

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes.PEDC.20250821

August 21, 2025
5:30 PM

Board Members:	Sal Nichols – Vice President Gail Box – Sec./Tres. Paul Hinojos Jimmy Dutchover, Executive Director	Jake McKinney Ginny Barmore Gabe Martinez
Absent:	David Dominguez – President	
Others:	Charles Lino – Ex Efficio Randy Graham – Councilman Bobby Maldonado	Heather Salgado Lyla Gonzalez

AGENDA

- Board Vice President, Sal Nichols called the meeting to order at 5:30 p.m.
- Invocation – Gail Box
- Pledge – Ginny Barmore
- Declaration of a Quorum – Sal Nichols

Consent Items

1) Agenda

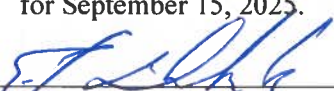
- a) Approve Minutes - Motion by Gail Box, seconded by Paul Hinojos to approve the Regular Board Minutes as presented for the meeting held on July 21, 2025. **Motion approved unanimously.**
- b) July 2025 Financial Statements and Reports – Monthly Report – Motion by Gabe Martinez, seconded by Jake McKinney 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 6th monthly installment of 10 for fiscal year 2025 has been received.

Non-Consent Items

2) Discuss/Consider

- a) PEDC Logo – Jake McKinney – Motion by Gail Box, seconded by Ginny Barmore to approve the new logo. **Motion approved unanimously.**
- b) Real Strategic Solutions – Paul Hinojos/David Dominguez
 - i) Email – RMA – Update only. **No action.**
- ii & iii) MOU and Resolution – Motion by Paul Hinojos, seconded by Jake McKinney to approve these items combined. **Motion approved unanimously.**
- c) Mighty Carwash – Jemco Holdings, Inc. – Update Only. **No Action.**
- d) Ratification - Transfer of Funds – TxDOT 2.3875 acres (+/-) – Motion by Jake McKinney, seconded by Gabe Martinez to approve this item. **Motion approved unanimously.**
- e) PEDC Budget – Proposed 2025-2026 – **No Action.**

- 3) **Executive Session – entered Closed Session at 6:11 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 and Salaries.
- 4) **Executive Session – returned to Open Session at 7:45 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) Option 1: Land inside the city limits. – Motion by Jake McKinney, seconded by Ginny Barmore, to approve Jimmy's recommendation to lease 25 acres (+/-) of land to the Pecos Power Plant for a term of two years, with quarterly payments of \$75,000. **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 and Salaries – Motion by Gail Box, seconded by Ginny Barmore to authorize a performance bonus to the Executive Director as discussed in closed session. **Motion approved unanimously.**
- 5) Item(s) for next meeting – Hold a special meeting on Monday 25, 2025 and possibly on Tuesday 26, 2025.
- 6) Vice President Sal Nichols adjourned the meeting at 7:51 p.m. Next Regular Meeting Date will be set for September 15, 2025.



Sal Nichols, Vice President

9-15-25
Date



Gail Box, Secretary/Treasurer

9-15-2025
Date