

MINUTES

The Pecos 4B Economic Development Corporation BOARD OF DIRECTORS' MEETING

Minutes.PEDC.20251020

October 20, 2025
5:30 PM

Board Members:	Sal Nichols – Vice President	Gabe Martinez
	Gail Box – Secretary/Treasurer	Jake McKinney
	Jimmy Dutchover – Executive Director	Ginny Barmore

Absent: David Dominguez – President
Paul Hinojos

Others: Griffin Moreland – Assistant to the City Manager
Heather Salgado
Lyla Gonzalez
Bobby Maldonado

AGENDA

- Board Vice President, Sal Nichols called the meeting to order at 5:34 p.m.
- Invocation – Gabe Martinez
- Pledge – Gail Box
- Public Comments – None
- Declaration of a Quorum – Sal Nichols

- 1) Introduction of New and Reappointed Board Directors. **No action necessary.**
- 2) Organization of Officers and Board Members – A motion was made by Jake McKinney, seconded by Ginny Barmore, to nominate the existing officers as follows: David Dominguez as President, Sal Nichols as Vice President, and Gail Box as Secretary/Treasurer. **Motion approved unanimously.**
 - a) 2025 – Resolution – authorizing – A motion was made by Jake McKinney, seconded by Gabe Martinez, to approve the following resolutions:
 - i) Officers and/or Executive Director to sign checks on behalf of the PEDC, with a minimum of two (2) signatures required on any check 20251020.1
 - ii) President/Vice-President to sign any deeds, mortgages, bonds, contracts, or other instruments approved by the Board of Directors 20251020.2

Motion approved unanimously.

3) Consent Agenda

- a) Approve Minutes – Special Meeting August 25, 2025 – A motion was made by Gail Box, seconded by Ginny Barmore, to approve minutes as presented. **Motion approved unanimously.**
- b) Approve Minutes – Regular Meeting September 15, 2025 – A motion was made by Gail Box, seconded by Ginny Barmore, to approve minutes as presented. **Motion approved unanimously.**
- c) Approve August and September 2025 Financial Statements & Reports – Monthly Report – A motion was made by Gabe Martinez, seconded by Jake McKinney, to approve as presented. **Motion approved unanimously.**
- d) Director's Report
 - i) Texas Lantana – PRTC reimbursement report; receipt of outstanding payments due

- i) Monthly Sales Tax Report – The Board reviewed the director's reports.
- ii) Reeves County Funds – Jimmy informed the Board that the PEDC is expected to receive the 8th of 10 monthly installments for fiscal year 2025 at the end of the month.
- iii) Pecos Power Plant, LLC – Quarterly Payment – Acceptance.

4) **Non-Consent Items**

- a) Ratification of the Texas Lantana Extension – A motion was made by Gabe Martinez, seconded by Gail Box, to approve this item. **Motion approved unanimously.**
- b) Ratification of the Amended Pecos Power Plant Agreement – A motion was made by Jake McKinney, seconded by Gabe Martinez, to approve this item. **Motion approved unanimously.**
- c) Local Grants:
 - i) Ratification of Awarded Grant to The Flawless Beauty Lab LLC. – This item was tabled and will be brought back for consideration at the next board meeting. **No Action.**
 - ii) WTNB Grant Proposal – General Assistance. **No Action.**
 - iii) Blooming Celebrations – General Assistance – A motion was made by Ginny Barmore, seconded by Gabe Martinez, to approve up to \$20,000, pending documentation. **Motion approved unanimously.**
- d) Policy Change – \$25K Storefront and General Grant – A motion was made by Jake McKinney, seconded by Gail Box, to increase the grant amount to up to \$50,000, contingent upon the applicant's score based on the established grading criteria. **Motion approved unanimously.**

2) **Executive Session – entered Closed Session at 6:39 p.m.** as authorized by the Texas Open Meetings Act, 551.101 for the purpose discussing and considering the following:

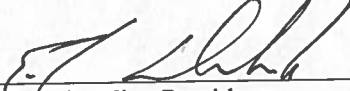
- a) Texas Government Code – 551.072 Deliberation regarding Real Property
 - i) Land inside the city limits
 - ii) Land outside the city limits, but within Reeves County
- b) Texas Government Code – 551.087 Economic Development
- c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable

4) **Executive Session – returned to Open Session at 8:13 p.m.** as authorized by the Texas Open Meetings Act, 551.102. The following was discussed and acted on:

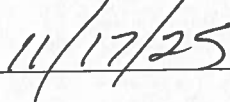
- a) Texas Government Code – 551.072 Deliberation regarding Real Property
 - i) Land inside the city limits –
 - A motion was made by Ginny Barmore, seconded by Gail Box, to allow the executive director and attorney to negotiate the sale of the remaining 111 acres to Aperion for development. **Motion approved unanimously.**
 - A motion was made by Gabe Martinez, seconded by Jake McKinney, to authorize the executive director and attorney to enter into negotiations regarding the downtown property as discussed in executive session. **Motion approved unanimously.**
 - ii) Land outside the city limits, but within Reeves County – A motion was made by Jake McKinney, seconded by Gabe Martinez, to ratify the extension covered by NDA as discussed in executive session. **Motion approved unanimously.**
- b) Texas Government Code – 551.087 Economic Development - A motion was made by Jake McKinney, seconded by Gail Box, to allow the executive director and attorney to enter into an agreement with Pete Gallego for advisory consulting services between the PEDC and himself. **Motion approved unanimously.**
- c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable

5) **Item(s) for next meeting – Add two abatement items to next month's board meeting agenda for executive session.**

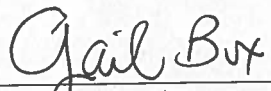
- 6) Vice President Sal Nichols adjourned the meeting at 8:17 p.m. Next Regular Meeting Date will be set for November 17, 2025.



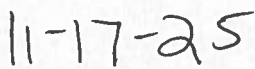
Sal Nichols, Vice President



Date



Gail Box, Secretary/Treasurer



Date