

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes.PEDC.2023918

September 18, 2023
5:30 PM

Board Members	Joseph Jaquez – Pres. Sal Nichols David Dominguez Jimmy Dutchover, Interim Executive Director	Ron Garcia – Sec./Tres. Gabe Martinez
Absent:	Peggy Salcido Paul Hinojos	
Others:	Charles Lino Matthew Florez January Zermeno	Ex Officio Attorney

AGENDA

- Board President, Joseph Jaquez called the meeting to order at 5:30 p.m.
 - Invocation
 - Pledge
 - Declaration of a Quorum
1. Motion by Gabe Martinez, seconded by Ron Garcia to approve the Board Minutes as presented for the meeting held August 21, 2023. Regular Board meeting. **Motion approved unanimously.**
 2. Motion by Joseph Jaquez, seconded by Sal Nichols to approve the August 2023 Financial Statements and reports as presented. **Motion approved unanimously.**
 3. The Board reviewed the Director's reports. **No Action.**
 4. Toliver Street Easements – **No Action.**
 5. Ratification of PEDC Grants:
 - a. General Improvement Performance Agreement (Pody's BBQ) – Motion by Gabe Martinez, seconded by David Dominguez. **Motion approved unanimously.**
 - b. Store Front Performance Agreement (King Shark LLC) – Motion by Sal Nichols, seconded by David Dominguez. **Motion approved unanimously.**
 - c. Store Front Performance Agreement (Terrazas Restaurant) – Motion by Gabe Martinez, seconded by David Dominguez. **Motion approved unanimously.**
 6. Test Track Right of Entry (Plains Oryx Permian Basin Pipeline LLC) – Mr. Dutchover requested this item be moved to Executive Session with consultation of Attorney.
 7. **Executive Session – returned to Open Session at 6:01pm** as authorized by the Texas Open Meetings Act, 551.101 et. seq for the purpose of:
 - a. Texas Government Code – 551.072 Deliberation regarding Real Property
 - a. Housing Project – Troy Vines 10.10 Acres
 1. Discovery & Preliminary Pricing Phase I
 2. Design/Build w/oversight from PEDC

3. Legal Services
4. Survey/Owner Advocate – Consultant
- b. Jackson Street Property - Housing
 1. Design/Build w/oversight from PEDC
 2. Legal Services
- c. Surplus Government Property 1.67 acres, more or less
- d. Hwy 285 – aka Harrison Property
- b. Texas Government Code – 551.076 Reeves County/City Project Hwy 285
- c. Texas Government Code – 551.071 Consultation with Attorney with regards to #6 Test Track Right of Entry (Plains Oryx Permian Basin Pipeline LLC)

8. **Executive Session – returned to Open Session at 7:24pm** Texas Open Meetings Act, 551.102 et. seq. Take action, if any, on Matters Deliberated in Executive Session.

Real Property

- a. Housing Project – Troy Vines 10.10 acres – **No Action**
- b. Jackson Street Property – **No Action**
- c. Surplus Government Property – **No Action**
- d. Hwy 285 – aka Harrison Property – **No Action**

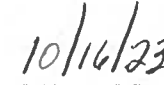
Reeves County/City Project Hwy 285 – No Action

Test Track Right of Entry (Plains Oryx Permian Basin Pipeline LLC) – A motion by Sal Nichols, seconded by David Dominguez authorizing Matthew Florez, Attorney at Law and Mr. Dutchover to make a counteroffer regarding a Pipeline Easement & Right-of-Way Agreement. **Motion approved unanimously.**

President Joseph Jaquez adjourned the meeting at 7:26pm. Next Regular Meeting Date will be set for October 16, 2023.



David Dominguez, President



Date



Ron Garcia, Secretary



Date

 ORIGINAL

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