

MIDLAND DEVELOPMENT CORPORATION

MINUTES

April 13, 2026

The Board of Directors of the Midland Development Corporation convened in regular session in the Council Chamber, City Hall 300 N. Loraine Street, Midland, Texas, at 10:00 a.m. on April 13, 2026.

Board Members present: Chairman Brad Bullock, Director Elvie Brown, Director Garrett Donnelly, Director Darpan Bhakta, Director Abraham Bejil and Director Hayden Boldrick

Board Members absent: Director Denzil West

City Staff Members present: City Manager Tommy Gonzalez, Assistant City Manager Jose Ortiz, City Attorney Nicholas Toulet-Crump, Assistant City Attorney Kevin Bailey, Chief of Staff Taylor Novak, Chief Financial Officer Christy Weakland, Finance Reporting Manager Jamie Barton, Assistant City Secretary Rachel Guentensberger, and Deputy City Secretary Jan Hamilton

Council Member(s) present: Mayor Lori Blong and Mayor Pro Tem 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 10:00 a.m.

2. Motion approving the minutes of the March 2, 2026, meeting of the Midland Development Corporation.

Councilman Bejil moved to approve the minutes of the March 2, 2026, meeting of the Midland Development Corporation, seconded by Brown

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

3. Presentation from the Midland Hispanic Chamber of Commerce on its micro grant program.

Sara Stredic, Vice Chair of Economic Development for the Midland Hispanic Chamber of Commerce, presented an overview of the Microgrant Program, including example uses of grant funds. Ms. Stredic outlined the \$18,000 funding request with a detailed breakdown of proposed allocations. Board members discussed the program, raising questions about selection criteria and the number of applications received.

4. Presentation from the City of Midland on current and upcoming infrastructure projects.

Assistant City Manager Jose Ortiz gave a presentation surrounding the City of Midland 3-year CIP Plan. Mr. Ortiz spoke in length about the major projects outlined in this presentation. A few of the highlighted projects included the areas of SH 158, Wadley Avenue, Todd Drive and Loop 250. Chairman Bullock reiterated to the board that 30% of the MDC budget is allocated to infrastructure improvements.

5. Motion authorizing the Executive Director to advertise a request for proposals for the sale of the Midland Altitude Chamber Complex and its associated equipment (collectively, the "MACC") and to negotiate an agreement providing for the sale of the MACC; provided, However, that said agreement shall not become effective until approved by the Board of Directors.

Councilman Brown moved to approve the Motion authorizing the Executive Director to advertise a request for proposals for the sale of the Midland Altitude Chamber Complex and its associated equipment (collectively, the "MACC") and to negotiate an agreement providing for the sale of the MACC; provided, However, that said agreement shall not become effective until approved by the Board of Directors, seconded by Donnelly

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

6. ED – 522 - Resolution authorizing the execution of an economic development agreement with Midland 2025 MSO, LLC, to develop a veterinary and surgical diagnostic hospital, and authorizing payment

Executive Director Sara Harris presented an overview of the item, noting that approval would support the construction and operation of an 8,000 sq. ft. facility. She highlighted strong demand for this type of development in Midland, which is expected to bring five new veterinarians to the community. Incentivized positions include veterinarians and an office administrator, with a total of 32 jobs projected over the agreement term. The MDC agreement is capped at \$160,000.

Public Comments included the following:

Judd Campbell asked how the project qualifies as a Type A project rather than another type. Sara Harris responded by citing the specific code that allows this type of project to be incentivized by the MDC.

Emerald McGinnis commented on private equity controlling many veterinary clinics making the cost of care rise. She is in favor of a more cost-effective option for this type of development in Midland.

Robin Campbell asked whether the MDC is following the matrix adopted at last summer's special meeting. She also requested clarification on whether special meetings are recorded and how special meetings are distinguished from regular meetings. Ms. Harris spoke on the difference between the two meeting types.

Breeanon James, speaking via Zoom and representing the Midland Veterinary Diagnostic Hospital, stated that the organization's goal is to address cost and service gaps in veterinary care and to expand access to needed services for Midland residents.

Councilman Bejil moved to approve ED – 522 - Resolution authorizing the execution of an economic development agreement with Midland 2025 MSO, LLC, to develop a veterinary and surgical diagnostic hospital, and authorizing payment, seconded by Donnelly

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

7. Presentation on the February 2026 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, including the annual report for the previous calendar year. She thanked staff for their work on the report and noted that sales tax receipts continue to trend above budget.

Public Comments included the following:

Robin Campbell noted that her public comments from the previous MDC meeting regarding the Omni Hotel and concerns about potential competition with the Bush Convention Center were not fully reflected in the minutes. A full recording of the February MDC meeting is available at: <https://www.youtube.com/watch?v=lmqg1ZDkQBk>

The board recessed into executive session at 10:37 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 11:35 a.m.

Respectfully submitted,

Rachel Guentensberger, Assistant City Secretary

PASSED AND APPROVED on the 4th Day of May 2026.

Garrett Donnelly, Secretary