

MIDLAND DEVELOPMENT CORPORATION

MINUTES

July 13, 2020

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Development Corporation conference room, 200 North Loraine Street, Suite 610, Midland, Texas, at 10:00 a.m. on July 13, 2020.

Board Members present: Chairman Wesley Bownds, Director Stephen Lowery, Director Berry Simpson, Director Chase Gardaphe, Director Jill Pennington, Director Elaine Bedell and Director Lourcey Sams.

Board Members absent: None

Staff Members present: Assistant City Manager Morris Williams, Assistant City Attorney Nicholas Toulet-Crump, Finance Director Mark Mason, Director of Airports Justine Ruff, and Deputy City Secretary SueAnn Reyes

Council Member(s) present: Mayor Patrick Payton and Council Member Lori Blong

MDC Staff Members present: Executive Director John Trischitti, Director of Operations Sara Harris, Director of Project Development Gary Law, Marketing Coordinator Kori Wooten, and Administrative Assistant Blair Flanagan

1. Call meeting to order.

Chairman Bownds called the meeting to order at 10:01 a.m.

2. Consider a motion approving the minutes of the June 01, 2020, meeting of the Midland Development Corporation.

Director Pennington had questions on whether or not there had been an amended motion for Item 11, resolution authorizing the adoption of the Midland Development Corporation Small Business Assistance Program; authorizing the Chairman and the Executive Director to take all action necessary for the implementation of the Program; and authorizing the Executive Director to execute all associated documents and agreements. Director of Operations Sara Harris stated they would do a review of the audio for any corrections and bring the minutes back to the board for approval at the next meeting in August.

3. Consider a resolution approving the budget for the Midland Development Corporation's 2020-2021 Fiscal Year.

Executive Director John Trischitti explained these were interesting fiscal times and that there had been some challenging decisions to be made in the fiscal year 2021 budget.

He gave a brief overview of the budget packet and noted that one of the largest cuts in operating expenses was to eliminate the Director of Business Development position.

Sara Harris stated that there was a bottom line expenditure reduction of 18 percent compared to the fiscal year 2020 budget.

Director Pennington moved to approve Resolution ED-358 approving the budget for the Midland Development Corporation's 2020-2021 Fiscal Year; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Gardaphe, Pennington, Bedell and Sams. NAY: None. ABSTAIN: None. ABSENT: None

4. Consider a resolution authorizing the execution of an amendment to that certain economic development agreement between the Midland Development Corporation and Susie's South Forty Confections, Inc.

Sara Harris stated that the amendment provided accommodations for the new economic situation faced by Susie's South Forty Confections, and decreased the contractually-obligated number of new jobs and new payroll that the company must create, while also decreasing the incentive payable by the MDC.

Director Simpson moved to approve Resolution ED-359 authorizing the execution of an amendment to that certain economic development agreement between the Midland Development Corporation and Susie's South Forty Confections, Inc.; seconded by Director Gardaphe. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Gardaphe, Pennington, Bedell and Sams. NAY: None. ABSTAIN: None. ABSENT: None

5. Receive and discuss the June 2020 monthly expenses from the Midland Development Corporation.

Sara Harris gave an overview of the June 2020 monthly expenses. She noted that economic development agreements between the City of Midland and the MDC that provided funds for the completion of the widening of SH 349, the construction of the bridge at Carver Street and Scharbauer Draw, and the city's Communications Ring had all been officially completed, and notes receivable owed by the City to the MDC had been expensed as a result of the project completions.

6. Receive and discuss the monthly economic development activity report from the Midland Development Corporation staff.

Director of Project Development Gary Law reported that MDC staff would be doing a detailed plant inspection this week for the Spaceport Business Park landscape project, and will be working with the contractor to replace any plants not surviving past this summer. He added that there was no change in the David Mims Parkway project, but that plans were in hand. He said that he continues to oversee development of roadway construction plans for the intersections of SH 158 and Briarwood, and SH 158 and Wadley, and that collaboration with TxDOT is ongoing. The Avalon extension had no notable changes, but several meetings on drainage concerns had taken place and will continue through fall. Finally, the abatement of the Western United Life Building continues to progress. Completion is expected by December 2020.

Sara Harris reported that the Small Business Assistance Program was open and that it had received 12 completed applications, of which 11 were ineligible, and one was pending determination of eligibility. John Trischitti stated a more formal report would be included in the next board packet.

Discussion ensued regarding soliciting help from local banks to encourage businesses to apply.

All the business at hand having been completed, Chairman Bownds adjourned the meeting at 10:49 a.m.

Respectfully submitted,

SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 3rd Day of August 2020.

Berry Simpson, Secretary