

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS MEETING

Minutes.PEDC.20250915

September 15, 2025
5:30 PM

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

AGENDA

- Board President, David Dominguez called the meeting to order at 5:34 p.m.
- Invocation – Arthur Orona
- Pledge – Sal Nichols
- Public Comments – Andre Varela – Addressed the Board to ask whether they would consider selling land to him to put a car wash in Pecos.
- Declaration of a Quorum – David Dominguez

1) Consent Agenda

- a) Approve Minutes – Regular Meeting August 21, 2025 – Motion by Gail Box, seconded by Ginny Barmore to approve this item. **Motion approved unanimously.**
- b) Approve August 2025 Financial Statements & Reports – Monthly Report – Will be presented at the October regular board meeting. **No action.**
- c) Director's Report
 - i) Texas Lantana - PRTC reimbursement report; receipt of outstanding payments due
 - ii) Monthly Sales Tax Report
 - iii) Reeves County Funds

Non-Consent Items

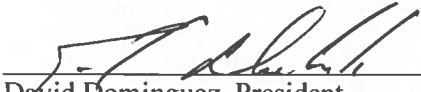
2) Discuss/Consider

- a) Phase 3 Hidden Hero Housing – Update. **No action.**
- b) Ratification of Storefront Grant – Laura Cordova, The Flawless Beauty Lab LLC – Update. **No action.**
- c) Ratification of transfer of funds – WTNB (Non-Sales Tax Acct.) to TexPool in the amount of \$159,000.00. – Motion by Gabe Martinez, seconded by Sal Nichols to approve this item. **Motion approved unanimously.**

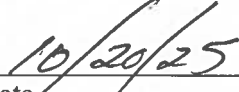
3) Executive Session – entered Closed Session at 6:00 p.m. as authorized by the Texas Open Meetings Act, 551.101 for the purpose discussing and considering the following:

- 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 7:04 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 Ginny Barmore, to authorize Executive Director Jimmy Dutchover to enter into negotiations with Lyndon Nance of Aperion regarding the \$5,000 earnest money provided for the +/-69 acres. **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.**
- 5) Item(s) for next meeting – None were requested.
- 6) President David Dominguez adjourned the meeting at 7:05 p.m. Next Regular Meeting Date will be set for October 20, 2025.



David Dominguez, President



Date



Gail Box, Secretary/Treasurer



Date