

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes.PEDC.20241216

December 16, 2024
5:30 PM

Board Members: Sal Nichols – Vice President John Parent
Gail Box – Sec./Tres. Jake McKinney
Paul Hinojos Gabe Martinez
Jimmy Dutchover, Executive Director

Absent: David Dominguez – President

Others: Charles Lino – Ex Officio
Heather Ramirez – Asst. City Manager
Bobby Maldonado
Lyla Gonzalez

AGENDA

- Board Vice President, Sal Nichols called the meeting to order at 5:33 p.m.
- Invocation – Sal Nichols
- Pledge – Jake McKinney
- Declaration of a Quorum – Sal Nichols

Consent Items

- 1) Agenda:
Motion by Gail Box, seconded by John Parent to approve the Consent Items passed. **Motion approved unanimously.**

Non-Consent Items

- 2) Discuss/Consider:
- a) Local Grants
 - i) Knights Inn Laura Lodge. **No Action.**
 - ii) First Keystone Pecos Industrial Park – Motion by Gabe Martinez, seconded by Jake McKinney to accept Jimmy's recommendation to DENY grant application. **Director John Parent abstains from the vote due to conflict of interest. Motion carried.**
- 2) **Executive Session – entered Closed Session at 5:59 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
- 3) **Executive Session – returned to Open Session at 8:10 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. **No Action.**
 - ii) Land outside the city limits, but within Reeves County – Motion by Jake McKinney, seconded by John Parent to accept Jimmy's recommendation to allow the PEDC's attorney, Jimmy, and director Hinojos to work with the offer that we have received for the latest LOI regarding the test track and set parameters as to a response. **Motion approved unanimously.**
 - b) Texas Government Code – 551.087 Economic Development. **No Action.**
 - c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable – Motion by Paul Hinojos, seconded by Gabe Martinez to accept Jimmy's recommendation to accept an offer from Ernie Gonzalez and his lobbyist firm with the support of Bobby Maldonado to enter to an agreement of \$75,000.00 dollars for one calendar year starting January 1st, 2025 and ending December 31st, 2025. **Motion approved unanimously.**
- 4) Item(s) for next meeting – Possibly a special meeting.
- 5) Vice President Sal Nichols adjourned the meeting at 8:13 p.m. Next Regular Meeting Date will be set for January 20, 2025.



Sal Nichols, Vice President

1-21-25

Date



Gail Box, Secretary/Treasurer

1-21-25

Date