel Performing Arts Center on February 11, 2019, for a presentation on Priority Midland; and authorizing payment therefor; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: Gardaphe, Hilliard

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

Director of Project Development Gary Law gave an update on the progress of current projects including the Spaceport Business Park, the David Mims Business Park, and MDC's land on SH 191.

All the business at hand having been completed, First Vice Chairman Bownds adjourned the meeting at 11:04 a.m.

Respectfully submitted,

SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 4rd day of March 2019.

Chase Gardaphe, Secretary