

**MIDLAND DEVELOPMENT CORPORATION
MINUTES
May 01, 2017**

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 01, 2017.

Board Members present: Chairman Brent Hilliard, Director Wesley Bounds, Director Stephen Lowery, and Director Keith Stretcher

Board Members absent: Director Gary Douglas

Staff Members present: Assistant City Manager Frank Salvato; Assistant City Attorney Nicholas Toulet-Crump, Finance Director Pam Simecka, Director of Engineering Jose Ortiz, City Engineer Matt Carr and Deputy City Secretary SueAnn Lopez

Council Member(s) present: J. Ross Lacy (District 4) and Jeff Sparks (District 1)

MDC Staff Members present: Executive Director Pam Welch, Marketing Coordinator Regan Latham, Accounting Clerk/Research Analyst Sara Harris, and Business Development Director Timothy Danielson.

1. Call meeting to order.

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

2. Consider a resolution authorizing the execution of an Amendment to that certain lease agreement, dated January 29, 2014, between the Midland Development Corporation and the City of Midland, Texas, regarding certain property at the Midland International Air and Space Port.

Director Stretcher moved to approve Resolution ED-321 authorizing the execution of an Amendment to that certain lease agreement, dated January 29, 2014, between the Midland Development Corporation and the City of Midland, Texas, regarding certain property at the Midland International Air and Space Port; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

3. Consider a resolution authorizing the execution of an Amendment to that certain commercial hangar lease agreement between the Midland Development Corporation and the City of Midland, Texas, regarding certain property located at the Midland International Air and Space Port.

Director Stretcher moved to approve Resolution ED-322 authorizing the execution of an Amendment to that certain commercial hangar lease agreement between the Midland Development Corporation and the City of Midland, Texas, regarding certain property located at the Midland International Air and Space Port; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

4. Consider a resolution authorizing the Chairman of the Midland Development Corporation to negotiate and execute an agreement with Boler Equipment Services, Inc., for certain utility improvements to the Midland Development Corporation's leased premises at the Spaceport Business Park; and appropriating funds in the amount of \$325,490.00 therefor.

Discussion ensued regarding storm water, drainage and parking. Council Member Lacy explained the terms of the agreement.

Director Stretcher moved to approve Resolution ED-323 authorizing the Chairman of the Midland Development Corporation to negotiate and execute an agreement with Boler Equipment Services, Inc., for certain utility improvements to the Midland Development Corporation's leased premises at the Spaceport Business Park; and appropriating funds in the amount of \$325,490.00 therefor; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Lowery, and Stretcher. NAY: None. ABSTAIN: Hilliard. ABSENT: Douglas.

5. Consider a resolution authorizing the Chairman of the Midland Development Corporation to negotiate and execute an agreement with Jones Brothers Dirt and Paving Contractors, Inc., for certain paving improvements to the Midland Development Corporation's leased premises at the Spaceport Business Park; and appropriating funds in the amount of \$513,219.50 therefor.

Director Bownds moved to approve Resolution ED-324 authorizing the Chairman of the Midland Development Corporation to negotiate and execute an agreement with Jones Brothers Dirt and Paving Contractors, Inc., for certain paving improvements to the Midland Development Corporation's leased premises at the Spaceport Business Park; and appropriating funds in the amount of \$513,219.50 therefor; seconded by Director Lowery. The motion carried by the following vote: AYE: Bownds, Lowery, and Stretcher. NAY: None. ABSTAIN: Hilliard. ABSENT: Douglas.

6. Consider a resolution authorizing the execution of an Advance Funding Agreement with the Texas Department of Transportation for the construction of main lanes and

interchanges at the intersection Loop 250 and County Road 1150 in Midland County, Texas; and allocating funds therefor.

Discussion ensued regarding the terms of the agreement and Chairman Hilliard stated he wanted to point out that the MDC was contributing \$2,000,000.00 while the Federal Government was contributing \$15,000,000.00 and that the agreement contribution was capped. He also thanked Mr. Speed on an excellent job getting partnerships and stated it was another example of great work.

