

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

Absent:

None

Others:

Teresa Winkles – Mayor	Lyla Gonzalez
Heather Ramirez – Asst. City Manager	

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

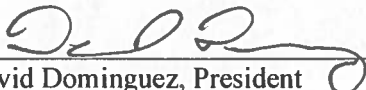
- Approve Minutes - Motion by Gail Box, seconded by Gabe Martinez to approve the Regular Board Minutes as presented for the meeting held on April 22, 2025. **Motion approved unanimously.**
- April 2025 Financial Statements and Reports – Monthly Report – Motion by Sal Nichols, seconded by Gail Box to approve as presented. **Motion approved unanimously.**
- Director's Report – **Discuss Only**
 - Texas Lantana – PRTC reimbursement report; receipt of outstanding payments due.
 - Monthly Sales Tax Report – The Board reviewed the director's reports.
 - Reeves County Funds - Jimmy informed the Board of Directors that the 3rd monthly installment of 10 for fiscal year 2025 has been received.
 - Mesilla Valley Transportation – Jimmy informed the Board of Directors that the PEDC invoiced MVT for using the test track for 6 days.
 - 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.
 - 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.
 - 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

- Ratification of transfer of funds – WTNB (Non-Sales Tax Acct.) to TexPool in the amount of

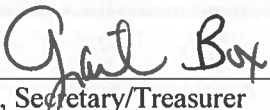
- \$400,000.00. – Motion by Paul Hinojos, seconded by Jake McKinney to RATIFY the transfer of funds. **Motion approved unanimously.**
- b) Pecos Enterprise Invoice – Motion by Jake McKinney, seconded by Sal Nichols to approve the invoice. **Motion approved unanimously.**
- 3) **Executive Session – entered 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.



David Dominguez, President

6-16-25

Date



Gail Box, Secretary/Treasurer

6-16-25

Date