

MIDLAND DEVELOPMENT CORPORATION

MINUTES

October 07, 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 October 7, 2024.

Board Members present: Chairman Lourcey Sams, Director Chase Gardaphe, Director Elvie Brown, and Director Zachary Deck,

Board Members absent: Director Brad Bullock, Director Berry Simpson, and Director Jill Pennington

Staff Members present: City Manager Tommy Gonzalez, Assistant City Manager Jose Ortiz, Assistant City Attorney Nicholas Toulet-Crump, Director of Airports Justine Ruff, Deputy City Secretary Rachel Guentensberger, and Chief Deputy City Secretary Vanessa Magallanes

Council Member(s) present: Mayor Lori Blong

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 10:10 am

2. Motion approving the minutes of the September 09, 2024, meeting of the Midland Development Corporation.

Director Gardaphe moved to approve the minutes of the September 09, 2024, meeting of the Midland Development Corporation, seconded by Director Deck. The motion carried by the following vote: AYE: Sams and Brown. NAY: None. ABSTAIN: None. ABSENT: Bullock, Pennington, and Simpson.

3. Presentation from MOTRAN Alliance, Inc. on infrastructure projects and initiatives in Midland and the Permian Basin.

MOTRAN Alliance President James Beauchamp gave a presentation on the infrastructure projects and initiatives in Midland and the Permian Basin.

4. Resolution authorizing the execution of an economic development agreement with MOTRAN Alliance, Inc.; and authorizing payment therefor.

Director Gardaphe moved to approve Resolution ED-479 authorizing the execution of an economic development agreement with MOTRAN Alliance, Inc.; and authorizing payment therefor., seconded by Director Brown. The motion carried by the following vote: AYE: Sams and Deck. NAY: None. ABSTAIN: None. ABSENT: Bullock, Pennington, and Simpson.

5. Resolution authorizing the execution of a promotional agreement with Midland Hispanic Chamber of Commerce, Inc., to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises.

Director Deck moved to approve Resolution ED-480 authorizing the execution of a promotional agreement with Midland Hispanic Chamber of Commerce, Inc., to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises., seconded by Director Gardaphe. The motion carried by the following vote: AYE: Sams and Brown NAY: None. ABSTAIN: None. ABSENT: Bullock, Pennington, and Simpson.

6. Resolution authorizing the execution of a feasibility & access agreement with Space Nation, Inc., regarding certain facilities located at 2908 Enterprise Lane in Midland, Texas.

Director Deck moved to approve Resolution ED-481 authorizing the execution of a feasibility & access agreement with Space Nation, Inc., regarding certain facilities located at 2908 Enterprise Lane in Midland, Texas., seconded by Director Gardaphe. The motion carried by the following vote: AYE: Sams and Brown NAY: None. ABSTAIN: None. ABSENT: Bullock, Pennington, and Simpson.

7. Resolution approving the execution of an amendment to that certain lease agreement with Castelion Corporation for certain real property described as an approximate 125-acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Director Deck moved to approve Resolution ED-482 approving the execution of an amendment to that certain lease agreement with Castelion Corporation for certain real property described as an approximate 125-acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas., seconded by Director Brown. The motion carried by the following vote: AYE: Sams and Gardaphe. NAY: None. ABSTAIN: None. ABSENT: Bullock, Pennington, and Simpson.

8. Resolution authorizing the execution of a consultant services agreement with The Perryman Group in an amount not to exceed \$80,000.00 for the production of certain economic indices and reports regarding the City of Midland, Texas, and the Permian Basin.

Director Gardaphe moved to approve Resolution ED-483 authorizing the execution of a consultant services agreement with The Perryman Group in an amount not to exceed \$80,000.00 for the production of certain economic indices and reports regarding the City of Midland, Texas, and the Permian Basin., seconded by Director Brown. The motion carried by the following vote: AYE: Sams and Deck. NAY: None. ABSTAIN: None. ABSENT: Bullock, Pennington, and Simpson.

9. Presentation on the September 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 stats and marketing. Sammi Steele Thomas gave an overview of the business retention and expansion program in September.

Board recessed into executive session at 10:53 a.m.

10. 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 11:24 a.m.

All the business at hand having been completed, Chairman Sams adjourned the meeting at 11:24 a.m.

Respectfully submitted,

Vanessa Magallanes, Chief Deputy City Secretary

PASSED AND APPROVED the 4th Day of November 2024.

Jill Pennington, Secretary