

 ORIGINAL

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20250317

March 17, 2025
5:30 PM

Board Members

David Dominguez – President
Sal Nichols – Vice President
Gail Box – Sec./Tres.
Jimmy Dutchover, Executive Director

Gabe Martinez
John Parent

Absent:

Paul Hinojos
Jake McKinney

Others:

Charles Lino – Ex Officio
Art Orona
Bobby Maldonado

Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:32 p.m.
- Invocation – Gabe Martinez
- Pledge – John Parent
- Public Comments – Capitol Days
 - David Dominguez
 - Charles Lino
 - John Parent
 - Jimmy Dutchover
 - Art Orona
- Declaration of a Quorum – David Dominguez

Consent Items

1) Agenda:

- a) Approve Minutes - Motion by Gail Box, seconded by Sal Nichols to approve the Regular Board Minutes as presented for the meeting held on February 18, 2025. **Motion approved unanimously.**
- b) February 2025 Financial Statements and Reports – Monthly Report – Motion by Gabe Martinez, seconded by John Parent to approve as presented. **Motion approved unanimously.**
- c) Director's Report
 - i) Texas Lantana – PRTC reimbursement report; receipt of outstanding payments due.
 - ii) Monthly Sales Tax Report – The Board reviewed the director's reports.
 - iii) Reeves County Funds - Jimmy informed the Board of Directors that the 1st monthly installment of 10 for fiscal year 2025 has been received.
 - iv) Hector Pena – aka Harrison Property Update (Charles Lino) Article XIV 14.2-14.4 – Jimmy informed the Board of Directors about the timelines for the horizontal and vertical builds.
 - v) Reliver Route – TxDot – Jimmy informed the Board of Directors about the Reliver route and the upcoming TxDOT meeting.

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Non-Consent Items

2) Discuss/Consider

- a) Ratification of contract to purchase land of 60 (+/-) acres from R County Properties – Authorization was granted by PEDC board of directors to allow Executive Director Jimmy Dutchover to sign contractual sales documents and issue payments respectfully due to end of year timeline. Motion by Gail Box, seconded by John Parent to accept the ratification of the final purchase by PEDC of 60(+/-) acres from R County Properties. **Motion approved unanimously.**
- b) Ratification of awarded grant to Shree B&B Enterprise Inc. – Motion by Sal Nichols, seconded by John Parent to RATIFY Shree B&B Enterprise Inc. awarded grant for up to \$20,000.00 maximum. **Motion approved unanimously.**
- c) Land Purchase – TxDot 2.3875 (+/-) acres in Pecos, Tx – Motion by John Parent, seconded by Gabe Martinez to accept Jimmy's recommendation to purchase 2.3875 (+/-) acres of land from TxDot. **Motion approved unanimously.**

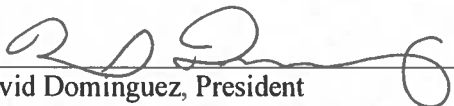
3) Executive Session – entered Closed Session at 6:33 p.m. as authorized by the Texas Open Meetings Act, 551.101 for the purpose discussing and considering the following:

- 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

4) Executive Session – returned to Open Session at 7:38 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 -
 - A recommendation was made by the Executive Director to engage the services of Rose Commercial Partners, LLC (Scott Rose) to market the 12(+/-) acres of land west of Texan at a rate of 4.0% Sales Commission of the selling price due at closing. Motion by Gail Box, second by Sal Nichols to accept the recommendation as presented. **Motion approved unanimously.**
 - A recommendation was made by Executive Director to allow President David Dominguez and Counsel Bobby Maldonado to finalize the MOU - Phase 3, with regards to a Land Swap for Hidden Heroes Housing, pending input from Charles Lino, City Mgr, TOPC. Motion by Sal Nichols, second by Gabe Martinez. **Motion approved unanimously.**
 - A recommendation was made by Executive Director to make an offer for the property at the northwest corner of Oak & 4th St, in Pecos, Texas – aka Western Abstract, based terms discussed in Executive Session. Motion made by Gabe Martinez, second by Sal Nichols. **Motion approved unanimously, with the abstention of Director John Parent.**
 - ii) Land outside the city limits, but within Reeves County –
 - Non-Disclosure of property Letter of Intent (LOI) – Motion made John Parent, second by Gabe Martinez, to accept the recommendation of Executive Director to move forward with the possible sale of land outside the city limits, but inside of Reeves County. **Motion approved unanimously.**
- b) Texas Government Code – 551.087 Economic Development. **No Action.**
- c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable. **No Action.**

- 5) Item(s) for next meeting – Reschedule the meeting to the following day due to the Easter holiday.
- 6) President David Dominguez adjourned the meeting at 7:42 p.m. Next Regular Meeting Date will be set for April 22, 2025.



David Dominguez, President

4.22.25

Date



Gail Box, Secretary/Treasurer

4-22-25

Date