

**MIDLAND DEVELOPMENT CORPORATION**  
**MINUTES**  
**March 06, 2017**

The Board of Directors of the Midland Development Corporation convened in regular session at Midland City Hall basement conference room, 300 North Loraine, Midland, Texas, on March 06, 2017.

**Board Members present:** Chairman Brent Hilliard, Director Stephen Lowery, Director Wesley Bownds and Director Keith Stretcher

**Board Members absent:** Director Gary Douglas

**Staff Members present:** Assistant City Manager Frank Salvato; Assistant City Attorney Nicholas Toulet-Crump; Director of Engineering Jose Ortiz; Finance Director Pam Simecka, City Engineer Matt Carr, and Deputy City Secretary SueAnn Lopez

**Council Member(s) present:** None

**MDC Staff Members present:** Executive Director Pam Welch, Business Development Director Timothy Danielson, and Accounting Clerk/Research Analyst Sara Harris.

1. Call meeting to order.

Chairman Hilliard called the meeting to order at 10:03 am.

2. Consider a motion approving the minutes of the January 23, 2017 meeting of the Midland Development Corporation.

Director Stretcher moved to approve the minutes of January 23, 2017; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas

3. Receive and discuss and consider the March 2017 monthly expenses from the Midland Development Corporation.

Executive Director Pam Welch presented the March 2017 monthly expenses, noting no unusual expenditures and general budget compliance. City of Midland Finance Director Pam Simecka presented a budget analysis chart to forecast sales tax revenue for the Midland Development Corporation in light of February 2017's year-over-year sales tax decrease.

4. Consider a Resolution authorizing the execution of an Interlocal Agreement with the University of Texas of the Permian Basin to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises.

Director Stretcher moved to approve Resolution ED-314 authorizing the execution of an Interlocal Agreement with the University of Texas of the Permian Basin to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas

5. Consider a resolution authorizing the execution of a Professional Services Agreement with SilverWing Enterprises, LLC to provide spaceport support services for the Midland International Air & Space Port; providing that any expenditure under said agreement is an administrative expense as authorized by Chapter 501 of the Texas Local Government Code.

Director Stretcher moved to approve Resolution ED-315 authorizing the execution of a Professional Services Agreement with SilverWing Enterprises, LLC to provide spaceport support services for the Midland International Air & Space Port; providing that any expenditure under said agreement is an administrative expense as authorized by Chapter 501 of the Texas Local Government Code; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas

6. Receive and discuss a presentation by Parkhill, Smith & Cooper concerning the feasibility of certain local infrastructure and mobility projects.

Parkhill, Smith & Cooper representatives gave a presentation on Program Management Advantages, the process of involving projects and funding.

Mr. Stretcher stated he would like for the chairman to enter into negotiation and work on an agreement to bring back in April for the board to vote on regarding certain projects with Parkhill, Smith and Cooper.

7. Receive and discuss a presentation by James Beauchamp of MOTRAN concerning the leveraging of certain local funding sources and the acquisition of future funding from the Texas Department of Transportation.

Mr. Beauchamp explained the MDC has already completed 32% of the 42% goal to increase program funds and have received \$6.90 return on their investment. Mr. Beauchamp encouraged the board to take on the I20/CR 1250 Interchange and have them moved up on their list.

8. Consider a motion ratifying and approving a letter of commitment signed and delivered by the Chairman to the Texas Department of Transportation pledging an amount of

two million dollars (\$2,000,000.00) for the construction of an overpass at the intersection of Loop 250 North and County Road 1150/County Road 60 in Midland County, Texas.

Director Stretcher moved to approve a motion ratifying and approving a letter of commitment signed and delivered by the Chairman to the Texas Department of Transportation pledging an amount of two million dollars (\$2,000,000.00) for the construction of an overpass at the intersection of Loop 250 North and County Road 1150/County Road 60 in Midland County, Texas; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas

9. Receive and discuss a presentation from Jose Ortiz of the City of Midland on a potential project that would provide for the expansion of State Highway 349.

Mr. Ortiz explained the Highway 349 project noting that at present, there is no differentiation as motorists enter the city limits, leading to speeding and hazardous driving. Additionally, the proposed medians for which the city is requesting economic development funding would provide places in which motorists exiting and entering housing and retail developments could make safer left turns.

10. Consider a resolution authorizing the chairman of the Midland Development Corporation to negotiate and execute one or more agreements with the City of Midland, the Texas Department of Transportation, or other appropriate party, for the expansion of State Highway 349; and providing that Midland Development Corporation funding for said project shall not exceed \$1,200,000.00 in the aggregate.

Director Stretcher moved to approve Resolution ED-316) authorizing the chairman of the Midland Development Corporation to negotiate and execute one or more agreements with the City of Midland, the Texas Department of Transportation, or any other appropriate party, for the expansion of State Highway 349; and made the motion to amend the resolution to increase funding provided by Midland Development Corporation for said project to an amount not to exceed \$1,350,000.00 in the aggregate, seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas

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

Executive Director Pam Welch and Business Development Director Timothy Danielson gave an overview of the month's business recruitment activities.

**The Board excused observers at 12:17 p.m. and recessed into executive session.**

12. 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 551.087 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 sale, exchange, lease or value of real property described as Lot 6, Block 9, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas.
- iii. Discuss the purchase, exchange, lease or value of real property described as Block 55, Original Town Addition, Midland, Midland County, Texas.
- iv. Discuss the sale, 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.

**The Board reconvened into regular session at 12:39 p.m.**

All of the business at hand having been completed, Chairman Hilliard adjourned the meeting at 12:39 p.m.

Respectfully submitted,

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SueAnn Lopez, Deputy City Secretary

PASSED AND APPROVED the \_\_\_\_ day of \_\_\_\_\_, 2017.

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Gary Douglas, Secretary