

**MIDLAND CITY COUNCIL  
BRIEFING SESSION  
MINUTES  
November 16, 2021**



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The City Council convened in briefing session in the Council Chamber, City Hall, Midland, Texas, at 9:15 AM, November 16, 2021.

**Council Members present:** Patrick Payton, Spencer Robnett, Michael Trost, Scott Dufford, John Norman, Jack Ladd, Lori Blong

**Council Members absent:** None

**Staff members present:** City Manager Robert Patrick, City Attorney John Ohnemiller, Deputy City Manager Morris Williams Jr, Assistant City Manager Tina Jauz

The meeting was called to order at 9:16 a.m.

The following matter(s), and any matter listed on the agenda for this meeting, may be discussed by the City Council:

1. Receive an update from representatives of FORE Midland regarding their conservancy efforts

Autumn Winkles, 5601 Ridgemont, founder of FORE Midland, reported that Nueva Vista (now, a registered non-profit) is special, has green grass, water, sunsets and is home to several species of animals. Ms. Winkles reported flooding concerns and shared pictures and a video of actual flooding in the area. Ms. Winkles also shared ideas for the area.

Mayor Payton thanked Autumn for putting herself out there with an idea.

2. Receive a presentation from representatives of DePalma Hotels and Resorts regarding a proposed hotel in downtown Midland

A presentation was given on a boutique hotel that will likely be a Tapestry by Hilton hotel consisting of 93 units located at 112 S. Loraine.

Matt Clark reported Tapestry is one of Hilton's soft branded hotel chains, meaning, it encumbers the independent nature of the hotel in a very unique and individualized way. The hotel will be located downtown in order to capitalize on the unique nature of downtown. The hotel plugs into the Hilton engine so global reservations and the Hilton Honors programs may be utilized. The Tapestry brand launched in 2012 and is now 70 properties strong in eight continents spanning across the globe. There are also more than 80 projects in the

pipeline.

During the presentation it was reported that the Brian DePalma brand will promote local businesses by using items such as soaps, shampoos, meats and gift shop items. The total development cost is \$25 million and will include a three-meal restaurant with two bars and 100% valet parking for restaurant and hotel guests. They have obtained off-site parking. The second floor will have a bar with an outdoor patio. The timeline goals are six to eight months from brand approval, city permitting and debt placement. They expect to be open 24 months from Council approval of the hotel. The hotel has no meeting space but there will be high-end board rooms. They are not competing against the Doubletree or Bush Convention center for meeting space. They are asking for \$4,000,000.00 of Hotel Occupancy Tax rebates or grants. Their equity will be privately funded but their debt coverage ratios are 1.1 or 1.2 which banks will not fund as they want to see a ratio of 1.4 or 1.5 . The tax rebates will get them to the needed ratio. They are also asking for 100% of the ad valorem tax for the first year and to have their impact fees waived. The City sales tax rebate would be 50% of the taxes for a maximum of 7 years.

Council Member Dufford clarified that they are asking for a total of \$4,000,000.00 in tax abatements for a maximum of seven years, but if they collect the \$4,000,000.00 in four years the tax abatement would stop. He further clarified this request involves no cash up-front money. Mr. Clark emphasized that they already own the building as well as several surface parking lots and that Hilton has already approved this project.

All the business at hand having been completed, the meeting adjourned at 9:48 a.m.

PASSED AND APPROVED December 14, 2021.

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Patrick Payton, Mayor

ATTEST:

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Amy M. Turner, City Secretary