

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20231218

 ORIGINAL

December 18, 2023
5:30 PM

Board Members

David Dominguez – President
Sal Nichols – Vice President
Paul Hinojos
Jake McKinney
Jimmy Dutchover, Executive Director

Ron Garcia – Sec./Tres.
Gabe Martinez

Absent:

John Parent
Charles Lino - Ex Officio
Valerie Trujillo - Councilwoman

Others:

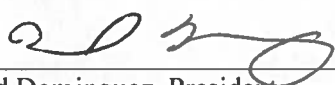
Lyla Gonzalez
Rodrigo Estrada

AGENDA

- Board President, David Dominguez called the meeting to order at 5:30 p.m.
 - Invocation – Ron Garcia
 - Pledge – Gabe Martinez
 - Declaration of a Quorum – David Dominguez
1. November 20, 2023 Regular Board Meeting – Motion by Gabe Martinez, seconded by Paul Hinojos to approve the Board Minutes as presented for the meetings held:
 2. Discuss/Consider November 2023 Financial Statements & Reports (End of Fiscal Year)
 - a) Motion by Sal Nichols, seconded by Gabe Martinez to approve as presented. **Motion approved unanimously.**
 3. Review/Update – Directors Report
 - a) Texas Lantana – PRTC reimbursement report; receipt of outstanding payments due. **No Action.**
 - b) Monthly Sales Tax Report – The Board reviewed the Director's reports. **No Action.**
 4. Discuss/Consider:
 - a) Grant Committee Recommendations – Motion by Jake McKinney, second by Sal Nichols to approve as presented. **Motion approved unanimously.**
 - b) Housing Committee Update/Timelines. **No action.**
 - c) Cultural District – Economic Impact. **No action.**
 5. **Executive Session – entered Closed Session at 6:18pm** as authorized by the Texas Open Meetings Act, 551.101 for the purpose discussing and considering the following:
 - i) Energy Transfer
 - ii) Survey and Deed of 15 acres of land to Reeves County Texas
 - iii) Truck Stop

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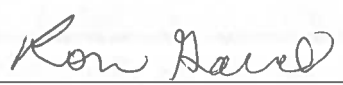
- iv) Proposal of Sale/Purchase Land Options
 - v) Franchise Development
 - b) Texas Government Code – 551.074 Personnel Matters – Executive Director.
6. **Executive Session – returned to Open Session at 8:34 pm** as authorized by the Texas Open Meetings Act, 551.102. The following was discussed and acted on:
- a) Texas Government Code – 551.072 Deliberation regarding Real Property
 - i) Energy Transfer – **No action.**
 - ii) Survey and Deed of 15 acres of land to Reeves County Texas – **No action.**
 - iii) Truck Stop – **No action.**
 - iv) Proposal of Sale/Purchase Land Options – Motion made by Gabe Martinez, seconded by Jake McKinney to reject initial offer by SIMA Construction for requested property. Additionally, authorize Jimmy Dutchover to continue negotiations for the sale of land. **Motion approved unanimously.**
 - v) Franchise Development - Motion made by Jake McKinney, seconded by Sal Nichols to authorize Jimmy Dutchover to negotiate for the sale of land of 4.94 acres of the 108.87 acre tract along frontage road of I-20East and CR116. **Motion approved unanimously.**
 - b) Texas Government Code – 551.074 Personnel Matters – Executive Director. Motion by Paul Hinojos seconded by Jake McKinney to establish the Executive Director pay to \$90,000/year and \$10,000.00/year for travel allowance effective the next pay period and benefits as agreed to the time of original hire date. **Motion approved unanimously.**
7. Item(s) for next meeting – None were requested
8. President David Dominguez adjourned the meeting at 8:39pm. Next Regular Meeting Date will be set for January 15, 2024.



David Dominguez, President

1-15-24

Date



Ron Garcia, Secretary

1-15-24

Date