

MIDLAND DEVELOPMENT CORPORATION

MINUTES

October 03, 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 10:00 a.m. on October 03, 2022.

Board Members present: Chairman Stephen Lowery, Director Brad Bullock, Director Lourcey Sams, Director Lucy Sisniega, Director Jill Pennington and Director Chase Gardaphe

Board Members absent: Director Berry Simpson

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

Council Member(s) present: Council Member Lori Blong, Council Member Dan Corrales, and Council Member Robin Poole

MDC Staff Members present: Executive Director Sara Harris, Business Retention & Expansion Coordinator Sammi Steele, and Marketing & Administrative Coordinator Gabrielle Franks

1. Call meeting to order.

Chairman Lowery called the meeting to order at 10:01 am

2. Motion approving the minutes of the September 12, 2022 meeting of the Midland Development Corporation.

Director Sams moved to approve the minutes of the September 12, 2022 meeting of the Midland Development Corporation; seconded by Director Lowery. The motion carried by the following vote: AYE: Gardaphe, Bullock, Sisniega, and Pennington. NAY: None. ABSTAIN: None. ABSENT: Simpson.

3. Resolution authorizing the execution of a demolition contract with Midwest Wrecking Co. of Texas, Inc., in the amount of \$3,456,000.00 for the demolition of structures located on certain real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing payment for said contract.

Director Gardaphe moved to approve Resolution ED-424 authorizing the execution of a demolition contract with Midwest Wrecking Co. of Texas, Inc., in the amount of \$3,456,000.00 for the demolition of structures located on certain real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing payment for said contract. seconded

by Director Sisniega. The motion carried by the following vote: AYE: Lowery, Sams, Bullock, and Pennington. NAY: None. ABSTAIN: None. ABSENT: Simpson.

4. Resolution authorizing the execution of a consulting services agreement with Vandergriff Group Architects, LLC, in the amount of \$212,000.00 for services related to the demolition of structures located at certain real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing payment for said agreement.

Director Bullock moved to approve Resolution ED-425 authorizing the execution of a consulting services agreement with Vandergriff Group Architects, LLC, in the amount of \$212,000.00 for services related to the demolition of structures located at certain real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing payment for said agreement. seconded by Director Gardaphe. The motion carried by the following vote: AYE: Lowery, Sams, Sisniega and Pennington. NAY: None. ABSTAIN: None. ABSENT: Simpson.

5. Presentation on the September 2022 monthly expenses and economic development activity report from the Midland Development Corporation Executive Director and staff.

Sara Harris gave an overview of the month's expenses, there were no notable expenditures and the fiscal year ended on September 30th with \$14.6 million collection for the MDC, which is the second highest that it has been. Sammi Steele updated the board on the previous month's business retention visits.

Board recessed into executive session at 10:50 a.m.

6. 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 11:45 a.m.

7. Resolution approving the advertisement of a request for proposals for the development of certain MDC-owned real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas, together with certain City-owned real property described as Lots 7 and 8, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; approving the sale of MDC-owned real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing the Chairman to negotiated and execute all legal documents and instruments necessary and appropriate for the closing of the sale of said MDC-owned real property.

Director Sams moved to approve Resolution ED-426 approving the advertisement of a request for proposals for the development of certain MDC-owned real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas, together with certain City-owned real property described as Lots 7 and 8, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; approving the sale of MDC-owned real property described as Lots 1A, 5, 6, and 9-12, Block 35, Original Town of Midland, City of Midland, Midland County, Texas; and authorizing the Chairman to negotiated and execute all legal documents and instruments necessary and appropriate for the closing of the sale of said MDC-owned real property.. seconded by Director Gardaphe. The motion carried by the following vote: AYE: Lowery, Sisniega, Bullock, and Pennington. NAY: None. ABSTAIN: None. ABSENT: Simpson.

8. Resolution authorizing the Chairman to negotiate and execute a lease agreement with Firehawk Aerospace, Inc., for certain real property described as an approximate 0.92-acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Director Gardaphe moved to approve Resolution ED-427 authorizing the Chairman to negotiate and execute a lease agreement with Firehawk Aerospace, Inc., for certain real property described as an approximate 0.92-acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas, seconded by Director Pennington. The motion carried by the following vote: AYE: Lowery, Sisniega, Sams, Bullock. NAY: None. ABSTAIN: None. ABSENT: Simpson.

All the business at hand having been completed, Chairman Lowery adjourned the meeting at 11:49 a.m.

Respectfully submitted,

Vanessa White, Deputy City Secretary

PASSED AND APPROVED the 7th Day of November 2022.

Jill Pennington, Secretary