

# MIDLAND DEVELOPMENT CORPORATION

## MINUTES

June 2, 2025

The Board of Directors of the Midland Development Corporation convened in regular session in the Midland Chamber of Commerce board room, 300 West Wall Street, Suite 200, Midland, Texas, at 10:00 a.m. on June 2, 2025.

**Board Members present:** Chairman Lourcey Sams, Director Elvie Brown, Director Zachary Deck, Director J.Ross Lacy, Director Jill Pennington, and Director Garrett Donnelly

**Board Members absent:** Director Brad Bullock

**Staff Members present:** Assistant City Manager Jose Ortiz, Interim City Attorney Nicholas Toulet-Crump, Assistant City Attorney Kevin Bailey, Deputy City Secretary Jan Hamilton, Deputy City Secretary Rachel Guentensberger, City Governance Officer/City Secretary Marcia Bentley-German, Chief of Staff Taylor Novak, Strategic Communications Officer Stewart Doreen

**Council Member(s) present:** Mayor Lori Blong, Council member Brian Stubbs, Council member Amy Stretcher Burkes

**MDC Staff Members present:** Operations Manager Ken Doyle, Executive Director Sara Harris

### 1. Call meeting to order.

*Chairman Sams called the meeting to order at 10:00 a.m. The meeting was briefly adjourned to observe the passing Starfighter procession and reconvened at 10:14 a.m.*

### 2. Motion approving the minutes of the May 5, 2025, meeting of the Midland Development Corporation.

*Director Lacy moved to approve the minutes of the May 5, 2025, meeting of the Midland Development Corporation, seconded by Director Pennington.*

*The motion carried by the following vote: AYE: Sams, Lacy, Donnelly, Pennington, Deck, Brown. NAY: None. ABSTAIN: None. ABSENT: Bullock.*

*Robin Campbell, 110 Ridglea Drive asked about the reason behind the decision to hold this meeting at a location other than City Hall. She asked for the future MDC meetings to be held in the Council Chamber.*

*Judd Campbell, 110 Ridglea Drive asked for more transparency in public meetings surrounding decision making. He echoed the request to have these meetings held in the Council Chamber.*

3. **Update from the Midland Development Corporation Board Chairman regarding: (i) previously executed agreements and the Midland Development Corporation's continuing obligations thereunder, and (ii) future community events scheduled to be hosted in the City of Midland, Texas.**

*Chairman Sams give a brief update regarding previously executed and future community events scheduled to be hosted by the City of Midland. Chairman Sams reported on an agreement between the MDC, City of Midland, and Bush Tennis Center that was never fulfilled. Under said agreement, the City and MDC were to provide final funding only after the project met specific criteria. Since those conditions were not met, no funds were distributed. Mayor Lori Blong highlighted the importance of the "last money in" funding and how impactful that is overall. Chairman Sams also spoke about the upcoming 2025 IREC Rocket Competition to be held June 9-14<sup>th</sup> at the Midland Horseshoe area. Anyone wishing to attend this event as a spectator must preregister @ <https://www.soundingrocket.org>.*

4. **Presentation from the City of Midland on Todd Drive Interchange Improvements.**

*Assistant City Manager Jose Ortiz gave a brief overview of the Todd Drive interchange project. Mr. Ortiz believes this project, in its planning, has been a major success and this interchange project is very important to encourage growth and expansion for the City of Midland.*

5. **Resolution authorizing the execution of a landlord lien waiver and consent to removal of personal property between the Midland Development Corporation, Castelion Corporation, and First-Citizens Bank & Trust Company.**

*Director Deck moved to approve the resolution authorizing the execution of a landlord lien waiver and consent to removal of personal property between the Midland Development Corporation, Castelion Corporation, and First-Citizens Bank & Trust Company., seconded by Director Donnelly.*

*The motion carried by the following vote: AYE: Sams, Donnelly, Pennington, Deck, Brown, Lacy. NAY: None ABSTAIN: None. ABSENT: Bullock*

6. **Presentation on the May 2025 economic development activity report from the Midland Development Corporation Executive Director.**

*Executive Director Sara Harris gave a brief overview of May 2025 economic development activity report.*

*Judd Campbell, 110 Ridglea Drive asked some clarifying questions regarding the differences between the fiscal year vs calendar year calculations on the activity report.*

7. **Discuss and take action on the scheduling of a proposed special meeting of the Board of Directors to be held in the month of June or July.**

*Executive Director Sara Harris asked members for suggestions for dates that would be suitable for a special meeting to discuss Strategic Planning in the month of July. Three (3) possible meeting dates were decided upon:*

*July 8<sup>th</sup> @ 2:00 pm  
July 9<sup>th</sup> @ 10:00am  
August 5<sup>th</sup> @ 10:00am*

*With no meeting date decided upon, no action was taken at this time.*

**The board recessed into executive session at 10:52 a.m.**

**8. 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 purchase, exchange, lease, or value of real property.

**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.

All the business at hand having been completed, Chairman Sams adjourned the meeting at 11:33 a.m.

Respectfully submitted,

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Rachel Guentensberger, Deputy City Secretary

PASSED AND APPROVED on the 7<sup>th</sup> Day of July 2025.

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Elvie Brown, Secretary