MINUTES

The Pecos 4B Economic Development Corporation

BOARD OF DIRECTORS MEETING

Minutes.PEDC.20250616

June 16, 2025
5:30 PM

Board Members:	David Dominguez – President	Paul Hinojos
	Sal Nichols – Vice President	Gabe Martinez
	Gail Box – Sec./Tres.	
	Jimmy Dutchover, Executive Director	
Absent:	Jake McKinney	
Others:	Charles Lino – Ex Officio	Bobby Maldonado
	Conrad Saldana - Councilman	Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:30 p.m.
- Invocation – Charles Lino
- Pledge – Gabe Martinez
- Public Comments – President Dominguez recognized Ginny Barmore as the newest member of the PEDC Board of Directors.
- 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 May 19, 2025. **Motion approved unanimously**.
   b) May 2025 Financial Statements and Reports – Monthly Report – Motion by Sal Nichols, seconded by Gabe Martinez to approve the 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 4th monthly installment of 10 for fiscal year 2025 has been received.
      iv) Hector Pena – aka Harrison Property update – Jimmy informed the Board of Directors that Hector Pena has requested additional abatement consideration from the city. He clarified that this does not change Mr. Pena's timeline. He still must pay the penalty by July 15 to receive the 60-day extension.

Non-Consent Items

2) Discuss/Consider
   a) 2023-2024 Audit – Kim Knox – Postponed to be presented at next month's board meeting.
   b) Phase 3 MOU – Hidden Heroes – Motion by Paul Hinojos, seconded by Sal Nichols to approve the MOU. **Motion approved unanimously**.

3) **Executive Session – entered Closed Session at 5:32 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

Director Paul Hinojos arrived at 5:38 p.m. during the Executive Session.

4) **Executive Session – returned to Open Session at 7:29 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 Sal Nichols to approve Jimmy's recommendation to move forward with the landswap between TOPC and hospital district. **Motion approved unanimously**.
        ii) Land outside the city limits, but within Reeves County – Motion by Gabe Martinez, seconded by Gail Box to approve Jimmy's recommendation to direct the president and/or executive director to proceed with what was discussed in closed session regarding Bison Energy Group. **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 – None were requested.

6) President David Dominguez adjourned the meeting at 7:55 p.m. Next Regular Meeting Date will be set for July 21, 2025.

[signature] 7-21-25
David Dominguez, President Date

Gail Box 7-21-25
Gail Box, Secretary/Treasurer Date