

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes.PEDC.20250721

July 21, 2025
5:30 PM

Board Members:	David Dominguez – President Sal Nichols – Vice President Gail Box – Sec./Tres. Jimmy Dutchover, Executive Director	Jake McKinney Ginny Barmore
Absent:	Gabe Martinez Paul Hinojos	
Others:	Heather Ramirez – Asst. City Manager Hector Carrasco - Councilman	Bobby Maldonado Lyla Gonzalez

AGENDA

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

Consent Items

1) Agenda

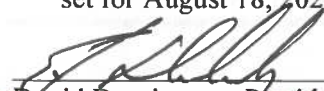
- a) Approve Minutes - Motion by Jake McKinney, seconded by Ginny Barmore to approve the Regular Board Minutes as presented for the meeting held on June 16, 2025. **Motion approved unanimously.**
- b) June 2025 Financial Statements and Reports – Monthly Report – Motion by Sal Nichols, seconded by Jake McKinney 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 5th 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 there is action taking place on the property. Horizontal construction has started.

Non-Consent Items

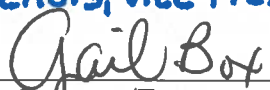
2) Discuss/Consider

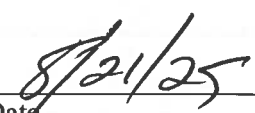
- a) David Garcia – Consultant – Motion by Sal Nichols, seconded by Jake McKinney, to accept Jimmy's recommendation to move forward with the contract to obtain the services of a consultant. **Motion approved unanimously.**
- b) 2023-2024 Audit – Kim Knox – Motion by Gail Box, seconded by Jake McKinney to accept the auditor's report as presented. **Motion approved unanimously.**
- c) Ratification of transfer of funds – WTNB (Non-Sales Tax Acct.) to TexPool in the amount of \$193,085.53 – Motion by Jake McKinney, seconded by Ginny Barmore to ratify the transfer of funds. **Motion approved unanimously.**

- d) Video Presentation – The Board viewed a video produced by Lemur Productions, intended to promote Pecos, Texas. **No Action.**
- e) Budget Workshop – Executive Team – Jimmy informed the Board of Directors that the executive team will begin meeting to work on the 2025-2026 budget. **No Action.**
- 3) **Executive Session – entered Closed Session at 5:54 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
 - d) Texas Government Code – 551.074 Personnel Matters
- 4) **Executive Session – returned to Open Session at 7:31 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 Jake McKinney, seconded by Gail Box to authorize the Executive Director to negotiate with commercial realtors on property discussed inside the city limits, which could include purchase of land. **Motion approved unanimously.**
 - Motion by Gail Box, seconded by Ginny Barmore to authorize the Executive Director and attorney to pursue land inside the city limits for the betterment of **PUBLIC USE**. **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.**
 - d) Texas Government Code – 551.074 Personnel Matters. **No Action.**
- 5) Item(s) for next meeting – None were requested.
- 6) President David Dominguez adjourned the meeting at 8:03 p.m. Next Regular Meeting Date will be set for August 18, 2025.


David Dominguez, President

Sal Nichols, Vice President


Gail Box, Secretary/Treasurer


Date

8-21-25
Date