

# MIDLAND DEVELOPMENT CORPORATION

## MINUTES

August 12, 2024

The Board of Directors of the Midland Development Corporation convened in special session at the Midland Chamber of Commerce board room, 303 West Wall Street, Suite 200, Midland, Texas, at 10:00 a.m. on August 12, 2024.

Board Members present: Chairman Lourcey Sams, Director Chase Gardaphe, Director Brad Bullock, Director Elvie Brown, Director Berry Simpson, and Director Zachary Deck.

Board Members absent: Director Jill Pennington

Staff Members present: City Manager Tommy Gonzalez, Assistant City Manager Jose Ortiz, Chief of Staff Taylor Novack, , and Chief Deputy City Secretary Vanessa Magallanes

Council Member(s) present: None

MDC Staff Members present: Executive Director Sara Harris & Marketing & Administrative Coordinator Gabrielle Franks

### 1. Call meeting to order.

Chairman Sams called the meeting to order at 10:00 am

### 2. Motion approving the minutes of the July 01, 2024, meeting of the Midland Development Corporation.

Director Simpson moved to approve the minutes of the July 01, 2024, meeting of the Midland Development Corporation, seconded by Director Bullock. The motion carried by the following vote: AYE: Sams, Gardaphe, Deck, and Brown. NAY: None. ABSTAIN: None. ABSENT: Pennington.

### 3. Resolution authorizing the execution of a Chapter 380 economic development program and performance agreement between the Midland Development Corporation, the City of Midland, and Costco Wholesale Corporation as authorized by Chapter 501 of the Texas Local Government Code; and authorizing payment therefor.

Director Deck moved to Resolution ED-471 authorizing the execution of a Chapter 380 economic development program and performance agreement between the Midland Development Corporation, the City of Midland, and Costco Wholesale Corporation as authorized by Chapter 501 of the Texas Local Government Code; and authorizing payment therefor., seconded by Director Brown. The motion carried by the following vote: AYE: Sams, Gardaphe, Simpson, and Bullock. NAY: None. ABSTAIN: None. ABSENT: Pennington.

4. Resolution authorizing the execution of a promotional agreement with Midland Downtown Farmers Market, Inc., to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises.

Director Bullock moved to Resolution ED-472 authorizing the execution of a promotional agreement with Midland Downtown Farmers Market, Inc., to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises., seconded by Director Brown. The motion carried by the following vote: AYE: Simpson, Sams, Gardaphe, and Brown. NAY: None. ABSTAIN: None. ABSENT: Pennington.

5. Resolution rescinding Midland Development Corporation Resolution No. ED-463.

Director Simpson moved to approve Resolution ED-473 rescinding Midland Development Corporation Resolution No. ED-463., seconded by Director Deck. The motion carried by the following vote: AYE: Sams, Bullock, Gardaphe, and Brown. NAY: None. ABSTAIN: None. ABSENT: Pennington.

6. Resolution authorizing the execution of an economic development agreement with the City of Midland providing for the widening of that certain portion of Avalon Drive located between Briarwood Avenue and Mockingbird Avenue as authorized by Texas Local Government Code § 501.103; and authorizing payment for said agreement.

Director Bullock moved to approve Resolution ED-474 authorizing the execution of an economic development agreement with the City of Midland providing for the widening of that certain portion of Avalon Drive located between Briarwood Avenue and Mockingbird Avenue as authorized by Texas Local Government Code § 501.103; and authorizing payment for said agreement., seconded by Director Simpson. The motion carried by the following vote: AYE: Sams, Gardaphe, Deck, and Brown. NAY: None. ABSTAIN: None. ABSENT: Pennington.

7. Presentation on the July 2024 monthly expenses and economic development activity report from the Midland Development Corporation Executive Director and staff.

Sara Harris gave an overview of the month's expenses, and economic development activity. Gabrielle Franks updated the board with the social media stats.

**Board recessed into executive session at 10:21 a.m.**

8. 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 551.072, Deliberation Regarding Real Property

- i. Discuss the purchase, exchange, lease, or value of real property.

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.

**Board reconvened into open session at 10:58 a.m.**

9. Motion authorizing the Chairman to negotiate and execute a Midland High Altitude Chambers rental agreement with the Arizona Board of Regents on behalf of the University of Arizona Biosphere 2 Center for Human Space Exploration.

Director Bullock moved to approve a motion authorizing the Chairman to negotiate and execute a Midland High Altitude Chambers rental agreement with the Arizona Board of Regents on behalf of the University of Arizona Biosphere 2 Center for Human Space Exploration, seconded by Director Brown. The motion carried by the following vote: AYE: Sams, Gardaphe, Deck, and Simpson. NAY: None. ABSTAIN: None. ABSENT: Pennington.

All the business at hand having been completed, Chairman Sams adjourned the meeting at 11:00 a.m.

Respectfully submitted,

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Vanessa Magallanes, Chief Deputy City Secretary

PASSED AND APPROVED the 9<sup>th</sup> Day of September 2024.

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Jill Pennington, Secretary