

# MIDLAND DEVELOPMENT CORPORATION

## MINUTES

November 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, at 10:00 a.m. on November 04, 2019.

Board Members present: Chairman Brent Hilliard, Director Wesley Bownds, Director Stephen Lowery, Director Chase Gardaphe and Director Berry Simpson

Board Members absent: None

Staff Members present: Assistant City Manager Morris Williams, Assistant City Attorney Nicholas Toulet-Crump, Engineering Director Jose Ortiz and Deputy City Secretary SueAnn Reyes

Council Member(s) present: J.Ross Lacy (District 4), Sharla Hotchkiss (District 3) and John B. Love III (District 2)

MDC Staff Members present: Executive Director John Trischitti, Director of Operations Sara Harris, Director of Business Development Tim Danielson, Director of Project Development Gary Law, Administrative Assistant Blair Flanagan

1. Call meeting to order.

Director Bownds called the meeting to order at 10:00 a.m.

### **PRESENTATIONS**

2. Receive and discuss a presentation from the Midland County Hospital District on the District's progress, accomplishments, and any ongoing projects or programs related to physician recruitment.

Karen Kuehn, Manager of Physician Recruitment gave an overview of the Hospital's progress noting they had recruited two new physicians and the challenge of recruiting neurology, pulmonary/critical care and orthopedic surgeons. She also stated they had an 80% retention rate of physicians recruited under the reimbursement agreement with the MDC.

3. Receive and discuss a presentation from MDC's Director of Project Development regarding proposed professional services agreements for multiple infrastructure projects.

Director of Project Development Gary Law gave an overview of the proposed professional service agreements for multiple infrastructure projects including a contract with Kimley Horn for SH 158 Phase II, a contract with Freese and Nichols for the West Wadley Extension Select Drainage Project, and a list of projects with Parkhill, Smith and Cooper.

**The Board excused observers at 10:50 a.m. and recessed into executive session.**

### **EXECUTIVE SESSION**

4. Pursuant to Texas Government Code §551.101, the Board of Directors will hold an executive session that is closed to the public to discuss the following matters as permitted under the following Texas Government Code Sections:

- a. Section 551.072 Deliberation Regarding Real Property

- i. Discuss the purchase, exchange, lease or value of real property described as Lots Five (5) and Six (6), Block Thirty-Five (35), Original Town of Midland, an addition to the City of 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 Thirty-Three (33), Block Forty (40), T-1-S, T&P RR Co Survey, Midland County, Texas.

- b. 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.

**The Board reconvened into regular session at 11:33 a.m.**

Director Gardaphe moved to approve Consent Agenda items 5 - 9; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Gardaphe, Hilliard, Lowery and Simpson. NAY: None. ABSTAIN: None. ABSENT: None.

### **CONSENT AGENDA**

5. Consider a motion approving the minutes of the September 9, 2019, meeting of the Midland Development Corporation.

6. Consider a resolution authorizing payment in the amount of \$50,373.17 to the Midland County Hospital District pursuant to the Midland Development Corporation's Reimbursable Physician Recruitment Agreement with the Midland County Hospital District.
7. Consider a resolution authorizing the execution of a professional services agreement for multiple projects with Freese and Nichols, Inc., for professional services related to one or more projects; and authorizing payment therefor in an amount not to exceed \$365,000.00.
8. Consider a resolution authorizing the execution of a professional services agreement for multiple projects with Kimley-Horn and Associates, Inc., for professional services related to one or more projects; and authorizing payment therefor in an amount not to exceed \$500,000.00.
9. Consider a resolution authorizing the execution of a professional services agreement for multiple projects with Parkhill, Smith & Cooper, Inc., for professional services related to one or more projects; and authorizing payment therefor in an amount not to exceed \$1,000,000.00.

## **MISCELLANEOUS**

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

Sara Harris reported that sales tax revenues for the first month of the fiscal year were \$1.2 million which was a 4.3% year over year increase. She reported there was a \$2.7 million dollar economic development incentive expenditure which was a payment to TxDOT for the donation of agreement for Loop 250 and CR1140.

11. Receive and discuss a presentation regarding the Priority Midland Initiative.

Director of Project Development Gary Law gave an update of the progress of the Priority Midland initiative. He stated they are transitioning out contracted support and working groups are picking up those efforts. He stated the steering committee and forum are being picked up by volunteers and everything is moving along. He also stated Susan Spratlin has been confirmed as the Chair by the steering committee.

12. Receive and discuss the monthly economic development activity report from the Midland Development Corporation staff.

Executive Director John Trischitti stated the Texas Economic Development Corporation out of Austin has Regional Business Summits and that they have accepted his invitation to host a summit here in Midland. The event will be held on February 4, 2020 with details to come.

Sara Harris stated that Midland's unemployment rates continued to be very low.

Director of Project Development Gary Law gave an update on project development. He stated they did a walkthrough of the Spaceport Business Park landscape project, and it is nearly completed. The Davis Mims Parkway plans are in the City for final review. The MDC is also managing the State Highway 158 concept for the city.

All the business at hand having been completed, Chairman Hillard adjourned the meeting at 11:43 a.m.

Respectfully submitted,

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SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 9<sup>th</sup> Day of December 2019.

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Chase Gardaphe, Secretary