Director Stretcher moved to approve Resolution ED-325 authorizing the execution of an Advance Funding Agreement with the Texas Department of Transportation for the construction of main lanes and interchanges at the intersection Loop 250 and County Road 1150 in Midland County, Texas; and allocating funds therefor. ; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

7. Receive and discuss a presentation of the Statement of Qualifications from Maverick Engineering in reference to the Request for Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility Needs.

Andrew Mellen with Maverick Engineering and Rhett Dollins with Stantec gave a presentation regarding the Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility needs and gave examples of their current projects with the City of Midland.

8. Receive and discuss a presentation of the Statement of Qualifications from Parkhill, Smith & Cooper, Inc. in reference to the Request for Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility Needs.

Jay Edwards, Eric West, Kyle Jackson and John Hamilton gave a presentation regarding the Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility needs and gave examples of their current projects with the City of Midland.

9. Receive and discuss a presentation of the Statement of Qualifications from Kimley-Horn and Associates, Inc. in reference to the Request for Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility Needs.

Kerry Miller, Rey Carrasco, John Newton and Heather Keister gave a presentation regarding the Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility needs and gave examples of their current projects with the City of Midland.

10. Receive and discuss a presentation of the Statement of Qualifications from Stantec Consulting Services, Inc. in reference to the Request for Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility Needs.

Rhett Dollins, Kari Ward, Ramon Salazar and Mike O'Brien gave a presentation regarding the Statement of Qualifications for MDC Economic Development Opportunities through Local Infrastructure and Mobility needs and gave examples of their current projects with the City of Midland.

11. Consider a resolution approving the selection of engineering firms for engineering and design services necessary and appropriate for certain qualifying projects, as authorized by Chapter 501 of the Texas Local Government Code; authorizing the Chairman of the Midland Development Corporation to negotiate and execute Master Professional Services Agreements for said services; and providing that each project shall be designated by a task order.

Discussion ensued regarding the qualification of the firms and their presentations. Chairman Hilliard asked Mr. Ortiz if he felt any of the firms were not qualified and Mr. Ortiz stated all firms were qualified in his opinion.

Director Stretcher made a motion to select all four firms as qualified firms and to authorize Chairman Hilliard to negotiate and execute an agreement with Parkhill Smith and Cooper and Maverick Engineering as project managers. Due to lack of second motion the motion failed.

Director Lowery moved to approve Resolution ED-326 approving the selection of all four engineering firms for engineering and design services necessary and appropriate for certain qualifying projects, as authorized by Chapter 501 of the Texas Local Government Code; authorizing the Chairman of the Midland Development Corporation to negotiate and execute Master Professional Services Agreements for said services; and providing that each project shall be designated by a task order ; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Lowery, and Stretcher. NAY: None. ABSTAIN: Hilliard. ABSENT: Douglas.

12. Consider a Motion approving the minutes of the April 3, 2017 meeting of the Midland Development Corporation.

Director Stretcher moved to approve the minutes of April 3, 2017; seconded by Director Bownds. The motion carried by the following vote: AYE: Bownds, Hilliard, Lowery, and Stretcher. NAY: None. ABSTAIN: None. ABSENT: Douglas.

13. Receive and discuss and consider the April 2017 monthly expenses from the Midland Development Corporation.

Ms. Welch stated there were as yet no end of the month financials to discuss, since April had ended the previous day, a Sunday. Ms. Welch added that financials would be distributed as soon as the data for April was available.

14. 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, Marketing Coordinator Regan Latham, and Accounting Clerk/Research Analyst Sara Harris, gave a brief report on the monthly economic development activity, provided workforce/employment stats, and discussed marketing and advertising activities.

The Board excused observers at 12:59 p.m. and recessed into executive session.

15. 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.

All of the business at hand having been completed, Chairman Hilliard adjourned the meeting at 2:00 p.m.

Respectfully submitted,

SueAnn Lopez, Deputy City Secretary

PASSED AND APPROVED the 1st day of May 2017.

Gary Douglas, Secretary