

MIDLAND DEVELOPMENT CORPORATION

MINUTES

February 2, 2026

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 February 2, 2026.

Board Members present: Chairman Brad Bullock, Director Elvie Brown, Director Garrett Donnelly, Director Darpan Bhakta, Director Abraham Bejil, Director Hayden Boldrick and Director Denzil West (via zoom)

Board Members absent: None

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

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 and Operations Manager Ken Doyle

1. Call meeting to order.

Chairman Bullock called the meeting to order at 10:03 a.m.

2. Presentation welcoming incoming Midland Development Corporation board members Abraham Bejil, Darpan Bhakta, Hayden Boldrick, and Denzil West.

Councilman Bullock welcomed the newly appointed Directors to the board, and each new member gave a brief introduction.

Judd Campbell made public comment welcoming the new directors and reaffirming the MDC's Type 'A' Economic Development Corporation status and allowable uses of funds.

3. Motion approving the minutes of the January 5, 2026, meeting of the Midland Development Corporation.

Director Brown moved to approve the January 5, 2026, meeting of the Midland Development Corporation, seconded by Donnelly.

The motion carried by the following vote: AYE: Bullock, Brown, Donnelly, Bhakta, Bejil, Boldrick, and West NAY: None ABSTAIN: None ABSENT: None

4. Discuss electing officers to unfilled positions to serve through December 2026.

Director Bullock noted that two positions remain unfilled: Second Vice Chair and Treasurer. Appointments to these positions may be considered at the March meeting.

5. Resolution authorizing signatories on Midland Development Corporation bank accounts.

Director Bejil moved to approve the Resolution authorizing signatories on Midland Development Corporation bank accounts, seconded by Director Boldrick

The motion carried by the following vote: AYE: Bullock, Brown, Donnelly, Bhakta, Bejil, Boldrick, and West NAY: None ABSTAIN: None ABSENT: None

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

Executive Director Sara Harris presented an update on the Midland Development Corporation's economic development activity report. She highlighted line item 53909, noting that it reflects an agreement from the prior fiscal year for design work related to Highway 158. Ms. Harris also discussed upcoming events in which the MDC will participate, including the Midland Hispanic Chamber of Commerce Business Expo, to be held on February 5, 2026, at the Horseshoe Arena.

Marketing Coordinator Paige McCartney provided an update on social media engagement and noted that the MDC has more than 17,000 followers across all platforms.

The board recessed into executive session at 10:21 a.m.

7. 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 Bullock adjourned the meeting at 11:38 a.m.

Respectfully submitted,

Rachel Guentensberger, Assistant City Secretary

PASSED AND APPROVED on the 2nd Day of March 2026.

Garrett Donnelly, Secretary