

MINUTES
REGULAR MEETING
February 17, 2026
1:30 P.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 President
MEDC Vice President
MEDC Secretary
MEDC Board Director
MEDC Board Director

Ashley Adatao
Rex Thee
Beau Harris
Christy Sullivan
Jeff Sohulte

MEDC Director
City Manager
Asst. City Manager
Monahans News
Citizen

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 Motion made by Leticia Rodriguez, seconded by Daniel Taylor to approve Minutes of the January 20, 2026, Regular Meeting.

Votes were as follows:

“Aye”
“Aye”
“Aye”
“Aye”
“Aye”

Chad Beard
Leticia Rodriguez
Marielena Saenz
Cathy Anthony
Daniel Taylor

Motion Carried

ITEM #4 Motion made by Leticia Rodriguez, seconded by Daniel Taylor to approve the Financial Report.

Votes were as follows:

“Aye”
“Aye”
“Aye”
“Aye”
“Aye”

Chad Beard
Leticia Rodriguez
Marielena Saenz
Cathy Anthony
Daniel Taylor

Motion Carried

ITEM #5 Motion made by Leticia Rodriguez, seconded by Marielena Saenz to approve Accounts Payable.

Votes were as follows:

“Aye”
“Aye”
“Aye”
“Aye”
“Aye”

Chad Beard
Leticia Rodriguez
Marielena Saenz
Cathy Anthony
Daniel Taylor

Motion Carried

ITEM #6 Motion made by Marielena Saenz, seconded by Leticia Rodriguez to approve February MEDC Directors Report.

Votes were as follows:

“Aye”
“Aye”
“Aye”
“Aye”
“Aye”

Chad Beard
Leticia Rodriguez
Marielena Saenz
Cathy Anthony
Daniel Taylor

Motion Carried

ITEM #7 Presentations by Chuck Sexton and Ivy Stanley with Strategic Location Advisors: Monahans Housing Study.

Chuck and Ivy introduced themselves to the MEDC board and went over their initial findings concerning the housing needs in Monahans. Their findings included the challenges and concerns for continued growth in the community related to middle housing –affordable-.They laid out recommended targeted housing and action items to follow up on to obtain developers and housing to meet the needs.

ITEM #8 Motion made by Leticia Rodriguez, seconded by Marielena Saenz to approve Housing Study from Strategic Location Advisors, pending realtor data.

Votes were as follows:

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

Motion Carried

ITEM #9 Motion made by Leticia Rodriguez, seconded by Daniel Taylor to acknowledge The Retail Coach Project Update: 2/15/2026.

Votes were as follows:

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

Motion Carried

ITEM #10 Motion made by Leticia Rodriguez, seconded by Daniel Taylor to approve New Business Experience Survey.

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 Motion was made by Leticia Rodriguez, seconded by Marielena Saenz to adjourn the meeting at 2:32 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