

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes PEDC 2023 1120

November 20, 2023
5:30 PM

Board Members	Sal Nichols – Vice President Paul Hinojos John Parent Conrad Saldana, Ex Officio Jimmy Dutchover, Executive Director	Ron Garcia – Sec./Tres. Gabe Martinez Jake McKinney Heather Ramirez, Ex Officio
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Absent:	David Dominguez – President Charles Lino – Ex Officio
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Others:	Matthew Florez	Lyla Gonzalez
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AGENDA

- Board Vice President, Sal Nichols called the meeting to order at 5:30 p.m.
 - Invocation Ron Garcia
 - Pledge Paul Hinojos
 - Declaration of a Quorum Sal Nichols
1. October 16, 2023 Regular Board Meeting - Motion by Ron Garcia, seconded by Jake McKinney to approve the Board Minutes as presented for the meetings held:
 2. Discuss/Consider October 2023 Financial Statements & Reports (End of Fiscal Year)
 - 2.1. Motion by Gabe Martinez, seconded by John Parent to approve as presented. **Motion approved unanimously.**
 3. Review/Update – Directors Report
 - 3.1. Texas Lantana – PRTC reimbursement report. **No Action.**
 - 3.2. Monthly Sales Tax Report – The Board reviewed the Director's reports. **No Action.**
 - 3.3. Audit Update for fiscal year 2022-2023 – Mr. Dutchover presented to the Directors the auditor's initial findings. **No Action.**
 - 3.4. Audit Update for fiscal year 2022-2023 – Mr. Dutchover presented to the Directors the Auditor's initial findings. **No Action.**
 4. Discuss/Consider:
 - 4.1. Investment Report for the 4th Quarter Fiscal Year 2022-2023: Motion by Gabe Martinez, seconded by Paul Hinojos to approve the **Motion approved unanimously.**
 - 4.2. Criteria for the Grant Committee. Motion by Jake McKinney, seconded by John Parent to **TABLE and REVIEW in, at the next meeting, the recommended Motion approved unanimously.**

- 4.3. Grant/Incentive - Grant consideration for Liberty Heating and Cooling and SIMA Homes: Motion by Paul Hinojos, second by John Parent to approve Grant consideration for Liberty Heating and Cooling up to \$20,000.00 match and **DENY** SIMA homes request for Grant/Building Incentives. **Motion approved unanimously.**
- 4.4. Current Grant Applicants for PEDC and Town of Pecos City Update/Ratification:
- 4.4.1. Infra Grant. **No Action.**
- 4.4.2. Smart Grant. **No Action.**
- 4.4.3. Motion by John Parent, seconded by Gabe Martinez to approve the recommendations to **RATIFY** the Pecos Museum Staff Development Grant. **Motion approved unanimously.**
- 4.4.4. Cultural District. **No Action.**
5. **Executive Session – entered Closed Session at 6:45 pm** as authorized by the Texas Open Meetings Act, 551.101
6. **Executive Session – returned to Open Session at 8:13 pm** as authorized by the Texas Open Meetings Act, 551.102
- 6.1. Texas Government Code – 551.072 Deliberation regarding Real Property
- 6.1.1. Energy Transfer – Initial Offer to Acquire Easements and Counteroffer. Motion by Paul Hinojos, seconded by Jake McKinney to authorize Matthew Florez and Jimmy Dutchover to continue negotiations with Energy Transfer with regards to a counteroffer for an acquired easement. **Motion approved unanimously.**
- 6.1.2. Update – Surplus Government Property 1.67 acres, more or less, – purchase. Motion by Sal and seconded by Gabe to **TABLE** and allow Jimmy to work with the TOPC and/or TxDOT to see if the city was going to move forward with relocating the animal shelter to the property or sell/swap of land with TxDOT. **Motion approved unanimously.**
- 6.1.3. Survey and Deed of 15 acres of land to Reeves County, Texas. Motion by Sal seconded by John to pay for the survey and transfer the 15 acres to the county, if Reeves County does not authorize payment of the survey to be completed by TT Survey. **Motion approved unanimously.**
- 6.2. Texas Government Code – 551.071 Consultation with Attorney – MOU Housing. **No Action.**
- 6.2.1. Texas Government Code – 551.074 Personnel Matters – Executive Director. Motion by Sal seconded by Paul to increase Jimmy's salary by \$10,000.00/year effective the next pay period and to have a study done to determine benefit packet. The motion also included changing Jimmy's title to Executive Director. **Motion approved unanimously.**
7. Item(s) for next meeting – Grant Committee recommendations, Real Property – 1.67 acres and Personnel Matter(s) Executive Session
8. Vice President Sal Nichols adjourned the meeting at 8:20pm. Next Regular Meeting Date will be set for December 18, 2023.


David Dominguez, President

12-18-23
Date


Ron Garcia, Secretary

12-18-23
Date