

 ORIGINAL

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20240115

January 15, 2024
5:30 PM

Board Members

David Dominguez – President
Sal Nichols – Vice President
Ron Garcia – Sec./Tres.
Paul Hinojos
Jimmy Dutchover, Executive Director

Gabe Martinez
John Parent

Absent:

Art Orona – Councilman
Jake McKinney

Others:

Charles Lino – Ex Officio
Matthew Florez
Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:31 p.m.
 - Invocation – Ron Garcia
 - Pledge – John Parent
 - Declaration of a Quorum – David Dominguez
1. December 18, 2023 Regular Board Meeting – Motion by Paul Hinojos, seconded by Sal Nichols to approve the Board Minutes as presented for the meetings held. **Motion approved unanimously.**
 2. Discuss/Consider December 2023 Financial Statements and Reports – Monthly Report
 - a) Motion by Gabe Martinez, seconded by John Parent to approve as presented. **Motion approved unanimously.**
 3. Review/Update – Directors Report
 - a) Texas Lantana – PRTC reimbursement report; Jimmy informed the Board of Directors, he was following the instructions given by Kim Knox - Auditor, regarding the calculated escalator of 3% effective 1/1/24. The new rent amount will be reflected in the invoice to be sent out in mid-February for the month of January 2024. **No Action.**
 - b) Monthly Sales Tax Report – The Board reviewed the director's reports. **No Action.**
 4. Discuss/Consider:
 - a) CD rates nationwide. **No Action.**
 - b) Cultural District – Alpine, Texas (The 10 Best Things to do in Alpine, Tx near Big Bend) **No Action.**
 5. **Executive Session – entered Closed Session at 6:11pm** as authorized by the Texas Open Meetings Act, 551.101 for the purpose discussing and considering the following:
 - a) Texas Government Code – 551.072 Deliberation regarding Real Property

- i) HP Construction
- ii) Truck Stop
- iii) 140 Acre tract – West of CR118
- iv) Franchise Development/GSA Acreage
- b) Texas Government Code – 551.0071 Deliberation with Attorney
 - i) Memorandum of Understanding with Taxing Entities
 - ii) Energy Transfer Update
 - iii) Centennial Resources Production CR 115

6. **Executive Session – returned to Open Session at 7:20 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) HP Construction – **No Action.**
 - ii) Truck Stop – **No Action.**
 - iii) 140 Acre tract – West of CR118 – **No Action.**
 - iv) Franchise Development/GSA Acreage – Motion by David Dominguez and second by John Parent to approve the recommendation made by Jimmy Dutchover to allow President Dominguez to negotiate and if necessary, counter offer the amount requested by GSA for the purchase of approximately 1.67(+/-) acres. **Motion approved unanimously.**
- b) Texas Government Code – 551.0071 Deliberation with Attorney
 - iv) Memorandum of Understanding with Taxing Entities – **No Action.**
 - v) Energy Transfer Update – **No Action.**
 - vi) Centennial Resources Production CR 115 – **No Action.**

7. Item(s) for next meeting – Investment Policy

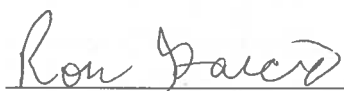
8. President David Dominguez adjourned the meeting at 7:22pm. Next Regular Meeting Date will be set for February 19, 2024.



David Dominguez, President

2.19.24

Date



Ron Garcia, Secretary

2-19-24

Date