

MINUTES

The Pecos 4B Economic Development Corporation

BOARD OF DIRECTORS MEETING

Minutes.PEDC.20251117

November 17, 2025

5:30 PM

Board Members:	David Dominguez – President Sal Nichols – Vice President Gail Box – Secretary/Treasurer Jimmy Dutchover – Executive Director	Gabe Martinez Jake McKinney Ginny Barmore
Absent:	None	
Others:	Heather Ramirez - Asst. City Manager Heather Nichols Lyla Gonzalez Bobby Maldonado	

AGENDA

- Board President, David Dominguez called the meeting to order at 5:30 p.m.
- Invocation – Jake McKinney
- Pledge – Sal Nichols
- Public Comments – None
- Declaration of a Quorum – David Dominguez

1) Consent Agenda

- a) Approve Minutes – Regular Meeting October 20, 2025 – Motion by Gail Box, seconded by Jake McKinney, to approve this item. **Motion approved unanimously.**
- b) Approve October 2025 Financial Statements & Reports – Monthly Report – Motion by Jake McKinney, seconded by Sal Nichols, to approve this item. **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 an invoice was sent to Reeves County for the November bill.
 - iv) Mesilla Valley Transportation (MVT) – Jimmy informed the Board of Directors that the PEDC invoiced MVT for using the test track for 1 day.
 - v) CPV Basin Ranch – Barstow - The Board was informed of the CPV Basin Ranch project near Barstow, including an upcoming public announcement event scheduled for the 20th.
 - vi) Update – Pecos Power Plants 1 & 2 - An update was provided on Pecos Power Plants No. 1 and No. 2, including planned abatement requests to the Town of Pecos City. The projects are moving forward pending ERCOT permit approval, after which an announcement is expected.

Non-Consent Items

2) Discuss/Consider

- a) PEDC/Tourism - Joint Project(s). **No Action.**
- b) Ratification of Workforce Recruitment Contract – PPG. **No Action.**
- c) Ratification of Middle Mile BDO Grant/Cobb-Fendley – Motion by Ginny Barmore, seconded by Jake McKinney, to ratify the grant as presented. **Motion approved unanimously.**

- 3) **Executive Session – entered Closed Session at 6:08 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

Vice President Sal Nichols and Secretary/Treasurer Gail Box left the meeting due to prior commitments.

- 4) **Executive Session – returned to Open Session at 6:46 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. **No Action.**
 - ii) Land outside the city limits, but within Reeves County. – Motion by Sal Nichols, seconded by Gabe Martinez, to approve the asset purchase agreement for the property, subject to the non-disclosure agreement, as presented in closed session, and to authorize the Board President to execute the agreement on behalf of the PPC. **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) **Executive Session – entered Closed Session at 6:51 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
- 6) **Executive Session – returned to Open Session at 8:00 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
 - iii) Land inside the city limits. **No Action.**
 - iv) 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.**

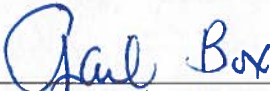
No motions or actions were taken during this session.

- 7) Item(s) for next meeting – Grant Scoring

- 8) President David Dominguez adjourned the meeting at 8:07 p.m. Next Regular Meeting Date will be set for December 15, 2025.


David Dominguez, President

12-15-25
Date


Gail Box, Secretary/Treasurer

12-15-25
Date