

## MINUTES

The Pecos 4B Economic Development Corporation  
**BOARD OF DIRECTORS MEETING**  
Minutes.PEDC.20240722

July 22, 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

Absent:

John Parent  
Jake McKinney

Others:

Heather Ramirez  
Art Orona  
Bobby Maldonado

Lyla Gonzalez  
Lyndon Nance  
Thomas Nance

## AGENDA

- Board President, David Dominguez called the meeting to order at 5:30 p.m.
- Invocation – Ron Garcia
- Pledge – Paul Hinojos
- Declaration of a Quorum – David Dominguez

1. Approve Minutes:
  - a) Motion by Paul Hinojos, seconded by Gabe Martinez to approve the Board Minutes as presented for the meeting held on June 18, 2024. **Motion approved unanimously.**
2. Discuss/Consider:
  - a) June 2024 Financial Statements and Reports – Monthly Report – Motion by Gabe Martinez, 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.
  - b) Monthly Sales Tax Report – The Board reviewed the director's reports.
  - c) Reeves County Funds – Jimmy informed the Board of Directors that the 5<sup>th</sup> monthly installment of 10 for fiscal year 2024 has been received.
  - d) Small Business Development Center – Sul Ross/UTSA – Jimmy informed the board that the SBDC thanked PEDC for sending them clients.
4. Discuss/Consider:
  - a) PEDC Budget 2024-25. **No Action.**
  - b) Local Grants
    - i) GoodTimes Barbershop LLC. **No Action**
  - c) Authorization to begin Environmental/Geotech, Design Planning, and survey upcoming land sales including for Phase 3 Hidden Hero Housing – Motion by Paul Hinojos, seconded by Sal Nichols to move forward with Request for Proposal. **Motion approved unanimously.**

- d) Authorization to begin Environmental/Geotech, Design Planning, and survey if needed for acreage on 187 (+/-) tract of land Section II, Block 5 H&G North Railroad – Motion by Paul Hinojos, seconded by Sal Nichols to move forward with Request for Proposal. **Motion approved unanimously.**
- e) Consider 1st Keystone's request for \$300,000 grant for road pavement – Motion by Paul Hinojos, seconded by Gabe Martinez to accept Jimmy's Recommendation to DENY request of Jeff Price – 1st Keystone for commercial incentives. **President Dominguez abstains from the vote due to conflict of interest. Motion approved unanimously.**
5. **Executive Session – entered Closed Session at 6:48 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) Land inside the city limits
    - ii) Land outside the city limits, but within Reeves County
  - b) Texas Government Code – 551.087 Economic Development
  - c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable
6. **Executive Session – returned to Open Session at 7:54 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) Land inside the city limits – Motion by Sal Nichols, seconded by Gabe Martinez to approve the subsidy subject to drafting the contract acceptable to the board. **Motion approved unanimously.** *#323,000% Special installm - is upon opening - Dolbr Tree 90*
    - ii) Land outside the city limits, but within Reeves County. **No Action.**
  - b) Texas Government Code – 551.087 Economic Development. **No Action.**
  - c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable. **No Action.**
7. Item(s) for next meeting – None were requested.
8. Prior to President David Dominguez adjourning the meeting at 8:00 pm a call for a special meeting was made to discuss and approve the financial budget on July 29, 2024.

  
David Dominguez, President

  
Date

  
Ron Garcia, Secretary

*8-19-24*  
Date



*emailed to  
Scott Rose  
9/30/24*

September 30, 2024

JEMCO Holding, Inc  
1715 S University Drive  
Nacogdoches, Texas 75961

Attention: Bazil Moore

Mr. Moore:

Acting on behalf of the Pecos Economic Development Corporation, I am hereby instructed to provide you and your organization this letter of commitment for your upcoming project with Dollar Tree:

Agreed location of Property

The intersection of Lincoln Street and US Hwy 285  
113 Lincoln Street (Per RCAD)  
Pecos, Texas 79772

RCAD Property Information  
GEO ID

#33136  
00950-01140-02021-00

Legal Description

Lot 10 Blk 1 Pecos Corners

Dollar Tree Building Size

10,000(\*/-) sqft

Property Size for construction

1.42 acres(\*/-) or 61,702sqft(+/-)

Payments amount(s)

\$323,000.00 (3 equal installments as agreed to)

Installment of payments

1<sup>st</sup> payment opening day of Dollar Tree (Pecos, Tx)

2<sup>nd</sup> payment one year anniversary day

3<sup>rd</sup> payment two years anniversary day

Reflection of PEDC Board Approval  
Exhibits:

August 19, 2024

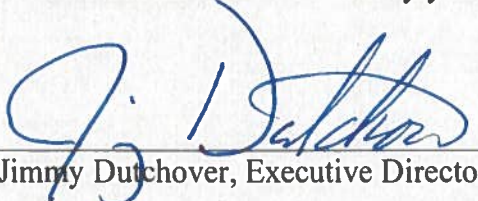
1 of 7 Sheet Title – WB-67 Truck Plan

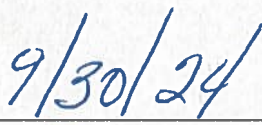
2 of 7 Sheet Title – Site Plan

4 of 7 Sheet Title – Vicinity Map

6 of 7 Sheet Title – Parcel

If more information is needed by your organization do not hesitate to contact me.

  
Jimmy Dutchover, Executive Director

  
Date

