

MIDLAND DEVELOPMENT CORPORATION

MINUTES

December 1, 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 December 1, 2025.

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

Board Members absent: Director Jill Pennington

Staff Members present: City Manager Tommy Gonzalez, City Attorney Nicholas Toulet-Crump, Assistant City Attorney Kevin Bailey, Assistant City Secretary Rachel Guentensberger, Deputy City Secretary Kathy Rauda, Deputy City Secretary Jan Hamilton, Chief of Staff Taylor Novak

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

MDC Staff Members present: Executive Director Sara Harris, Business Development Coordinator Soraye Palmer, Marketing Coordinator Paige McCartney

1. Call meeting to order.

Chairman Sams called the meeting to order at 10:05 a.m.

2. Motion approving the minutes of the October 6, 2025, meeting of the Midland Development Corporation.

Director Brown moved to approve the minutes of the October 6, 2025, meeting of the Midland Development Corporation, seconded by Director Deck.

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

3. Presentation from Watersong Wild Space on the Watersong Nature Commons.

Elaine Magruder, Board President, and Wes Faris, Executive Director of Watersong Wild Space, delivered a comprehensive presentation outlining the project's sustained growth and expansion to date, and detailing the forthcoming phases of work.

4. Presentation from Midland College on Transportation Training.

Pervis Evans, Dean of Continuing Education, and Eric Juarez Director of Transportation with Midland College gave a brief overview of the Transportation Training program. The request from Midland College is to amend the current Economic Development agreement.

5. ED-512 - Resolution authorizing the execution of an amended and restated economic development agreement with the Midland Community College District; and authorizing payment therefore.

Director Brown moved to approve ED- 512 - Resolution authorizing the execution of an amended and restated economic development agreement with the Midland Community College District; and authorizing payment therefore, seconded by Director Bullock.

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

6. ED-513 - Resolution authorizing the execution of a promotional agreement with Higher Orbits, Inc., to advertise and publicize the City of Midland for the purpose of developing new and expanded business enterprises.

Director Deck moved to approve ED-513 - Resolution authorizing the execution of a promotional agreement with Higher Orbits, Inc., to advertise and publicize the City of Midland for the purpose of developing new and expanded business enterprises, seconded by Director Donnelly.

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

7. ED-514 - Resolution authorizing the execution of a Task Order No. 2 to that certain master research and development agreement with The MITRE Corporation for an amount not to exceed \$826,000.00; said task order to provide for research and development, systems engineering, and related advisory services necessary for the furtherance of commercial space and high-speed flight operations in the Permian Basin.

After discussing the scope of Task Order No. 2, the board agreed to defer the item until there is greater clarity on the complete request.

Director Bullock moved to defer ED-514 - Resolution authorizing the execution of a Task Order No. 2 to that certain master research and development agreement with The MITRE Corporation for an amount not to exceed \$826,000.00; said task order to provide for research and development, systems engineering, and related advisory services necessary for the furtherance of commercial space and high-speed flight operations in the Permian Basin, seconded by Director Donnelly.

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

8. ED-515 - Resolution authorizing the changing of the Midland Development Corporation's registered agent.

Director Bullock moved to approve ED-515 - Resolution authorizing the changing of the Midland Development Corporation's registered agent, seconded by Director Deck.

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

9. ED-516 - Resolution establishing the dates of the regular meetings of the Midland Development Corporation Board of Directors to be held during the period of February 2026 to January 2027.

Director Brown moved to approve ED-516 - Resolution establishing the dates of the regular meetings of the Midland Development Corporation Board of Directors to be held during the period of February 2026 to January 2027, seconded by Director Donnelly.

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

10. Presentation on the October 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.

Business Development Coordinator Soraye Palmer spoke about the High-Speed Aerospace Transportation (HSAT) Workshop held November 12-14th at the UTPB College of Engineering Building. She also shared information regarding upcoming 2026 Trade Shows that MDC board members, or City Council members may be interested in attending.

Marketing Coordinator Paige McCartney gave an update on the growing social media following on all platforms.

The board recessed into executive session at 11:03 a.m.

11. 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 551.074, Personnel Matters

- i. Discuss the employment, evaluation, and duties of the Executive Director.

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 12:17 p.m.

Respectfully submitted,

Rachel Guentensberger, Assistant City Secretary

PASSED AND APPROVED on the 5th Day of January 2026.

Elvie Brown, Secretary