

MIDLAND DEVELOPMENT CORPORATION

MINUTES

June 17, 2019

The Board of Directors of the Midland Development Corporation convened in special session at the Midland City Hall basement conference room, 300 North Loraine Street, Midland, Texas, at 10:00 a.m. on June 17, 2019.

Board Members present: Chairman Brent Hilliard, Director Wesley Bownds, Director Chase Gardaphe, Director Stephen Lowery, and Director Berry Simpson

Board Members absent: None

Staff Members present: Assistant City Manager Morris Williams, Assistant City Attorney Nicholas Toulet-Crump, Finance Director Pam Simecka and Deputy City Secretary SueAnn Reyes

Council Member(s) present: J.Ross Lacy (District 4), and John B. Love III (District 2)

MDC Staff Members present: Interim Executive Director Sara Harris, Director of Project Development Gary Law, Director of Business Development Tim Danielson, Administrative Assistant Blair Flanagan, Assistant Engineer Ranjita Chennamsetti, and Assistant Engineer Nikitha Sankepally

1. Call meeting to order.

Chairman Hilliard called the meeting to order at 10:00 a.m.

PRESENTATIONS

2. Receive and discuss a presentation from the Midland Memorial Hospital on the Hospital's progress, accomplishments, and any ongoing projects or programs related to physician recruitment.

Karen Kuehn, Manager of Physician Recruitment gave an overview of the Hospital's progress noting they had recruited six new physicians and the challenge of recruiting pulmonary/critical care and infection disease physicians. She also stated they had a 83% retention rate of physicians recruited under the reimbursement agreement with the MDC.

Director Gardaphe moved to approve Consent Agenda items 3 - 8; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Gardaphe, Hilliard, Lowery and Simpson. NAY: None. ABSTAIN: None. ABSENT: None.

CONSENT AGENDA

3. Consider a motion approving the minutes of the April 1, 2019, meeting of the Midland Development Corporation.
4. Consider a motion approving the minutes of the May 13, 2019, meeting of the Midland Development Corporation.
5. Consider a motion approving the minutes of the May 21, 2019, meeting of the Midland Development Corporation.
6. Consider a resolution authorizing payment in the amount of \$149,626.83 to the Midland County Hospital District pursuant to the Midland Development Corporation's Reimbursable Physician Recruitment Agreement with the Midland County Hospital District.
7. Consider a resolution authorizing the transfer of \$1,200,000.00 from the Midland Development Corporation unappropriated fund balance account to the Spaceport Landscape Improvement Project; and authorizing payment therefor.
8. Consider a resolution authorizing the execution of a consulting services agreement for multiple projects with Parkhill, Smith & Cooper, Inc., for professional services related to one or more projects; and authorizing payment therefor in an amount not to exceed \$30,000.00.

MISCELLANEOUS

9. Consider a resolution authorizing the execution of a promotional agreement with the Midland Community College District to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises.

Director Bownds moved to approve Resolution ED-421 authorizing the execution of a promotional agreement with the Midland Community College District to advertise or publicize the City of Midland for the purpose of developing new and expanded business enterprises; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Gardaphe, Hilliard, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: None

10. Consider a resolution approving and adopting amended bylaws of the Midland Development Corporation.

Director Gardaphe moved to approve Resolution ED-422 approving and adopting amended bylaws of the Midland Development Corporation; seconded by Director

Bownds. The motion carried by the following vote: AYE: Bownds, Gardaphe, Hilliard, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: None

11. Consider a resolution authorizing the execution of an economic development agreement with the City of Midland for the construction of Pilot Avenue; and authorizing payment therefor in an amount not to exceed \$605,000.00.

Director Simpson moved to approve Resolution ED-423 authorizing the execution of an economic development agreement with the City of Midland for the construction of Pilot Avenue; and authorizing payment therefor in an amount not to exceed \$605,000.00; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Gardaphe, Hilliard, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: None

12. Consider a resolution authorizing the execution of an employment agreement with John Trischitti for the position of executive director of the Midland Development Corporation.

Director Bownds moved to approve Resolution ED-424 authorizing the execution of an employment agreement with John Trischitti for the position of executive director of the Midland Development Corporation; seconded by Director Gardaphe. The motion carried by the following vote: AYE: Bownds, Gardaphe, Hilliard, Lowery, Simpson. NAY: None. ABSTAIN: None. ABSENT: None

13. Receive and discuss the May 2019 monthly expenses from the Midland Development Corporation.

Sara Harris referred to the monthly financial statements that had been provided to the board in the meeting binders, and asked if the Board had any questions.

14. Receive and discuss a presentation regarding the Priority Midland initiative.

Gary Law gave an update of the progress of the Priority Midland initiative. He noted the working groups and the steering committees have been working hard and progress is being made with the support of the community

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

Gary Law gave an update on the Spaceport Business Park Landscape Project and AST & *+78/Science, noting that current improvements were progressing as planned.

The Board excused observers at 10:42 a.m. and recessed into executive session.

EXECUTIVE SESSION

16. 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 described as Lots Five (5), Six (6), Seven (7), and Eight (8), Block Thirty-Five (35), Original Town of Midland, an addition to the City of Midland, Midland County, Texas.

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.

The Board reconvened into regular session at 11:11 a.m.

All the business at hand having been completed, Chairman Hilliard adjourned the meeting at 11:12 a.m.

Respectfully submitted,

SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 1st Day of July 2019.

Chase Gardaphe, Secretary