

Agenda

Board of Directors Regular
310 North Ninth Street
Monday, February 10, 2025, at 4:00 p.m.

Pursuant to the provisions of Chapter 551 VTCA Government Code, notice is hereby given of a Regular Meeting of Midlothian Economic Development, to be held in the Midlothian Economic Development office, 310 North Ninth Street, City of Midlothian, Texas, 76065.

Pursuant to Section 551.127, Texas Government Code, one or more Board members or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

AGENDA:

1. Call to Order.
2. Citizens Forum - *The Midlothian Economic Development Board invites any member of the public to address the Board, subject to state law and procedural rules as determined by the meeting Chair. In accordance with the Texas Open Meetings Act, the Board cannot take action on items not listed on the agenda.*

ACTION ITEMS:

3. Consider and discuss and act on MED Resolution 2025-04 approving the MED Promotional Program.
4. Discuss, consider and act on granting a one-month extension as permitted under the Temporary Construction Easement granted by MED to Desert Willow Energy Storage, LLC on December 15, 2023, and authorizing Kyle Kinateder to grant additional month-to-month extensions, not to exceed the maximum allowed under the easement.
5. Discuss consider and act on terminating Utility and Access Easement Agreement between MED and Desert Willow Energy Storage, LLC dated February 29, 2024, and filed as instrument No. 2406265 in Ellis County land records and authorizing Kyle Kinateder to execute documents necessary to file in the land records.

CONSENT AGENDA:

All matters listed under Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

6. Regular minutes from January 13, 2025.
7. Quarterly Investment Report as of December 31, 2024.

PRESENTATION/DISCUSSION:

8. Consider and discuss the Financial Statement Summary as of December 31, 2024.
9. Consider and discuss update on MED partner meetings and seek direction as necessary.
10. Consider and discuss a progress update of the 2024-25 MED work plan.

CLOSED SESSION:

Closed Session items are discussed in closed session but any and all action is taken in regular open session.

Section 551.087 Economic Development: (1) Deliberation regarding commercial or financial information received from a business prospect (2) To deliberate the offer of a financial or other incentive to a business prospect.

Projects: Project 2501

Section 551.072 Real Estate: Deliberation regarding real property – to deliberate the purchase, exchange, lease or value of real property where deliberation in open session will have a detrimental effect on the position of negotiations with third parties by MED.

Real Estate: Property located near Hwy 67 in Midlothian

FINAL ACTION ON CLOSED SESSION ITEMS:

11. Consideration and possible action on Midlothian Economic Development proposals.
 - a. Project 2501 – Consider, discuss, act on MED Resolution 2025-05 authorizing an Economic Development Performance Agreement with 3800 Railport Parkway LLC and Quality Tube Holdings Inc. for a project related to the creation and retention of primary jobs.
12. Consideration and possible action regarding real estate matters.
 - a. Property located near Hwy 67 in Midlothian

AGENDA:

13. Board requests for future agenda items.
14. Announcements:
Next Meetings – Regular Meeting: Monday, March 17, 2025 at 310 North Ninth Street, Midlothian, Texas
15. Adjournment.

CERTIFICATION:

I, Annabel Gaul, Coordinator for Midlothian Economic Development of the City of Midlothian, Texas, do hereby certify that this Notice of Meeting was posted at the front of City Hall, 215 N. 8th Street, Midlothian, Texas, at a place readily accessible to the general public at all times, on the 7th day of February 2025, at or before 4:00 p.m.

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. The Board of Directors for Midlothian Economic Development of the City of Midlothian, Texas, reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.074 (Personnel Matters), 551.087 (Economic Development).

Annabel Gaul

ANNABEL GAUL

IF YOU PLAN TO ATTEND THE PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE MIDLOTHIAN ECONOMIC DEVELOPMENT OFFICE AT (972) 723-3800 AT LEAST 24 HOURS IN ADVANCE OF THE MEETING. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.