

 ORIGINAL

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20240219

February 19, 2024
5:30 PM

Board Members	David Dominguez – President	Gabe Martinez
	Sal Nichols – Vice President	John Parent
	Ron Garcia – Sec./Tres.	
	Paul Hinojos	
	Jimmy Dutchover, Executive Director	

Absent: Jake McKinney

Others: Charles Lino – Ex Officio
Venetta Seals – Councilwoman
Lyla Gonzalez

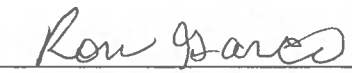
AGENDA

- Board President, David Dominguez called the meeting to order at 5:31 p.m.
 - Invocation – Ron Garcia
 - Pledge – Sal Nichols
 - Declaration of a Quorum – David Dominguez
1. Motion by Gabe Martinez, seconded by John Parent to approve the Board Minutes as presented for the meetings held:
 - a) January 15, 2024. Regular Board Meeting. **Motion approved unanimously.**
 - b) January 29, 2024. Special Board Meeting. **Motion approved unanimously.**
 2. Discuss/Consider January 2024 Financial Statements and Reports – Monthly Report
 - a) Motion by Paul Hinojos, seconded by Sal Nichols 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) Investment Report 1st Quarter of Fiscal Year 2023-2024 – Motion by Gabe Martinez, second by John Parent to approve as presented. **Motion approved unanimously.**
 - b) Investment Policy – Motion by Paul Hinojos, second by Ron Garcia to approve the Investment Policy with modifications/changes discussed by the Board of Directors. **Motion approved unanimously.**
 - c) Barmore Plumbing – Grant Proposal. **No Action.**
 - d) The Spot – Grant Proposal. **No Action.**

- e) Ratification – Motion by Sal Nichols, second by John Parent to approve the transfer of \$335,000.00 from TexPool #7979700002 to WTNB #6838456 for the purchase of 1.67 acres, more or less. **Motion approved unanimously.**
 - f) Retail Strategies – Motion by Sal Nichols, second by Gabe Martinez to **CANCEL** the recommendation of Jimmy Dutchover regarding the Professional Service Agreement of Retail Strategies with regards to Year 2. **Motion approved unanimously.**
5. **Executive Session – entered Closed Session at 6:27 p.m.** 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) Truck Stop
 - ii) 145.23 Acres tract Section 24, Block 5 H&GN Railroad
 - iii) 4.94 Acre tract – Property Directly West of Texan
 - iv) PEDC Property – Windmill Square
 - v) Survey of baseball fields – TT Survey (Reeves County)
 - b) Texas Government Code – 551.0071 Deliberation with Attorney
6. **Executive Session – returned to Open Session at 7:16 p.m.** 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) Truck Stop. **No Action.**
 - ii) 145.23 Acres tract Section 24, Block 5 H&GN Railroad. **No Action.**
 - iii) 4.94 Acre tract – Property Directly West of Texan. **No Action.**
 - iv) PEDC Property – Windmill Square. **No Action.**
 - v) Survey of baseball fields – TT Survey (Reeves County). **No Action.**
 - b) Texas Government Code – 551.0071 Deliberation with Attorney. **No Action.**
7. Item(s) for next meeting – None were requested
8. President David Dominguez adjourned the meeting at 7:18 p.m. Next Regular Meeting Date will be set for March 18, 2024.


David Dominguez, President

3-18-24
Date


Ron Garcia, Secretary

3-18-24
Date