

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes.PEDC.20230619

June 19, 2023

5:30 PM

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

Absent: Valerie Trujillo - Ex Officio

Others Present: Jimmy Dutchover, Hector Pena, Mayor Teresa Winkles &
Rhodie Duenas (Representative of the local paper)

AGENDA

- Board President, Joseph Jaquez called the meeting to order at 5:36 p.m.
 - Invocation
 - Pledge
 - Declaration of a Quorum
1. On a motion by Peggy Salcido and a Second by Joseph Jaquez, the Board approved the Minutes from the May 15, 2023 Regular Board meeting. **Motion approved unanimously.**
 2. On a motion by Ron Garcia and a Second by David Dominguez, the Board approved the May 2023 Financial Statements and reports. **Motion approved unanimously.**
 3. The Board reviewed the Director's report. **NO ACTION**
 4. The Board of Directors were given an update by Mr. Winkles regarding the PEDC property referred to as the Harrison Property (900 block of Hwy 285). A local businessman and attorney Hector Pena explained to the board his desire to purchase four (4) of the six (6) city blocks at the stated location. After a question-and-answer session, Mr. Winkles informed the board the location/project was an item to be deliberated in Executive Session. **NO ACTION**
 5. The Board of Directors were given the Jackson Blvd. Subdivision Declaration of Restrictive Covenants. Clarifications of the Construction & Maintenance Standards (pages 4-5) were addressed. After a question-and-answer session, Mr. Winkles reminded the Board this was a Discuss item only. **NO ACTION**
 6. Mr. Winkles shared the 2nd Draft of the 2023-2024 PEDC Budget with the Board of Directors. After a question-and-answer session, Mr. Winkles reminded the Board of the July 17, 2023 timeline for approval. **NO ACTION**

7. Closed Session as authorized by the Texas Open Meetings Act, 551.101 et. seq.

A. Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.

1. Hwy 285 (Entire 900 Block S, Cedar aka Harrison Property) Sale of Lots
 - i. Two (2) lots (1 & 2, Blk 123 Original Pecos) &
 - ii. Two (2) additional lots (1A & 1B College Addition)
2. Lots 1-12, Blk 34, Original Pecos (aka Methodist Church Property)
3. Troy Vines – 8.19 acres tract, Block 5

B. Texas Government Code – 551.087 – Deliberation regarding Economic Development Negotiations with a business agent.

1. Retail Strategies referral(s)

Open Session, take action, if any, on the items discussed in closed session

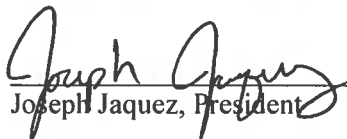
A. Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.

1. With regards to the entire 900 Block S. Cedar, aka Harrison Property – A motion was made by David Dominguez and a Second by Paul Hinojos to continue negotiation with regards to a possible sale of four (4) of the six (6) Lots of the 900 Block S. Cedar. **Motion approved unanimously.**
2. With regards to Lots 1-12, Blk 34, Original Pecos (aka Methodist Church Property), a motion was made by Sal Nichols to allow continued negotiations with representatives of Fort Davis State Bank for the proposed sale of six (6) lots of Block 34, Original Pecos, aka the Methodist Church Property. The second was made by Gabe Martinez. **Motion approved unanimously.**
3. Troy Vines – 8.19 acres tract, Block 5. **NO ACTION**

B. Texas Government Code – 551.087 – Deliberation regarding Economic Development Negotiations with a business agent.

1. Retail Strategies referral(s). **NO ACTION**

Chairman Joseph Jaquez adjourned the meeting at 7:11pm


Joseph Jaquez, President

7/17/23
Date


Ron Garcia, Secretary

7-17-23
Date