

ORIGINAL

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20240415

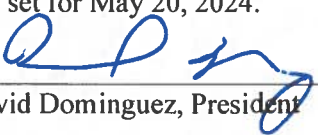
April 15, 2024
5:30 PM

Board Members:	David Dominguez – President Sal Nichols – Vice President Ron Garcia – Sec./Tres. Paul Hinojos Jimmy Dutchover, Executive Director	John Parent Jake McKinney
Absent:	Gabe Martinez	
Others:	Charles Lino – Ex Officio Venetta Seals – Councilwoman Conrad Saldana Art Orona	Jeff Price Randy Graham Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:30 p.m.
 - Invocation – Ron Garcia
 - Pledge – John Parent
 - Declaration of a Quorum – David Dominguez
- 1) Approve Minutes:
 - a) Motion by Jake McKinney, seconded by John Parent to approve the Board Minutes as presented for the meeting held on March 18, 2024. **Motion approved unanimously.**
 - 2) Discuss/Consider March 2024 Financial Statements and Reports – Monthly Report
 - a) Motion by John Parent, 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.**
 - c) Reeves County Funds – Jimmy informed the Board of Directors that the 2nd monthly installment of 10 for fiscal year 2024 has been received. **No Action.**
 - 4) Discuss/Consider:
 - a) Grant/Incentive
 - i) The Spot – Motion by Sal Nichols, seconded by Paul Hinojos to approve Grant consideration for The Spot up to \$20,000.00 maximum. **Motion approved unanimously.**
 - ii) Man Cave – Grant Proposal (Update). **No Action.**
 - b) First Keystone – Infrastructure Development Grant (Presentation Only to be considered 5/20/24). **No Action.**
 - c) Amend PEDC Budget – Motion by Jake McKinney, seconded by John Parent to accept the recommendation of Jimmy Dutchover regarding the Amended PEDC Budget for the remainder of fiscal year 2024. **Motion approved unanimously.**

- d) TOPC – Motion by Sal Nichols, seconded by Jake McKinney to accept the recommendation request regarding Water Line Easement. **Motion approved unanimously.**
 - e) Update on Block 800-900 S Cedar – Hector Pena (Light Pole & TxDOT approved entrance). **No Action.**
 - f) Appointment Executive Director to TIRZ Board (Ex Officio) – Motion by Sal Nichols, seconded by Jake McKinney to approve the request by TIRZ Board. **Motion approved unanimously.**
- 5) **Executive Session – entered Closed Session at 7:00 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) Housing Projects – aka Troy Vines Property & Jackson Street (consider legal representation)
 - ii) 4.94 Acres - land west of the Texan
 - iii) 15 Acres of Land +/- to be transferred to Reeves County
 - iv) Reeves County – PEDC Approximately 141-acre tract (Reeves County Land)
 - b) Texas Government Code – 551.087 Economic Development
 - i) Hwy 17 Project Outside the city limits
 - ii) Fiber Optic (Reeves County/TOPC/PEDC) Project
 - c) Texas Government Code – 551.071 Deliberation with Attorney
 - d) Texas Government Code – 551.074 Evaluation of Executive Director
- 6) **Executive Session – returned to Open Session at 8:00 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) Housing Projects – aka Troy Vines Property & Jackson Street (consider legal representation). **No Action.**
 - ii) 4.94 Acres - land west of the Texan. **No Action.**
 - iii) 15 Acres of Land +/- to be transferred to Reeves County. **No Action.**
 - iv) Reeves County – PEDC Approximately 141-acre tract (Reeves County Land). **No Action.**
 - b) Texas Government Code – 551.087 Economic Development
 - i) Hwy 17 Project Outside the city limits. **No Action.**
 - ii) Fiber Optic (Reeves County/TOPC/PEDC) Project. **No Action.**
 - c) Texas Government Code – 551.071 Deliberation with Attorney. **No Action.**
 - d) Texas Government Code – 551.074 Evaluation of Executive Director – **No Action.**
- 7) Item(s) for next meeting – First Keystone
- 8) President David Dominguez adjourned the meeting at 8:02 p.m. Next Regular Meeting Date will be set for May 20, 2024.


David Dominguez, President

5-20-24
Date


Ron Garcia, Secretary

5-21-24
Date