

MIDLAND DEVELOPMENT CORPORATION

MINUTES

January 06, 2025

The Board of Directors of the Midland Development Corporation convened in regular session at the Second Story Coworking, Conference Room B, 223 West Wall Street, Suite, Midland, Texas, at 10:00 a.m. on January 06, 2025.

Board Members present: Chairman Lourcey Sams, Director Elvie Brown, Director Brad Bullock, 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 and Chief Deputy City Secretary Vanessa Magallanes

Council Member(s) present: None

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

1. Call meeting to order.

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

2. Presentation thanking outgoing Midland Development Corporation board members Chase Gardaphe and Berry Simpson.

Midland Development Corporation board members thanked outgoing board members Chase Gardaphe and Berry Simpson and presented them with a gift.

3. Motion electing officers to serve through December 2025.

Director Simpson moved to elect P. Lourcey Sams as Chair, Jill Pennington as 1st Vice Chair, Brad Bullock as 2nd Vice Chair, Elvie Brown as Secretary, and Zachary Deck as Treasurer to serve through December 2025, seconded by Director Deck. The motion carried by the following vote: AYE: Sams, Pennington, Bullock, and Brown. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

4. Motion approving the minutes of the December 09, 2024, meeting of the Midland Development Corporation.

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

5. Resolution approving the execution of an economic development agreement with Flour Child Baked Goods, LLC; and authorizing payment therefor.

Director Pennington moved to approve Resolution ED-490 approving the execution of an economic development agreement with Flour Child Baked Goods, LLC; and authorizing payment therefor., seconded by Director Simpson. The motion carried by the following vote: AYE: Sams, Sams, Deck, Pennington, and Brown. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

6. Resolution approving the execution of a consulting services agreement with DTH Strategies, LLC, in an amount not to exceed \$120,000.00 to provide strategic and public affairs consulting and advocacy for the Midland Development Corporation.

Director Pennington moved to approve Resolution ED-491 approving the execution of a consulting services agreement with DTH Strategies, LLC, in an amount not to exceed \$120,000.00 to provide strategic and public affairs consulting and advocacy for 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.

7. Presentation on the December 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, revenues, 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 November.

Board recessed into executive session at 10:30 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 551.074, Personnel Matters

- i. Discuss the employment, evaluation, and duties of the Executive Director.

- c. 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 11:58 a.m.

All the business at hand having been completed, Chairman Sams adjourned the meeting at 11:59 a.m.

Respectfully submitted,

Vanessa Magallanes, Chief Deputy City Secretary

PASSED AND APPROVED the 3rd Day of February 2025.

Elvie Brown, Secretary