

**MIDLAND DEVELOPMENT CORPORATION
MINUTES
May 09, 2016**

The Board of Directors of the Midland Development Corporation convened in regular session at Midland City Hall basement conference room, 300 North Loraine, Midland, Texas, on May 9, 2016.

Board Members present: Chairman Brent Hilliard, Director Wesley Bownds, Director Gary Douglas (arrived at 11:02 a.m.), and Secretary Robert Rendall

Board Members absent: Director Keith Stretcher

Staff Members present: Assistant City Manager Frank Salvato; City Attorney John Ohnemiller; Assistant City Attorney Nicholas Toulet-Crump; Downtown Development Coordinator Cristina Odenborg; Director of Finance Pam Simecka; and Deputy City Secretary SueAnn Lopez.

Council Member(s) present: J Ross Lacy (District 4)

MDC Staff Members present: Executive Director Pam Welch, MDC Economic Development Director Timothy Danielson, and Accounting Clerk/Research Analyst Sara Harris.

1. Chairman Hilliard called the meeting to order at 11:00 a.m.
2. Consider a motion approving the minutes of the April 4, 2016 meeting of the Midland Development Corporation.

Director Rendall moved to approve the minutes of the April 04, 2016 regular meeting of the Midland Development Corporation; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, and Rendall. NAY: None. ABSTAIN: None. ABSENT: Stretcher and Douglas

3. Receive and discuss and consider the April monthly expenses from the Midland Development Corporation.

Executive Director Pam Welch gave an overview of the March monthly expenses from the Midland Development Corporation and stated they had hired Weaver Financial Services who would be providing a more cohesive financial narrative to the Board. Mrs. Welch also stated the Midland Development Corporation was still within budget and that sales tax was still down.

4. Consider a resolution authorizing the execution of a second amendment to the Master Development Agreement between the Midland Development Corporation, the City of Midland and Hotel Santa Rita No. 1 Midland Partners, LLC.

City Attorney John Ohnemiller stated the amendment was to change the design obligation date to September 30, 2016. Director Douglas stated in the future he would like to review any amendments requested.

Director Bownds moved to approve a resolution authorizing the execution of a second amendment to the Master Development Agreement between the Midland Development Corporation, the City of Midland and Hotel Santa Rita No. 1 Midland Partners, LLC; seconded by Director Douglas. The motion carried by the following vote: AYE: Bownds, Douglas, Hilliard, and Rendall. NAY: None. ABSTAIN: None. ABSENT: Stretcher

5. Consider a resolution authorizing payment in the amount of \$280,109.80 to the Midland County Hospital District pursuant to the Midland Development Corporation's Reimbursable Physician Recruitment Agreement with the Midland County Hospital District.

Director Rendall moved to approve a resolution authorizing payment in the amount of \$280,109.80 to the Midland County Hospital District pursuant to the Midland Development Corporation's Reimbursable Physician Recruitment Agreement with the Midland County Hospital District; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, and Rendall. NAY: None. ABSTAIN: Douglas. ABSENT: Stretcher

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

Executive Director Pam Welch, MDC Economic Development Director Timothy Danielson, and Accounting Clerk/Research Analyst Sara Harris reported on the monthly economic development activity, provided workforce/employment stats, and discussed marketing and advertising activities.

The Board excused observers at 11:20 a.m. and recessed into executive session.

7. 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 551.087 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.

b. Section 551.072 Deliberation Regarding Real Property

- i. Discuss the sale, exchange, lease or value of real property described as an approximate 78.25 acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.
- ii. Discuss the sale, exchange, lease or value of real property described as Lot 6, Block 9, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas.
- iii. Discuss the purchase, exchange, lease or value of real property described as Block 55, Original Town Addition, Midland, Midland County, Texas.
- iv. 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

The Board reconvened into regular session at 1:05 p.m.

8. Consider a motion authorizing the Executive Director to negotiate and execute a Professional Services Agreement with RS&H, Inc. for spaceport consulting, design, planning and licensing.

Director Rendall moved to approve a motion authorizing the Executive Director to negotiate and execute a Professional Services Agreement with RS&H, Inc. for spaceport consulting, design, planning and licensing; seconded by Director Douglas. The motion carried by the following vote: AYE: Bownds, Douglas, Hilliard, and Rendall. NAY: None. ABSENT: Stretcher

All of the business at hand having been completed, Chairman Hilliard adjourned the meeting at 1:17 p.m.

Respectfully submitted,

SueAnn Lopez, Deputy City Secretary

PASSED AND APPROVED the 6th day of June, 2016.

Robert Rendall, Secretary