

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes.PEDC.20230515

May 15, 2023
5:30 P.M.

Board Members Present: Joseph Jaquez – Pres. Ron Garcia – Sec./Tres.
Peggy Salcido – Vice-Pres. Paul Hinojos
Sal Nichols Charles Lino, Ex Officio
Ken Winkles, Executive Director

Absent: Gabe Martinez, David Dominguez &
Art Orono - Ex Officio

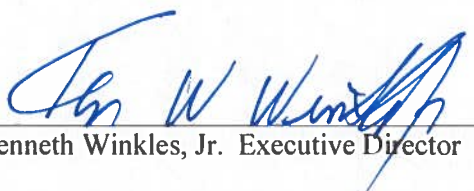
Others Present: Jimmy Dutchover

AGENDA

- Board President, Joseph Jaquez called the meeting to order at 5:30 p.m.
 - Invocation
 - Pledge
 - Declaration of a Quorum
1. On a motion by Paul Hinojos and a Second by Peggy Salcido, the Board approved the Minutes from the April 17, 2023 Regular Board meeting.
 2. On a motion by Sal Nichols and a Second by Joseph Jaquez, the Board approved the April 2023 Financial Statements and reports. **Motion approved unanimously.**
 3. The Board reviewed the Director's report. **NO ACTION**
 4. On a motion by Paul Hinojos and a Second by Ron Garcia, the Board approved the ratification of the April 24, 2023 wire transfer of \$525,000 from WTNB Account #6838456 (Land Sale Account) to TEXPOOL account number #7949700002 (Land Sale Account). **Motion approved unanimously.**
 5. On a motion by Sal Nichols and a Second by Peggy Salcido, the Board approved the ratification of the April 24, 2023 wire transfer of \$100,000 from WTNB Account #6220258 (Tax Sale Account) to TEXPOOL account number #7949700001 (Tax Sale Account). **Motion approved unanimously.**
 6. On a motion by Peggy Salcido and a Second by Sal Nichols, the Board approved the use of the PEDC Board Room for future Airport Board and 2x6 Group Meetings. **Motion approved unanimously.**
 7. On a motion by Paul Hinojos and a Second by Ron Garcia to postpone consideration of Jackson Subdivision sale of Lots 3, 13, 14 & 16 with extended timeline, until Items #8 & #9 were discussed with the Board. **Motion approved unanimously.** After Mr. Winkles and Mr. Dutchover informed the Board of the issues with regards to Items #8 & #9, a motion was made by Joseph Jaquez and a Second by Peggy Salcido to revisit Item #7. **Motion approved unanimously.** Item #7 - with instructions from the Board, to invite the potential buyer of said lots to make a presentation at the June meeting.

8. On a motion by Joseph Jaquez and a Second by Sal Nichols the Board denied accepting Land Deposits by potential buyers in the Jackson Subdivision, to secure lot(s) while obtaining a Floor Plan/Contractor(s). **Motion approved unanimously.**
9. Mr. Winkles informed the board of a potential buyer requesting a variance to Jackson Subdivision (fencing) construction. After a discussion, Mr. Winkles recommended to the Board this item could be addressed at the June meeting, thus allowing Board members an opportunity to review the current Jackson Subdivision Declaration of Restrictive Covenants. **NO ACTION NEEDED.**
10. Mr. Winkles updated the Board of Directors regarding the Hwy 285 Light Pole and Fixture. **NO ACTION NEEDED.**
11. Mr. Winkles shared with the Board of Directors the first draft of the 2023-24 budget. After a question-and-answer session, Mr. Winkles will research a few of the line items, and at the next board meeting, share his recommendations for the upcoming fiscal year. **NO ACTION NEEDED.**
12. Mr. Dutchover shared with the Board of Directors information regarding Grant and Incentives. After a discussion, the presentation was accepted. **NO ACTION NEEDED.**
13. Mr. Dutchover shared with the Board of Directors a Draft regarding Local Incentives for current businesses. After a discussion, the presentation was accepted. **NO ACTION NEEDED.**
14. **Closed Session as authorized by the Texas Open Meetings Act, 551.101 et. seq.**
Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.
 1. Inventory Asset – 8.19 acres tract, Block 5
 2. Update – Hwy 285 (Entire 900 Block S. Cedar)
 3. Update – Lots 1-12, Blk 34, Original Pecos (aka Methodist Church Property)**Open Session, take action, if any, on the items discussed in closed session**
Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.
 1. Inventory Asset – 8.19 acres tract, Block 5 – **NO ACTION**
 2. Update – Hwy 285 (Entire 900 Block S. Cedar) – **NO ACTION**
 3. Update – Lots 1-12, Blk 34, Original Pecos (aka Methodist Church Property) – **NO ACTION**
15. Items for next meeting June 19, 2023
 - A. Jackson Subdivision – Sale of Lots 3, 13, 14 & 16
 - B. Jackson Subdivision Declaration of Restrictive Covenants
 - C. Draft #2 – Budget Fiscal Year 2023-2024

Chairman Joseph Jaquez adjourned the meeting at 7:22pm


Kenneth Winkles, Jr. Executive Director

5-17-23

June 19, 2023