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PECOS 4B ECONOMIC DEVELOPMENT CORPORATION
119 South Cedar Street
Pecos, TX 79772
REGULAR BOARD OF DIRECTORS MEETING
(Agenda.PEDC.20261116)

Date: Monday – November 16, 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 – October 19, 2026

F.2 Investment Report

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

F.4 Monthly Sales Tax Report

G. NON-CONSENT ITEMS

G.1 DISCUSS, CONSIDER, AND TAKE ACTION on reversing the prior decision to not compensate the former Executive Director for unused PTO hours – Joe Keese, Interim Executive Director.

G.2 DISCUSS, CONSIDER, AND TAKE ACTION on Resolution No. 20261116.1 to add Interim Executive Director Joe Keese and Secretary/Treasurer Hector Carrasco as authorized signers on bank signature cards – Joe Keese, Interim Executive Director.

G.3 DISCUSS, CONSIDER, AND TAKE ACTION on granting authority to the Interim Executive Director or his designee to redo the application for a Business Credit Card through TIB, to complete the Beneficial Ownership form, and provide organizational papers or other documents as needed to process the application. The application, resolutions, and other necessary documents will be reviewed and signed by the President and one other officer of the Board of Directors – Joe Keese, Interim Executive Director.

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G.4 DISCUSS, CONSIDER, AND TAKE ACTION on being closed Wednesday, Thursday, and Friday for Thanksgiving – Joe Keese, Interim Executive Director.

G.5 DISCUSS, CONSIDER, AND TAKE ACTION on granting the Interim Executive Director authority to enter into negotiations for the acquisition of 69.44 acres out of AB 5775 BLK 5 SEC 14 H&GN west of the Cyclone Ballparks being offered through Legacy Real Estate. Final agreement subject to Board and City Council approval – Joe Keese, Interim Executive Director.

G.6 DISCUSS, CONSIDER, AND TAKE ACTION on granting the Interim Executive Director authority to contact and enter into negotiations with owners of acreage described as AB 5410 BLK 5 SEC 14 H&GN 1/2 INT IN S/2 OF NE/4 east of the proposed water park and south of the 69.44 acres under consideration. Final agreement subject to Board and City Council approval – Joe Keese, Interim Executive Director.

G.7 DISCUSS, CONSIDER, AND TAKE ACTION on granting the Interim Executive Director authority to enter into negotiations with Realtor Marissa Florez regarding the potential sale of the Methodist Church property for possible apartment development. The property is described as Lots 1–6, Block 34, Original Pecos (Elm Street side), and Lots 7–12, Block 34, Original Pecos (Hickory Street side). Any final agreement is subject to Board and City Council approval – Joe Keese, Interim Executive Director.

G.8 DISCUSS, CONSIDER, AND TAKE ACTION on granting the Interim Executive Director authority to enter into negotiations with the Childs Corporation for the purchase of approximately 4 acres described as AB 429 BLK 5 SEC 17 H&GN NE/PT OF MID/3 on Hwy 17 across from Stripes for future use as part of properties to add access to New West Pecos Addition. Final agreement subject to Board and City Council approval – Joe Keese, Interim Executive Director.

G.9 DISCUSS, CONSIDER, AND TAKE ACTION on proposal from Target Logistics to acquire 104 acres out of AB 426 SEC 11 BLK 5 H&GN, less any "carve-outs", of land surrounding their existing facility owned by the PEDC for expansion of workforce housing for one specific client. Final agreement subject to Board and City Council approval – Joe Keese, Interim Executive Director.

G.10 DISCUSS, CONSIDER, AND TAKE ACTION on approval of a transfer deed for the 7.47 acres out of BLK 5 West Airport Addition ("Troy Vines" property) to the Town of Pecos City for future use as new Pecos Police Department Headquarters and CJC – Joe Keese, Interim Executive Director.

G.11 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 – Joe Keese, Interim Executive Director.

G.12 DISCUSS, CONSIDER, AND TAKE ACTION on regarding the Permian Resources Operating, LLC division order and oil royalty payments for Pecos 4B Economic Development Corporation – Joe Keese, Interim Executive Director.

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G.13 DISCUSS, CONSIDER, AND TAKE ACTION on granting authority to the Interim Executive Director or his designee regarding authority levels for contacting property owners concerning potential purchases or sales prior to formal Board presentation and consideration – Joe Keese, Interim Executive Director.

G.14 DISCUSS, CONSIDER, AND TAKE ACTION on the following grant applications:

a) 285 Prime
b) Luz Ortiz Insurance

G.15 DISCUSS, CONSIDER, AND TAKE ACTION regarding review of Consulting and Contracted Service Agreements and termination of any thereof in accordance with the agreements – Joe Keese, Interim Executive Director.

G.16 DISCUSS, CONSIDER, AND TAKE ACTION on partnering with the City to provide $800,000 in funding assistance for a Comprehensive Plan, with an emphasis on infrastructure, zoning, and economic development strategy – Nicole Alderete-Ferrini, Interim City Manager.

G.17 DISCUSS engaging an individual on an hourly basis or a business to coordinate and review property acquisitions – Joe Keese, Interim Executive Director.

G.18 PRESENTATION and update from Visit Pecos – Nicole Alderete-Ferrini, Interim City Manager.

G.19 PRESENTATION by the Interim Executive Director on the status of planning for future development, absorption of expected population increases, and economic diversification – Joe Keese, Interim Executive Director.

G.20 UPDATE on the TxDOT land transfer involving approximately 2.3875 acres located at W. 2nd Street and Oleander Street, Pecos, Reeves County, Texas, previously approved by the Town of Pecos City Council on September 25, 2025, including the status of the deed transfer documents – Joe Keese, Interim Executive Director.

G.21 UPDATE regarding attending the Texas Transportation Commission meeting on November 20th in Austin. Reeves County RMA on agenda – Joe Keese, Interim Executive Director.

H. EXECUTIVE SESSION

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

a) Texas Government Code § 551.071 – Consultation with Attorney, if applicable.

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 § 551.071 – Consultation with Attorney, if applicable.

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J. ITEMS FOR NEXT MEETING

J.1 Discuss Items for Next PEDC Board Meeting – Joe Keese, Interim Executive Director.

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: Monday, November 9, by 6:25 PM

Joe Keese, Interim Executive Director