

# MIDLAND DEVELOPMENT CORPORATION

## SPECIAL MEETING MINUTES

July 8, 2025

The Board of Directors of the Midland Development Corporation convened in special session in the Midland Chamber of Commerce board room, 300 West Wall Street, Suite 200, Midland, Texas, at 2:00 p.m. on July 8, 2025.

**Board Members present:** Chairman Lourcey Sams, Director Brad Bullock, Director Elvie Brown, Director Jill Pennington, Director Zachary Deck and Director Garrett Donnelly

**Board Members absent:** None

**Staff Members present:** City Manager Tommy Gonzalez, Deputy 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, Director of Airports Justine Ruff, Chief of Staff Taylor Novak

**Council Member(s) present:** Mayor Lori Blong

**MDC Staff Members present:** Operations Manager Ken Doyle, Executive Director Sara Harris, Business Development Coordinator Soraye Lara

### 1. **Call meeting to order.**

*Chairman Sams called the meeting to order at 2:06 p.m.*

### 2. **Discuss, consider, and take action on the proposed adoption of an incentives matrix and guidelines for evaluating and administering future economic development projects of the Midland Development Corporation.**

*Executive Director Sara Harris gave an overview of the incentives matrix and guidelines for evaluating and administering future economic development projects of the Midland Development Corporation. She then opened the floor for feedback/changes and discussion surrounding the proposed matrix. Conversation ensued about "closing the gap" in funding prerequisites. Eventually the board decided to table this item for further discussion at a future meeting.*

*Director Donnelly moved to defer item #2, seconded by Director Deck.*

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

*Please note: Council member Amy Stretcher Burkes arrived at the meeting shortly before recess to the executive session.*

**The board recessed into executive session at 2:34 p.m.**

3. **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 551.071, Consultation with Attorney**
    - i. Discuss a matter in which the duty of the attorney to the Midland Development Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.
  - b. **Section 551.072, Deliberation Regarding Real Property**
    - i. Discuss the purchase, exchange, lease, or value of real property.
  - c. **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 4:35 p.m.

Respectfully submitted,

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Rachel Guentensberger, Deputy City Secretary

PASSED AND APPROVED on the 8<sup>th</sup> Day of September 2025.

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Elvie Brown, Secretary