

MIDLAND DEVELOPMENT CORPORATION

MINUTES

October 6, 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 October 6, 2025.

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

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, Utilities Director Carl Craigo, Strategic Partnerships Officer Lindsey Adams, Assistant City Secretary Rachel Guentensberger, Deputy City Secretary Kathy Rauda, Chief of Staff Taylor Novak

Council Member(s) present: Council member Amy Stretcher Burkes

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

1. Call meeting to order.

Chairman Sams called the meeting to order at 10:02 a.m.

2. Motion approving the minutes of the September 8, 2025, meeting of the Midland Development Corporation.

Director Donnelly moved to approve the minutes of the September 8, 2025, meeting of the Midland Development Corporation with the correction of misspelled name, seconded by Director Bullock.

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

3. Presentation on current and proposed infrastructure partnerships between the City of Midland and the Midland Development Corporation.

Deputy City Manager Jose Ortiz gave a presentation on the partnership between the City of Midland and the Midland Development Corporation, focusing on projects that specifically impact infrastructure.

4. ED – 509 - Resolution authorizing the execution of an economic development agreement with the City of Midland providing for the construction of certain water infrastructure improvements located on and adjacent to State Highway Loop 250 and Todd Road as authorized by Texas Local Government Code § 501.103; and authorizing payment for said agreement.

Director Deck moved to approve ED – 509 - Resolution authorizing the execution of an economic development agreement with the City of Midland providing for the construction of certain water infrastructure improvements located on and adjacent to State Highway Loop 250 and Todd Road as authorized by Texas Local Government Code § 501.103; and authorizing payment for said agreement, seconded by Director Bullock.

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

5. ED – 510 - Resolution authorizing the execution of a professional services agreement with Kimley-Horn and Associates, Inc., in the amount of \$2,099,100.00 for professional services related to the construction of an interchange at the intersection of County Road 1250 and State Highway 191; and authorizing payment for said agreement.

Director Donnelly moved to approve ED- 510 - Resolution authorizing the execution of a professional services agreement with Kimley-Horn and Associates, Inc., in the amount of \$2,099,100.00 for professional services related to the construction of an interchange at the intersection of County Road 1250 and State Highway 191; and authorizing payment for said agreement, seconded by Director Brown.

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

6. ED – 511 - Resolution authorizing payment in the amount of \$96,184.54 to the University of Texas of the Permian Basin pursuant to that certain Incubator and Makerspace Grant Agreement between the Midland Development Corporation and the University of Texas of the Permian Basin.

Director Bullock moved to approve ED – 511 - Resolution authorizing payment in the amount of \$96,184.54 to the University of Texas of the Permian Basin pursuant to that certain Incubator and Makerspace Grant Agreement between the Midland Development Corporation and the University of Texas of the Permian Basin, seconded by Director Deck.

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

7. Presentation on the August 2025 economic development activity report from the Midland Development Corporation Executive Director.

Executive Director Sara Harris provided an update on the Midland Development Corporation's economic development activity report. She also spoke about the Love Midland event held on Saturday, where the MDC hosted a table to share information with community members.

The board recessed into executive session at 10:30 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 11:24 a.m.

Respectfully submitted,

Rachel Guentensberger, Assistant City Secretary

PASSED AND APPROVED on the 1st Day of December 2025.

Elvie Brown, Secretary