MINUTES

The Pecos 4B Economic Development Corporation

BOARD OF DIRECTORS MEETING

Minutes.PEDC.20250519

May 19, 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:	Teresa Winkles – Mayor Heather Ramirez – Asst. City Manager	Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:30 p.m.
- Invocation – Gabe Martinez
- Pledge – Sal Nichols
- Declaration of a Quorum – David Dominguez

Consent Items

1) Agenda
   a) Approve Minutes - Motion by Gail Box, seconded by Gabe Martinez to approve the Regular Board Minutes as presented for the meeting held on April 22, 2025. **Motion approved unanimously**.
   b) April 2025 Financial Statements and Reports – Monthly Report – Motion by Sal Nichols, seconded by Gail Box to approve as presented. **Motion approved unanimously**.
   c) Director's Report – **Discuss Only**
      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 3rd monthly installment of 10 for fiscal year 2025 has been received.
      iv) Mesilla Valley Transportation – Jimmy informed the Board of Directors that the PEDC invoiced MVT for using the test track for 6 days.
      v) Ernie Gonzalez handout – Jimmy informed the Board of Directors about representative Ernie Gonzalez's report to the PEDC informing them that a bill about dollars to energy counties passed the house.
      vi) Hector Pena – aka Harrison Property update – Jimmy informed the Board of Directors that Hector Pena requested from the city reconsideration on the abatement amount. He submitted plans and permitting to the city.
      vii) TEDC Conference – Jimmy informed the Board of Directors that there are two conferences coming up if any of the directors would like to attend.

Non-Consent Items

2) Discuss/Consider
   a) Ratification of transfer of funds – WTNB (Non-Sales Tax Acct.) to TexPool in the amount of

$400,000.00. – Motion by Paul Hinojos, seconded by Jake McKinney to RATIFY the transfer of funds. **Motion approved unanimously.**

b) Pecos Enterprise Invoice – Motion by Jake McKinney, seconded by Sal Nichols to approve the invoice. **Motion approved unanimously**.

3) **Executive Session – entered Closed Session at 6:08 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 6:56 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
      a. Land inside the city limits. **No Action.**
      b. 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. – Motion by Jake McKinney, seconded by Gabe Martinez to move to direct the executive director and board attorney as it relates to Red Chair and as discussed in closed session. **Motion approved unanimously**.

5) Item(s) for next meeting – None were requested.

6) President David Dominguez adjourned the meeting at 6:57 p.m. Next Regular Meeting Date will be set for June 16, 2025.

[signature] 6·16·25
David Dominguez, President — Date

[signature] 6-16-25
Gail Box, Secretary/Treasurer — Date