

MIDLAND DEVELOPMENT CORPORATION

MINUTES

July 12, 2021

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Chamber of Commerce conference room, 303 W. Wall Street, Suite 200, Midland, Texas, at 10:00 a.m. on July 12, 2021.

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

Board Members absent: None

Staff Members present: Assistant City Manager Tina Jauz, Assistant City Attorney Nicholas Toulet-Crump, Director of Engineering Jose Ortiz, Interim Finance Director Christy Weakland, and Deputy City Secretary SueAnn Reyes

Council Member(s) present: Council member Michael Trost and Council member Lori Blong

MDC Staff Members present: Executive Director Sara Harris, Marketing and Administrative Coordinator Kendall Gray

1. Call meeting to order.
2. Motion approving the minutes of the June 7, 2021, meeting of the Midland Development Corporation.

Director Lowery moved to approve the minutes of the June 07, 2021 meeting of the Midland Development Corporation; seconded by Director Gardaphe. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe, Pennington and Bullock. NAY: None. ABSTAIN: None. ABSENT: None.

3. Resolution approving the budget for the Midland Development Corporation's 2021-2022 Fiscal Year.

Sara Harris gave an overview of the budget for the 2021-2022 Fiscal Year. She noted that budgeted revenue had been increased 22% over the previous fiscal year's budget and gave detail on the following expense categories: general and administrative expenses reduced 47% compared to the prior year's budget; operating expenses reduced 23%; and economic development agreements and promotional agreements reduced 17% based on prior year commitments. Budgeted capital purchases increased

150% based on anticipated needs in fiscal year 2022. Bottom-line change in budgeted expenses was a reduction of 7% year-over-year.

Director Simpson moved to approve the budget for the Midland Development Corporation's 2021-2022 Fiscal Year; seconded by Director Pennington. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe, Pennington and Bullock. NAY: None. ABSTAIN: None. ABSENT: None.

4. Resolution authorizing the execution of an economic development agreement with the City of Midland for the construction of certain improvements to the Midland Draw; and authorizing payment therefor.

Director of Engineering Jose Ortiz gave an overview of the Midland Draw Improvement Project including increased stormwater capacity, reduce risk of flooding upstream, upgrading old channel geometry and upgrading existing sewer collector.

Director Gardaphe moved to approve the execution of an economic development agreement with the City of Midland for the construction of certain improvements to the Midland Draw; and authorizing payment therefor; seconded by Director Sams. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe, Pennington and Bullock. NAY: None. ABSTAIN: None. ABSENT: None.

5. Resolution authorizing the execution of a contract with Strong Environmental Services, LLC, in the amount of \$57,250.00 for the installation of additional security measures at the Western United Life

Sara Harris explained that additional security measures, including steel bars and plating at the building's east and west entrances, and steel bars on eleven of the building's second-story windows were needed to keep vagrants and intruders from trespassing into the building.

Director Lowery moved to approve the execution of a contract with Strong Environmental Services, LLC, in the amount of \$57,250.00 for the installation of additional security measures at the Western United Life; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe, Pennington and Bullock. NAY: None. ABSTAIN: None. ABSENT: None.

6. Resolution authorizing the execution of a promotional agreement with Dini Spheris, Inc., to advertise and publicize the City of Midland for the purpose of developing new and expanded business enterprises.

Director Simpson moved to approve authorizing the execution of a promotional agreement with Dini Spheris, Inc., to advertise and publicize the City of Midland for the purpose of developing new and expanded business enterprises; seconded by Director Pennington. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Sams, Gardaphe, Pennington and Bullock. NAY: None. ABSTAIN: None. ABSENT: None.

7. Presentation on the June 2021 monthly expenses and economic development activity report from the Midland Development Corporation Executive Director.

Sara Harris reported no large disbursements and a sales tax increase of 3% compared to the prior year. She stated that the MDC is well-positioned to be able to meet all obligations this year and moving forward.

Board recessed into executive session at 10:44 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 sale, exchange, lease or value of real property described as an approximate 374-acre tract of land out of Section Thirty-Three (33), Block Forty (40), T-1-S, T&P RR Co. Survey, 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.

Board reconvened into open session at 11:21 a.m.

All the business at hand having been completed, Chairman Bownds adjourned the meeting at 11:21a.m.

Respectfully submitted,

SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 2nd Day of August 2021.

Berry Simpson, Secretary