

MIDLAND DEVELOPMENT CORPORATION
MINUTES
October 25, 2013

The Board of Directors of the Midland Development Corporation convened in regular session in the Midland City Hall Basement Conference Room, Midland, Texas, on October 25, 2013.

Board Members present: Chairman Laura Roman, First Vice Chairman Cary Love, Treasurer Michael Trost, and Secretary Robert Rendall.

Board Members absent: Director Douglas (arrived at 9:15 a.m.).

Staff Members present: City Manager Courtney Sharp, Assistant City Manager Jim Nichols, Assistant to the City Manager Robert Patrick, First Assistant City Attorney John Ohnemiller, and Deputy City Secretary SueAnn Reyes.

MDC Staff Members present: Executive Director Pam Welch, Economic Development Specialist Zach Gilbert, and Marketing Coordinator Regan Latham.

1. Chairman Roman called the meeting to order at 8:30 a.m.
2. Consider a resolution authorizing the execution of an Economic Development Agreement with Motran Alliance, Inc.

Director Rendall moved to adopt Resolution No. ED-0202, a resolution authorizing the execution of an Economic Development Agreement with Motran Alliance, Inc.; seconded by Director Love. The motion carried by the following vote: AYE: Roman, Love, Douglas, Trost and Rendall. NAY: None. ABSTAIN: None. ABSENT: None.

3. Consider a motion approving the minutes of the September 27, 2013 regular meeting of the Midland Development Corporation.

Director Rendall moved to approve the minutes of the September 27, 2013 regular meeting of the Midland Development Corporation; seconded by Director Trost. The motion carried by the following vote: AYE: Roman, Love, Douglas, Trost and Rendall. NAY: None. ABSTAIN: None. ABSENT: None.

4. Receive and consider the September monthly expenses from the Midland Development Corporation.

Executive Director Pam Welch gave an overview of the September monthly expenses from the Midland Development Corporation Income Statement for the twelve months prior to September 31, 2013.

5. Consider a resolution canceling the November 22, 2013 and December 20, 2013 regular meetings of the Midland Development Corporation Board of Directors; and establishing a regular meeting of the Midland Development Corporation Board of Directors on December 31, 2013.

Director Rendall moved to adopt Resolution No. ED-0203, a resolution canceling the November 22, 2013 and December 20, 2013 regular meetings of the Midland Development Corporation Board of Directors; and establishing a regular meeting of the Midland Development Corporation Board of Directors on December 13, 2013; seconded by Director Love. The motion carried by the following vote: AYE: Roman, Love, Douglas, Trost and Rendall. NAY: None. ABSTAIN: None. ABSENT: None.

6. Consider a resolution authorizing the execution of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc. for design and construction administration services related to infrastructure improvements for an approximate 78.25-acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas, and appropriating \$1,580,300 for the Midland Development Corporation I-20 Business Park Infrastructure Improvements Project.

Director Trost moved to adopt Resolution No. ED-0204, a resolution authorizing the execution of a Professional Services Agreement with Parkhill, Smith & Cooper, Inc. for design and construction administration services related to infrastructure improvements for an approximate 78.25-acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas, and appropriating \$1,580,300 for the Midland Development Corporation I-20 Business Park Infrastructure Improvements Project; seconded by Director Love. The motion carried by the following vote: AYE: Roman, Love, Douglas, Trost and Rendall. NAY: None. ABSTAIN: None. ABSENT: None.

7. Consider a resolution authorizing the execution of a Second Amendment to the Economic Development Agreement between the Midland Development Corporation and the City of Midland for Market Street Paving and Water Line Extension Project in order to include the extension of a sewer line along Market Street to Interstate 20, and authorizing payment therefor in an amount not to exceed \$92,000.

Director Love moved to adopt Resolution No. ED-0205, a resolution authorizing the execution of a Second Amendment to the Economic Development Agreement between the Midland Development Corporation and the City of Midland for Market Street Paving and Water Line Extension Project in order to include the extension of a sewer line along Market Street to Interstate 20, and authorizing payment therefor in an amount not to exceed \$92,000; seconded by Director Rendall. The motion

carried by the following vote: AYE: Roman, Love, Douglas, Trost and Rendall. NAY: None. ABSTAIN: None. ABSENT: None.

8. Consider a resolution authorizing the negotiation and execution of an Economic Development Agreement with the City of Midland regarding the installation of a bore and water main under Interstate 20 near Midland Drive; and authorizing payment therefor in an amount not exceed \$200,000.

Director Love moved to adopt Resolution No. ED-0206, a resolution authorizing the negotiation and execution of an Economic Development Agreement with the City of Midland regarding the installation of a bore and water main under Interstate 20 near Midland Drive; and authorizing payment therefor in an amount not exceed \$200,000; seconded by Director Rendall. The motion carried by the following vote: AYE: Roman, Love, Douglas, Trost and Rendall. NAY: None. ABSTAIN: None. ABSENT: None.

9. Receive and discuss the monthly economic development activity report from the MDC staff as well as any reports on marketing and advertising activities.

Economic Development Specialist Zach Gilbert, Marketing Coordinator Reagan Latham, and Executive Director Pam Welch reported on the monthly economic development activity and on marketing and advertising activities.

The Board excused observers at 9:55 a.m. and recessed to executive session.

10. Pursuant to Texas Government Code §551.101, the Board of Directors held 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 551.087 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.

- b. Section 551.072 Deliberation Regarding Real Property

- i. Discuss the sale, exchange, lease or value of real property described as an approximate 78.25 acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.
- ii. Discuss the purchase, exchange, lease or value of real property described as Block 35, Original Town Addition, Midland, Midland County, Texas.
- iii. Discuss the purchase, exchange, lease or value of real property described as Lots 1-8, Block 53, Original Town Addition, Midland, Midland County, Texas.

- iv. Discuss the purchase, exchange, lease or value of real property described as Block 55, Original Town Addition, Midland, Midland County, Texas.
- v. Discuss the sale, exchange, lease or value of real property described as Lot 6, Block 9, and Lots 9 and 10, Block 10, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas.
- vi. Discuss the purchase, exchange, lease or value of real property described as an approximate 374 acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.
- vii. Discuss the purchase, exchange, lease or value of real property described as an approximate 508-acre tract of land out of Section 28, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

The Board reconvened into regular session at _____ a.m.

All of the business at hand having been completed, Director Roman adjourned the meeting at _____ a.m.

Respectfully submitted,

Adriana Moreno, Deputy City Secretary

PASSED AND APPROVED the 13th day of December, 2013.

Robert Rendall, Secretary