

MIDLAND DEVELOPMENT CORPORATION

MINUTES

January 10, 2022

The Board of Directors of the Midland Development Corporation convened in regular session at the Midland Chamber of Commerce board room, 303 West Wall Street, Suite 200, Midland, Texas, at 2:00 p.m. on January 10, 2022.

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

Board Members absent: Director Brad Bullock

Staff Members present: Deputy City Manager Morris Williams, Assistant City Manager Tina Jauz, Assistant City Attorney Nicholas Toulet-Crump, and Deputy City Secretary Vanessa White

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

MDC Staff Members present: Executive Director Sara Harris, Marketing and Administrative Coordinator Kendall Gray and Business Retention and Expansion Coordinator Sammi Steele

1. Call meeting to order.

Chairman Bownds called the meeting to order at 2:01 pm

2. Presentation thanking outgoing Midland Development Corporation board member Wesley Bownds.

Director Lowery and Executive Director Sara Harris thanked Chairman Bownds for his time on the board and presented him with a gift.

3. Presentation from Midland College regarding the Pre-K Academy at Midland College and the Midland College Division of Education.

Vice President of Instructional Services Damon Kennedy gave an overview and an update on the progress they are making on the Pre-K Academy at Midland College.

4. Motion electing officers to serve through December 2022

The slate of officers was:
Stephen Lowery, Chairman
Chase Gardaphe, First Vice Chairman
Berry Simpson, Second Vice Chairman
Jill Pennington, Secretary

Lourcey Sams, Treasurer

Director Gardaphe moved to elect officers to serve through December 2022; seconded by Director Simpson. The motion carried by the following vote: AYE: Bownds, Lowery, Pennington, Sams. NAY: None. ABSTAIN: None. ABSENT: Bullock.

5. Motion approving the minutes of the December 06, 2021, meeting of the Midland Development Corporation.

Director Pennington moved to approve the minutes of the December 06, 2021 meeting of the Midland Development Corporation; seconded by Director Sams. The motion carried by the following vote: AYE: Bownds, Lowery, Simpson, Gardaphe. NAY: None. ABSTAIN: None. ABSENT: Bullock.

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 Resolution ED-396 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 Bownds. The motion carried by the following vote: AYE: Lowery, Pennington, Gardaphe, Sams. NAY: None. ABSTAIN: None. ABSENT: Bullock.

7. Resolution authorizing execution of a purchase and sale agreement between the Midland Development Corporation and the Estate of J.L. Davis for the purchase of certain real property described as Lots 1A and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing the Chairman to execute any and all legal documents and instruments necessary and appropriate for the closing and purchase of said real property.

Director Bownds moved to approve Resolution ED-3397 authorizing execution of a purchase and sale agreement between the Midland Development Corporation and the Estate of J.L. Davis for the purchase of certain real property described as Lots 1A and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing the Chairman to execute any and all legal documents and instruments necessary and appropriate for the closing and purchase of said real property; seconded by Director Gardaphe. The motion carried by the following vote: AYE: Lowery, Simpson, Pennington, Sams. NAY: None. ABSTAIN: None. ABSENT: Bullock.

8. Presentation on the December 2021 monthly expenses and economic development activity report from the Midland Development Corporation.

Sara Harris announced a new MDC employee, Business Retention and Expansion Coordinator Sammi Steele. Sara Harris also reported a \$1,000,000.00 disbursement in December to UTPB for MDC's commitment to the College of Engineering building on UTPB's Midland campus, and a year-over-year sales tax increase of 20%.

Board recessed into executive session at 2:46 p.m.

9. 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 33, Block 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 3:29 p.m.

All the business at hand having been completed, Chairman Lowery adjourned the meeting at 3:29 p.m.

Respectfully submitted,

Vanessa White, Deputy City Secretary

PASSED AND APPROVED the 7th Day of February 2022.

Jill Pennington, Secretary