

MINUTES

ORIGINAL

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20230717

July 17, 2023
5:30 PM

Board Members	Joseph Jaquez – Pres. Peggy Salcido – Vice-Pres. (5:35pm) Sal Nichols Gabe Martinez Jimmy Dutchover, Interim Executive Director	Ron Garcia – Sec./Tres. Paul Hinojos David Dominguez
Absent:	Conrad Saldana - Ex Officio Charles Lino – Ex Officio	
Others:	Rhodie Duenas (Rep. local paper)	

AGENDA

- Board President, Joseph Jaquez called the meeting to order at 5:30 p.m.
 - Invocation
 - Pledge
 - Declaration of a Quorum
1. Motion by Ron Garcia, seconded by Gabe Martinez to approve the Board Minutes as presented for the meeting held June 19, 2023 Regular Board meeting and the Special Board meeting held July 7, 2023. **Motion approved unanimously.**
 2. Motion by Gabe Martinez, seconded by David Dominguez to approve the June 2023 Financial Statements and reports as presented. **Motion approved unanimously.**
 3. The Board reviewed the Director's reports. **No Action.**
 4. Ratification of June 27, 2023 wire transfer of \$100,000.00 from WTNB acct # 6838456 to TexPool acct # 7949700001 was made Paul Hinojos, second by Peggy Salcido. **Motion approved unanimously.** Ratification of June 27, 2023 wire transfer of \$75,000.00 from WTNB acct # 622058 to TexPool acct # 7949700002 was made Paul Hinojos, second by Sal Nichols. **Motion approved unanimously.**
 5. After Executive Session, motion by Paul Hinojos to accept the Fiscal Year Budget 2023-24, with Commercial Incentives of \$400k, and Business Infrastructure Development of \$300k, seconded by Gabe Martinez. **Motion approved unanimously.**
 6. After a question-and-answer session, the Board of Directors instructed Mr. Dutchover to further investigate whether the road/street in question should be paved by the Town of Pecos City and if not whether the Joint Entity group might share the costs to pave the road/street. **No action.**
 7. **Executive Session – entered into Closed Session at 6:23pm** as authorized by the Texas Open Meetings Act, 551.101 et. seq.
Executive Session – returned to Open Session at 8:05pm as authorized by the Texas Open Meetings Act, 551.102 et. seq.
 - a. Motion by Sal Nichols, seconded by David Dominguez to approve the sale of Lots 1, 2, 1A, 1B and the North 25 feet of Lot 1A, of Block 4 College Addition to the Town of Pecos City as

outlined in the Agreement of Sale between an Individual and PEDC. **Motion Approved Unanimously.**

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b. Motion by Gabe Martinez, seconded by Paul Hinojos to authorize Mr. Dutchover to enter into negotiations with representatives of the General Services Administration to acquire the Surplus Government Property deemed 1.67 acres, more or less (Property between the Pecos TxDOT Office & World Auto). **Motion Approved Unanimously.**

c. Motion by Peggy Salcido, seconded by David Dominguez to authorize Mr. Dutchover to begin the process to advertise for engineering services and platting of the property owned by PEDC, acreage Block 5 West Airport Addition Town of Pecos City for future housing. **Motion Approved Unanimously.**

d. Motion by Paul Hinojos, seconded by Sal Nichols to ratify the Performance Agreement between Pecos 4B EDC and Shreeji Pecos II, Inc. (owner BJ Patel) with regards to timeframes to develop AB 1037 Block SFS H PARKER, Land size 2.41 acres - Property east of the Holiday Inn Express. **Motion Approved Unanimously.**

e. Personnel matters – **No Action.**

President Joseph Jaquez adjourned the meeting at 8:13pm

Joseph Jaquez
Joseph Jaquez, President

8/21/2023
Date

Ron Garcia
Ron Garcia, Secretary

8-21-2023
Date