

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20250422

April 22, 2025
5:30 PM

Board Members:	David Dominguez – President Sal Nichols – Vice President Gail Box – Sec./Tres. Jimmy Dutchover, Executive Director	Paul Hinojos Gabe Martinez Jake McKinney
Absent:	None	
Others:	Charles Lino – Ex Officio Conrad Saldana – Councilman	Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:34 p.m.
- Invocation – Jake McKinney
- Pledge – Gabe Martinez
- Declaration of a Quorum – David Dominguez

Consent Items

- 1) Agenda:
 - a) Approve Minutes – Regular Meeting March 17, 2025 – Motion by Gail Box, seconded by Gabe Martinez to approve as presented. **Motion approved unanimously.**
 - b) 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 2nd monthly installment of 10 for fiscal year 2025 has been received.
 - iv) Hector Pena – aka Harrison Property Update – Jimmy informed the Board of Directors about Hector Pena's rendering of what he wants to do with his project.

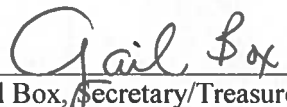
Non-Consent Items

- 2) Discuss/Consider
 - a) Approve March 2025 Financials and Amend PEDC Budget – Motion by Jake McKinney, seconded by Sal Nichols to approve financials and amend the budget. **Motion approved unanimously.**
 - b) Summer Intern Program PEDC – Motion approved by Gabe Martinez, seconded by Paul Hinojos to approve the PEDC's Summer Intern Program. **Motion approved unanimously.**
 - c) Ratification of TREC contract – Sale of 12 lots Jackson Street – Motion by Paul Hinojos, seconded by Gail Box to approve the ratification of the TREC contract for the sale of 12 lots on Jackson Street. **Motion approved unanimously.**
- 3) **Executive Session – entered Closed Session at 5:53 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 7:06 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 Gail Box, seconded by Jake McKinney to approve Jimmy's recommendation to have him and the realtor negotiate a lease of PEDC property for a period not to exceed 5 years. **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.**
- 5) Item(s) for next meeting – None were requested.
- 6) President David Dominguez adjourned the meeting at 8:20 p.m. Next Regular Meeting Date will be set for May 19, 2025.


David Dominguez, President

5-19-25
Date


Gail Box, Secretary/Treasurer

5-19-25
Date