

MIDLAND DEVELOPMENT CORPORATION

MINUTES

September 9, 2024

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Chamber of Commerce board room, 303 West Wall Street, Suite 200, Midland, Texas, at 10:00 a.m. on September 9, 2024.

Board Members present: Chairman Lourcey Sams, Director Brad Bullock, Director Elvie Brown, Director Berry Simpson, Director Zachary Deck, and Director Jill Pennington

Board Members absent: Director Chase Gardaphe

Staff Members present: Assistant City Attorney Nicholas Toulet-Crump, Planning and Development Officer Elizabeth Triggs, Economic Development Program Manager Stephanie Delgado, Deputy City Secretary Rachel Guentensberger, and Chief Deputy City Secretary Vanessa Magallanes

Council Member(s) present: Mayor Lori Blong, Councilmember Amy Stretcher Burkes, and Councilmember Eric Davidson

MDC Staff Members present: Executive Director Sara Harris, Business Engagement & Marketing Gabrielle Franks, and Business Retention & Expansion Coordinator Sammi Steele Thomas

1. Call meeting to order.

Chairman Sams called the meeting to order at 10:03 am

2. Motion approving the minutes of the August 12, 2024, meeting of the Midland Development Corporation.

Director Pennington moved to approve the minutes of the August 12, 2024, meeting of the Midland Development Corporation, seconded by Director Deck. The motion carried by the following vote: AYE: Sams, Simpson, Bullock, and Brown. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

3. Motion approving the minutes of the August 26, 2024, meeting of the Midland Development Corporation.

Director Bullock moved to approve the minutes of the August 26, 2024, meeting of the Midland Development Corporation, seconded by Director Brown. The motion carried by the following vote: AYE: Sams, Simpson, Deck, and Pennington. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

4. Presentation from Space Nation on the Midland Altitude Chamber Complex.

Captain and Co-Founder of Space Nation Kalle Vaha-Jaakola gave a presentation on the Midland Altitude Chamber Complex.

5. Resolution authorizing the execution of an economic development agreement with Starfighters Space Texas, LLC as authorized by Chapter 501 of the Texas Local Government Code; and authorizing payment therefor.

Director Simpson moved to approve Resolution ED-476 authorizing the execution of an economic development agreement with Starfighters Space Texas, LLC as authorized by Chapter 501 of the Texas Local Government Code; and authorizing payment therefor., seconded by Director Deck. The motion carried by the following vote: AYE: Sams, Bullock, Pennington, and Brown NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

6. Resolution authorizing the execution of a contractor agreement with KBR, Inc. in the amount of \$15,000.00 for services related to commercial spaceport development; and authorizing payment therefor.

Director Bullock moved to approve Resolution ED-477 authorizing the execution of a contractor agreement with KBR, Inc. in the amount of \$15,000.00 for services related to commercial spaceport development; and authorizing payment therefor., seconded by Director Pennington. The motion carried by the following vote: AYE: Sams, Simpson, Deck, and Brown NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

7. Resolution authorizing execution of a purchase and sale agreement between the Midland Development Corporation and Henderco, LLC for the purchase of certain real property described as 6.484 acres out of Block 1, Lot 2, Parkway South Addition, Section 3, City of Midland, Midland County, Texas; and authorizing payment therefor.

Director Pennington moved to approve Resolution ED-478 authorizing execution of a purchase and sale agreement between the Midland Development Corporation and Henderco, LLC for the purchase of certain real property described as 6.484 acres out of Block 1, Lot 2, Parkway South Addition, Section 3, City of Midland, Midland County, Texas; and authorizing payment therefor., seconded by Director Brown. The motion carried by the following vote: AYE: Simpson, Sams, Deck, and Bullock. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

8. Presentation on the August 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 on social media and marketing.

Board recessed into executive session at 10:35 a.m.

9. 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 11:33 a.m.

All the business at hand having been completed, Chairman Sams adjourned the meeting at 11:34 a.m.

Respectfully submitted,

Vanessa Magallanes, Chief Deputy City Secretary

PASSED AND APPROVED the 7th Day of October 2024.

Jill Pennington, Secretary