

119 South Cedar Street
Pecos, TX 79772
Regular Board Meeting
(Agenda.PEDC.20261019)

COPY

Date: Monday – October 19, 2026 Time: 5:30 P.M. Location: PEDC Board Room

This meeting is posted pursuant to the Texas Open Meetings Act, 551.001.ET.SEQ

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. PUBLIC COMMENTS

E. DECLARATION OF A QUORUM

F. CONSENT AGENDA

F.1 Approve Minutes

a) Regular Board Meeting – September 21, 2026

b) Special Board Meeting – October 7, 2026

F.2 Investment Report

F.3 Approve September 2026 Financial Statements and Reports – Monthly Report

F.4 Monthly Sales Tax Report

F.5 PEDC Monthly Advisory Report – CJ Aragon (September 2026)

G. NON-CONSENT ITEMS

G.1 Discuss, consider, and take action on the election of a PEDC Secretary/Treasurer.

G.2 Discuss, consider, and take action on Resolution No. 20261019.1 authorizing the President or Vice President to execute deeds, contracts, mortgages, bonds, and other instruments approved by the Board of Directors.

G.3 Discuss, consider, and take action on a resolution to update PEDC signature cards.

G.4 Discuss, consider, and take action regarding the PEDC check-writing process.

G.5 Discuss, consider, and take action regarding the PEDC corporate credit card and policies governing access to and use of the card.

G.6 Discuss, consider, and take action regarding whether to retain Bobby Maldonado as PEDC legal counsel or select a replacement attorney.

G.7 Discuss, consider, and take action regarding Mr. Dutchover's accrued paid time off (PTO) through his termination date.

G.8 Discuss, consider, and take action on a policy for disclosing outside interests or outside business activities.

G.9 Discuss, consider, and take action regarding expectations, pay scale, and benefits for the Interim Executive Director position.

G.10 Discuss, consider, and take action on the resolution regarding acceptance of the City ordinance concerning the PEDC Board's authority to hire and fire the Executive Director.

G.11 Discuss, consider, and take action regarding a forensic audit of PEDC rather than waiting for the City to complete its process.

G.12 Update regarding the fiscal year 2025–2026 audit planning and document request submitted by Painter and Associates, P.C.

G.13 Discuss, consider, and take action regarding existing PEDC professional services contracts.

G.14 Discuss, consider, and take action on the proposal submitted by Villescascas Research, Media & Instruction, LLC (VRMI), for grant-writing and marketing services in response to PEDC's Request for Qualifications (RFQ).

G.15 Discuss, consider, and take action on a proposed PEDC sponsorship of the Ranch Rodeo in the amount of \$20,000.

G.16 Discuss, consider, and take action regarding land designated for Hidden Heroes Phase 1 and Phase 2.

G.17 Discuss, consider, and take action regarding the refund of escrow payments to 115 Tolivar LLC:

- a) \$5,000 deposited September 18, 2025, for 70 acres for the Acid Delinters property.
- b) \$5,000 deposited October 22, 2025, for 30 acres of land near PP 1 & 2.
- c) \$50,000 deposited January 21, 2026, for the Pecos Data Park LLC purchase of New West Pecos land.

G.18 Discuss, consider, and take action regarding land inquiries and potential development opportunities:

- a) Dylan Bader / VeridianField – Inquiry regarding available properties for potential data center development, including County Road 118, County Road 118 and County Road 115, U.S. Highway 285, and other qualifying properties.
- b) SKR Properties LLC / AZTEKS Legacy Investments LLC – Proposed land development and potential partnership with PEDC.
- c) Fahim Azam – Inquiry regarding property near Starbucks and land owned by BJ Patel, including possible execution of a clawback.
- d) Jacob Shotmeyer / Jeff Levine (BTGV) – Inquiry regarding available land, retail development opportunities, and a potential partnership involving Pecos Freight Village.
- e) ProtonGenix – Proposed Gupta 3 solar and battery storage project in Reeves County near Saragosa, including a request for a meeting with PEDC.

G.19 Discuss, consider, and take action regarding Danielle Bass's inquiry concerning 69.44 acres along U.S. Highway 285.

G.20 Discuss, consider, and take action on CFive LLC's request for survey permission and a proposed right-of-way easement on PEDC-owned property, Parcel ID 4539.

G.21 Discuss, consider, and take action regarding the Permian Resources Operating, LLC division order and oil royalty payments for Pecos 4B Economic Development Corporation.

G.22 Update regarding the Reeves County Regional Mobility Authority (RMA) petition and its anticipated consideration by the Texas Transportation Commission.

G.23 Discuss, consider, and take action on Two85 Prime's applications for assistance through the PEDC Storefront Improvement Program and Signage Program.

H. EXECUTIVE SESSION

Executive Session as authorized by the Texas Open Meetings Act, § 551.101, for the purpose of:

- a) Texas Government Code § 551.074 – Personnel Matters: Interview candidate(s) for the Interim Executive Director position.

I. OPEN SESSION

Open Session pursuant to Texas Government Code § 551.102 to take action, if any, on matters deliberated in Executive Session.

- a) Texas Government Code § 551.074 – Personnel Matters: Interview candidate(s) for the Interim Executive Director position.

J. ITEMS FOR NEXT MEETING

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K. ADJOURNMENT

In accordance with Texas Government Code Section 551.127, please be advised that members of the governing body may participate in a meeting via video conference call. A quorum of the PEDC governing body will be present at the posted physical location of the meeting.

The Board may vote and/or act upon each of the items listed on this agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. The Board may act in open session on any items listed for the executive session.

Board meetings are open to all persons. Individuals with disabilities who require special assistance should contact the PEDC office at 445-9960 during normal business hours at least twenty-four (24) hours in advance of the meeting.

Posted: Tuesday, October 13, by 5:00 PM

Posted at
5:52 PM
LH


Heather Nichols, Director of Finance and Operations