

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20241021

October 21, 2024
5:30 PM

Board Members:	David Dominguez – President Sal Nichols – Vice President Paul Hinojos Jimmy Dutchover, Executive Director	John Parent Jake McKinney Gabe Martinez
Absent:	None	
Others:	Heather Ramirez – Asst. City Manager Teresa Winkles – Mayor	Gail Box Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:36 p.m.
- Invocation – Gabe Martinez
- Pledge – Jake McKinney
- Declaration of a Quorum – David Dominguez

1) Approval:

- a) Approve Minutes - Motion by Jake McKinney, seconded by Sal Nichols to approve September 16, 2024 Regular Board Meeting and September 30, 2024 Special Board Meeting minutes as presented. **Motion approved unanimously.**
- b) Introduction of New and Reappointed Board Directors – Motion by Jake McKinney, seconded by Gabe Martinez to reappoint David Dominguez as President. Motion by Paul Hinojos, seconded by John Parent to reappoint Sal Nichols as Vice President. Motion by Sal Nichols, seconded by Paul Hinojos to appoint Gail Box as Secretary/Treasurer. **Motions approved unanimously.**
- c) Organization of Officers and Board Members:
 - i) 2024 – Resolution – authorizing:
 - Motion by Sal Nichols, seconded by John Parent to authorize President Dominguez and Vice President Nichols to sign any deeds, mortgages, bonds, contracts, or other instruments approved by the Board of Directors 20241021.1. **Motion approved unanimously.**
 - Motion by Sal Nichols, seconded by John Parent to authorize PEDC Officers and/or Executive Director to sign checks on behalf of the organization, within a minimum of two (2) signatures required on any check 20241021.1. **Motion approved unanimously.**

2) Discuss/Consider:

- a) September 2024 Financial Statements and Reports – Monthly Report – Motion by John Parent, seconded by Jake McKinney to approve as presented. **Director Gabe Martinez abstained from the vote because a check he received from the PEDC for services provided cleared the PEDC's bank account. Motion carried.**

- b) Ratification of transfer of funds – WTNB to TexPool – Motion by Jake McKinney, seconded by Sal Nichols to approve ratification of the \$150k transfer from WTNB acct# xxx8456 to TexPool acct# xxx0002. **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 8th monthly installment of 10 for fiscal year 2024 has been received.
 - d) 2025 Conference – Texas Economic Development Council (TEDC) – Jimmy informed the Board of Directors of the upcoming TEDC conferences.
- 4) Discuss/Consider:
- a) Lease of Renz Property – Motion by Paul Hinojos, seconded by John Parent, to lease the Renz Property to the Town of Pecos City for 20 years at a rate of \$1.00 per year for the purpose of a community sign. **Motion approved unanimously.**
 - b) Ratification of grant to GoodTimes Barbershop LLC – Motion by Sal Nichols, seconded Jake McKinney to RATIFY GoodTimes Barbershop LLC awarded grant for up to \$20,000 maximum. **Motion approved unanimously.**
- 5) **Executive Session – entered Closed Session at 6:38 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 7:10 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 John Parent, seconded by Gabe Martinez to approve the recommendation of Jimmy Dutchover to deed over 36.97 acres of land owned by the PEDC to Reeves County for purposes of a waterpark. **Motion approved unanimously.**
 - 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) President David Dominguez adjourned the meeting at 7:12 p.m. Next Regular Meeting Date will be set for November 18, 2024.


David Dominguez, President

11-20-24
Date


Gail Box, Secretary/Treasurer

11-20-24
Date