

 ORIGINAL

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20240520

May 20, 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
Jake McKinney

Absent: None

Others: Charles Lino – Ex Officio
Randy Graham – Councilman
Roger Harris

Andrew Miller
Lyla Gonzalez

AGENDA

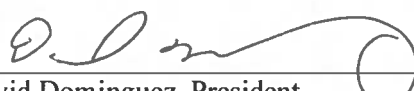
- Board President, David Dominguez called the meeting to order at 5:30 p.m.
 - Invocation – Ron Garcia
 - Pledge – Jake McKinney
 - Declaration of a Quorum – David Dominguez
1. Motion by Paul Hinojos, seconded by John Parent to approve the Board Minutes as presented for the meetings held:
 - a) April 15, 2024. Regular Board Meeting. **Motion approved unanimously.**
 - b) April 22, 2024. Special Board Meeting. **Motion approved unanimously.**
 2. Discuss/Consider:
 - a) April 2024 Financial Statements and Reports – Monthly Report – Motion by John Parent, seconded by Jake McKinney to approve as presented. **Motion approved unanimously.**
 - b) Ratification of transfer of funds – WTNB to TexPool – Motion by Gabe Martinez, seconded by Jake McKinney to approve the transfer of funds. **Motion approved unanimously.**
 3. Review/Update – Directors Report
 - a) Texas Lantana – PRTC reimbursement report; receipt of outstanding payments due.
 - b) Monthly Sales Tax Report – The Board reviewed the director's reports.
 - c) Reeves County Funds – Jimmy informed the Board of Directors that the 3rd monthly installment of 10 for fiscal year 2024 has been received.
 - d) Surface Agreement (Damages) – VTX Energy Operating LLC (\$120,000.00) – Update by Executive Director.
 4. Discuss/Consider:
 - a) 1st Keystone's (Jeff Price) – Request for Commercial Incentive – **No Action.**
 - b) Letter of Engagement – Bobby Maldonado (Legal Representation – Housing Project) – Motion by Sal Nichols, seconded by Gabe Martinez to accept Jimmy's recommendation with regards to Bobby Maldonado's Letter of Engagement. **Motion approved unanimously.**

- c) Ratification – Extension of 1.67 acres purchased from United States Government – Motion by John Parent, seconded by Sal Nichols to accept the extension of 1.67 acres. **Motion approved unanimously.**
 - d) Local Grants
 - i) Man Cave - Update. **No Action.**
 - ii) Liberty Cooling and Heating - Update. **No Action.**
 - e) Appoint Executive Director and/or PEDC Board of Director to serve on Housing Project Committee – Motion by Paul Hinojos, seconded by John Parent to appoint Executive Director to serve on Housing Project Committee. **Motion approved unanimously.**
 - f) RFP – Grant Writer – Motion by Sal Nichols, seconded by Gabe Martinez to accept the RFP for grant writer. **Motion approved unanimously.**
 - g) RFP – Clean up of 4.94 acre tract west of Texan. **No Action.**
5. **Executive Session – entered Closed Session at 6:22 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) Offer to bid on residential land inside the city limits
 - ii) 140(+/-) acre tract – Retail Project
 - iii) 15(+/-) acre tract – Quality of Life Project
 - iv) 25(+/-) acre tract – Phase II inside the city limits
 - v) Possible Sale of Land – aka Methodist Church Property
 - b) Texas Government Code – 551.087 Economic Development
 - i) Development outside of the city limits, but within Reeves County, Tx
 - ii) Development inside of the city limits, 7.82(+/-) acre tract
 - c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable
 - d) Texas Government Code – 551.074 Evaluation of Executive Director
6. **Executive Session – returned to Open Session at 8:47 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) Offer to bid on residential land inside the city limits. **No Action.**
 - ii) 140(+/-) acre tract – Retail Project. **No Action.**
 - iii) 15(+/-) acre tract – Quality of Life Project. **No Action.**
 - iv) 25(+/-) acre tract – Phase II inside the city limits – Motion by Gabe Martinez, seconded by Jake McKinney to authorize the President and Executive Director to negotiate sale of 25 additional acres. **Motion approved unanimously.**
 - v) Possible Sale of Land – aka Methodist Church Property – Motion by John Parent, seconded by Paul Hinojos to authorize the Executive Director to negotiate sale of Methodist Church property. **Motion approved unanimously.**
 - b) Texas Government Code – 551.087 Economic Development
 - i) Development outside of the city limits, but within Reeves County, Tx – Motion by Jake McKinney, seconded by John Parent to authorize the Executive Director to work with taxing entities on a tax abatement package based on job creations and an expectation of commercial roofs and housing. **Motion approved unanimously.**
 - ii) Development inside of the city limits, 7.82(+/-) acre tract – Motion by Gabe Martinez, seconded by John Parent to authorize the Executive Director to negotiate land swap of 7.82 (+/-) acres with current owners. **Motion approved unanimously.**
 - c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable. **No Action.**
 - d) Texas Government Code – 551.074 Evaluation of Executive Director – Motion by John Parent, seconded by Gabe Martinez to approve the Executive Director's change in compensation to

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reflect the ExecutiveDirector.JobDescription.CompensationPackage.20240520 document. **Motion approved unanimously.**

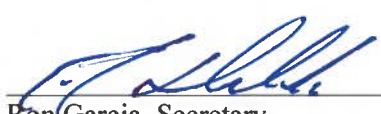
7. Item(s) for next meeting – None were requested.
8. President David Dominguez adjourned the meeting at 8:58 p.m. Next Regular Meeting Date will be set for June 17, 2024.



David Dominguez, President

6.18.24

Date



Ron Garcia, Secretary

6/18/24

Date