MIDLAND DEVELOPMENT CORPORATION

MINUTES

September 14, 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 September 14, 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

Board Members absent: None

City Staff Members present: City Manager Tommy Gonzalez, City Attorney Nicholas Toulet-Crump, Assistant City Attorney Kevin Bailey, Chief of Staff Taylor Novak, City Governance Officer Marcia Bentley-German, Deputy City Secretary Jan Hamilton, and Assistant City Secretary Rachel Guentensberger

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

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

1. **Call meeting to order.**

   Chairman Bullock called the meeting to order at 10:00 a.m.

2. **Motion approving the minutes of August 3, 2026, meeting of the Midland Development Corporation.**

   Director Bejil moved to approve the minutes of August 3, 2026, meeting of the Midland Development Corporation, seconded by Board Member Boldrick.

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

   No Public Comments were made.

3. **Presentation from MOTRAN Alliance, Inc. on infrastructure projects and initiatives in Midland and the Permian Basin.**

   James Beauchamp, President of Motran Alliance Inc. gave a presentation on infrastructure projects and initiatives in Midland and the Permian Basin.

   Directors asked a few clarifying questions.

No Public Comments were made.

4. **ED 531 - Resolution authorizing the execution of an economic development agreement with MOTRAN Alliance, Inc.; and authorizing payment.**

   Midland Development Corporation Executive Director Sara Harris provided information regarding the terms of the proposed agreement.

   Director Boldrick moved to approve ED Resolution – 531, seconded by Director Donnely

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

   No Public Comments were made.

5. **Presentation from Kimley-Horn on a master plan for the West Texas Aerospace Corridor.**

   Dhruva Lahon, Vice President and Principal / Senior Project Manager and other representatives with Kimley Horn gave a presentation via Zoom regarding the Master plan for the West Texas Aerospace Corridor.

   Directors asked a few clarifying questions.

   Robin Campbell made public comment regarding her opposition to this proposed agreement.

   Midland Development Corporation Executive Director Sara Harris answered some clarifying questions asked by Directors.

6. **ED- 532 - Resolution authorizing the execution of a professional services agreement with Kimley-Horn and Associates, Inc. to develop a master plan for the West Texas Aerospace Corridor; and authorizing payment.**

   Director West moved to approve ED Resolution – 532, seconded by Director Bejil

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

   Robin Campbell made public comment regarding her opposition to this agreement.

7. **ED- 533 - Resolution authorizing the execution of a funding agreement with the Permian Strategic Partnership in an amount not to exceed $10,000.00 to coordinate funding for the preparation of the 2026 Highway Economics Report for the Midland Development Corporation.**

   Director Brown moved to approve ED Resolution – 533, 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

Robin Campbell made public comment regarding her opposition to this agreement.

8. **ED – 534 - Resolution authorizing payment in the amount of $200,000.00 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.**

Jacqui Gore, Vice President of External Affairs with UTPB provided information regarding the incubator and makerspace grant agreement.

Directors asked a few clarifying questions, Midland Development Corporation Executive Director Sara Harris provided answers regarding the terms of the agreement.

Director Donnelly moved to approve ED Resolution – 534, 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

9. **Presentation on the August 2026 economic development activity report from the Midland Development Corporation Executive Director.**

Midland Development Corporation Executive Director Sara Harris provided an update to the Board on the economic development activity report.

Robin Campbell made public comment regarding general concerns.

The board recessed into executive session at 11:34 a.m.

10. 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 pending or contemplated litigation.

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 Bullock adjourned the meeting at 12:40 p.m.

Respectfully submitted,

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Rachel Guentensberger, Assistant City Secretary

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

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Garrett Donnelly, Secretary