

# MIDLAND DEVELOPMENT CORPORATION

## MINUTES

April 7, 2025

The Board of Directors of the Midland Development Corporation convened in regular session in the Midland City Hall Council Chamber, 300 North Loraine Street, Midland, Texas, at 10:00 a.m. on April 7, 2025.

**Board Members present:** Chairman Lourcey Sams, Director Elvie Brown, Director Brad Bullock, Director Zachary Deck, Director J.Ross Lacy, Director Jill Pennington, and Director Garrett Donnelly

**Board Members absent:** None

**Staff Members present:** City Manager Tommy Gonzalez, Assistant City Manager Jose Ortiz, Interim City Attorney Nicholas Toulet-Crump, Assistant City Attorney Kevin Bailey, Chief of Staff Taylor Novak, City Governance Officer/City Secretary Marcia Bentley-German, Deputy City Secretary Jan Hamilton, Deputy City Secretary Rachel Guentensberger, Director of Finance Christy Weakland, Comptroller Gerry Adkins, and Financial Reporting Manager Jamie Barton.

**Council Member(s) present:** Mayor Lori Blong, Councilman Jack Ladd, Councilman Brian Stubbs

**MDC Staff Members present:** Executive Director Sara Harris, Business Engagement & Marketing Gabrielle Franks, and Operations Manager Ken Doyle

### 1. Call meeting to order.

*Chairman Sams called the meeting to order at 10:00 am*

### 2. Motion approving the minutes of the March 03, 2025, meeting of the Midland Development Corporation.

*Director Lacy moved to approve the minutes of the March 03, 2025, meeting of the Midland Development Corporation., seconded by Director Pennington. The motion carried by the following vote: AYE: Sams, Lacy, Donnelly, Pennington, Bullock, Deck, Brown. NAY: None. ABSTAIN: None. ABSENT: None.*

- 3. Receive and discuss the Independent Auditors' Report and the Basic Financial Statements for the Fiscal Year 2023-2024 presented by Christy Weakland, Director of Finance for the City of Midland.**

*Director of Finance, Christy Weakland gave an overview of the FY 2023/2024 Audit, reporting zero-findings and a clean bill of health. Discussion only, no action taken.*

- 4. Motion ratifying and approving that certain letter dated March 25, 2025, from the Midland Development Corporation Chairman addressed to the City Manager of the City of Midland requesting assistance in obtaining services necessary for the administration of the Midland Development Corporation in accordance with Article II, Section 6 of the Amended and Restated Bylaws of the Midland Development Corporation.**

*Director Pennington moved to approve the motion ratifying and approving that certain letter dated March 25, 2025, from the Midland Development Corporation Chairman addressed to the City Manager of the City of Midland requesting assistance in obtaining services necessary for the administration of the Midland Development Corporation in accordance with Article II, Section 6 of the Amended and Restated Bylaws of the Midland Development Corporation, seconded by Director Deck. The motion carried by the following vote: AYE: Sams, Lacy, Donnelly, Pennington, Bullock, Deck, Brown. NAY: None. ABSTAIN: None. ABSENT: None*

- 5. Motion authorizing the Midland Development Corporation Chairman to negotiate and execute an easement and right-of-way agreement with Oncor Electric Delivery Company, LLC, regarding certain real property described as Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.**

*Director Bullock moved to approve the motion authorizing the Midland Development Corporation Chairman to negotiate and execute an easement and right-of-way agreement with Oncor Electric Delivery Company, LLC, regarding certain real property described as Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas., seconded by Director Deck. The motion carried by the following vote: AYE: Sams, Lacy, Donnelly, Pennington, Bullock, Deck, Brown. NAY: None. ABSTAIN: None ABSENT: None.*

- 6. Resolution authorizing the execution of an economic development agreement with AST & Science, LLC.**

*Director Lacy moved to approve the Resolution authorizing the execution of an economic development agreement with AST & Science, LLC., seconded by Director Pennington. The motion carried by the following vote: AYE: Sams, Lacy, Donnelly, Pennington, Bullock, Deck, Brown. NAY: None. ABSTAIN: None ABSENT: None.*

- 7. Resolution authorizing the execution of a commercial lease agreement with AST & Science, LLC, regarding a portion of that certain facility located on Lot 1A, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas, at the Midland International Air & Space Port.**

*Director Deck moved to approve the resolution authorizing the execution of a commercial lease agreement with AST & Science, LLC, regarding a portion of that certain facility located on Lot 1A, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland, Midland County, Texas, at the Midland International Air & Space Port., seconded by Director Ross. The motion carried by the following vote: AYE: Sams, Lacy, Donnelly, Pennington, Bullock, Deck, Brown. NAY: None. ABSTAIN: None ABSENT: None.*

**8. Presentation on the March 2025 economic development activity report from the Midland Development Corporation Executive Director and staff.**

*Sara Harris gave a brief overview of the month's expenses, revenues, and economic development activity.*

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

**9. 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 a matter in which the duty of the attorney to the Midland Development Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.

b. Section 551.072, Deliberation Regarding Real Property

- i. Discuss the purchase, exchange, lease, or value of real property.

c. Section 551.074, Personnel Matters

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

d. 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.

**The board reconvened into open session at 11:37a.m.**

All the business at hand having been completed, Chairman Sams adjourned the meeting at 11:39 a.m.

Respectfully submitted,

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Rachel Guentensberger, Deputy City Secretary

PASSED AND APPROVED on the 5<sup>th</sup> Day of May 2025.

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Elvie Brown, Secretary