

# MIDLAND DEVELOPMENT CORPORATION

## MINUTES

November 04, 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 November 04, 2024.

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

Board Members absent: Director Zachary Deck

Staff Members present: Assistant City Manager Jose Ortiz, Assistant City Attorney Nicholas Toulet-Crump, 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, and Midland Altitude Chamber Complex Operations Manager Ken Doyle

### 1. Call meeting to order.

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

### 2. Motion approving the minutes of the October 07, 2024, meeting of the Midland Development Corporation.

Director Pennington moved to approve the minutes of the October 07, 2024, meeting of the Midland Development Corporation, seconded by Director Gardaphe. The motion carried by the following vote: AYE: Sams, Simpson, Bullock, and Brown. NAY: None. ABSTAIN: None. ABSENT: Deck.

### 3. Motion approving the minutes of the October 08, 2024, meeting of the Midland Development Corporation.

Director Gardaphe moved to approve the minutes of the October 08, 2024, meeting of the Midland Development Corporation, seconded by Director Pennington. The motion carried by the following vote: AYE: Sams, Simpson, Bullock, and Brown. NAY: None. ABSTAIN: None. ABSENT: Deck.

4. Resolution approving the execution of a second 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 Bullock moved to approve Resolution ED-484 approving the execution of a second 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 Bullock. The motion carried by the following vote: AYE: Sams, Simpson, Pennington, and Brown. NAY: None. ABSTAIN: None. ABSENT: Deck.

5. Resolution authorizing the execution of an amendment to that certain economic development agreement between the Midland Development Corporation and Starfighters Space Texas, Inc.; and authorizing payment therefor.

Director Pennington moved to approve Resolution ED-485 authorizing the execution of an amendment to that certain economic development agreement between the Midland Development Corporation and Starfighters Space Texas, Inc.; and authorizing payment therefor., seconded by Director Simpson. The motion carried by the following vote: AYE: Sams Bullock, Gardaphe, and Brown. NAY: None. ABSTAIN: None. ABSENT: Deck.

6. Presentation on the October 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 10:15 a.m.**

7. 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 11:10 a.m.**

All the business at hand having been completed, Chairman Sams adjourned the meeting at 11:10 a.m.

Respectfully submitted,

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Vanessa Magallanes, Chief Deputy City Secretary

PASSED AND APPROVED the 2<sup>nd</sup> Day of December 2024.

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Jill Pennington, Secretary