

MINUTES
REGULAR MEETING
August 18, 2025
11:30 A.M.

The Monahans Economic Development Corporation of the City of Monahans, Texas convened on the above date at 1:30 P.M. in the Council Chambers of City Hall at 112 West Second Street, Monahans, Texas with the following members, officers and visitors present:

Chad Beard
Leticia Rodriguez
Marielena Saenz
Cathy Anthony
Daniel Taylor

MEDC Board President
MEDC Vice President
MEDC Secretary
MEDC Board Member
MEDC Board Member

Ashley Aduino
Christy Sullivan
Rex Thee
Kaleb Wilson

MEDC Director
Monahans News
City Manager
Project Manager, The Retail Coach

ITEM #1 Chad Beard, President called the meeting to order at 1:30 P.M.

ITEM #2 Presentations by citizens to be heard.

ITEM #3 Presentations by Kaleb Wilson, Project Manager with The Retail Coach.

Kaleb introduced himself to the MEDC board, went over who The Retail Coach is, retail recruitment and the market study/trade area for Monahans. He spoke to the board about the current brand movement being seen and the upcoming ICSC visit next month.

ITEM #4 Motion made by Leticia Rodriguez, seconded by Marielena Saenz to approve Minutes of the July 21, 2025, Regular Meeting.

Votes were as follows:

"Aye"	Chad Beard
"Aye"	Leticia Rodriguez
"Aye"	Marielena Saenz
"Aye"	Cathy Anthony
"Aye"	Daniel Taylor

Motion Carried

ITEM #5 Motion made by Leticia Rodriguez seconded by Daniel Taylor to approve the Financial Report.

Votes were as follows:

"Aye"	Chad Beard
"Aye"	Leticia Rodriguez
"Aye"	Marielena Saenz
"Aye"	Cathy Anthony
"Aye"	Daniel Taylor

Motion Carried

ITEM #6 Motion made by Marielena Saenz, seconded by Leticia Rodriguez to approve Accounts Payable.

Votes were as follows:

"Aye"	Chad Beard
"Aye"	Leticia Rodriguez
"Aye"	Marielena Saenz
"Aye"	Cathy Anthony
"Aye"	Daniel Taylor

Motion Carried

ITEM #7 Motion made by Marielena Saenz, seconded by Leticia Rodriguez to approve August MEDC Directors Report.

Votes were as follows:

"Aye"	Chad Beard
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“Aye” Leticia Rodriguez
“Aye” Marielena Saenz
“Aye” Cathy Anthony
“Aye” Daniel Taylor

Motion Carried

ITEM #8 Motion was made by Leticia Rodriguez, seconded by Marielena Saenz to approve a Replat of Block 25, East Monahans Subdivision.

Votes were as follows: “Aye” Chad Beard
“Aye” Leticia Rodriguez
“Aye” Marielena Saenz
“Aye” Cathy Anthony
“Aye” Daniel Taylor

Motion Carried

ITEM #9 Motion was made by Marielena Saenz, seconded by Cathy Anthony to approve the Monahans Economic Development Façade Improvement Program.

Votes were as follows: “Aye” Chad Beard
“Aye” Leticia Rodriguez
“Aye” Marielena Saenz
“Aye” Cathy Anthony
“Aye” Daniel Taylor

Motion Carried

ITEM #10 Motion was made by Leticia Rodriguez, seconded by Marielena Saenz to approve a Housing Needs Analysis with Strategic Location Advisors.

Votes were as follows: “Aye” Chad Beard
“Aye” Leticia Rodriguez
“Aye” Marielena Saenz
“Aye” Cathy Anthony
“Aye” Daniel Taylor

Motion Carried

ITEM #11 Board reviewed and discussed
-Sales Tax

ITEM #12 EXECUTIVE SESSION: President, Chad Beard read the statement aloud “The Monahans Economic Development Corp. Board will begin its Executive Session on the 18th day of August 2025 at 12:49 P.M.

Pursuant to the provisions of the Open Meeting Law- Texas Government Code, in accordance with the authority contained in:

(a) Section 551.072 Deliberation about Real Property- Relocation/Annexation

ITEM #13 OPEN SESSION: President, Chad Beard read the statement aloud “The Monahans Economic Development Corp. Board has completed its Executive session on the 18th day of August 2025 at 1:13 P.M.

(a) Section 551.072 Deliberation about Real Property- Relocation/Annexation

No Action

ITEM #14 Motion was made by Leticia Rodriguez, seconded by Daniel Taylor to adjourn the meeting at 1:14 P.M.

Votes were as follows: “Aye” Chad Beard
“Aye” Leticia Rodriguez
“Aye” Marielena Saenz
“Aye” Cathy Anthony
“Aye” Daniel Taylor

Motion Carried

ATTEST:

Chad Beard- President

Marielena Saenz- Secretary