MINUTES

The Pecos 4B Economic Development Corporation

BOARD OF DIRECTORS' MEETING

Minutes.PEDC.20251215

December 15, 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 Gabe Martinez
Absent:	Paul Hinojos	
Others:	Charles Lino – Ex Efficio Heather Nichols	Lyla Gonzalez

AGENDA

- Board President, David Dominguez called the meeting to order at 5:30 p.m.
- Invocation – Gail Box
- Pledge – Gabe Martinez
- Declaration of a Quorum – David Dominguez

1) **Consent Items**
   a) Approval of Minutes -
      i) Special Meeting October 30, 2025 – Motion by Gabe Martinez, seconded by Gail Box, to approve this item. **Motion approved unanimously.**
      ii) Special Meeting November 10, 2025 – Motion by Gail Box, seconded by Ginny Barmore, to approve this item. **Motion approved unanimously.**
      iii) Regular Meeting November 17, 2025 – Motion by Sal Nichols, seconded by Jake McKinney, to approve this item. **Motion approved unanimously.**
   b) Approve November 2025 Financial Statements & reports – Monthly Report – Motion by Gail Box, 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 the $30,000.00 payment from Reeves County for last month had been received and was already recorded.

2) **Non-Consent Items**
   a) Ratification of transfer of funds – WTNB (Non-Sales Tax Acct.) to TexPool in the amount of $200,000.00. – Motion by Jake McKinney, seconded by Ginny Barmore, to accept the ratification of transfer of funds. **Motion approved unanimously**.
   b) Local Grants and PEDC Grant Guidelines – Motion by Sal Nichols, seconded by Gabe Martinez, to approve the PEDC Grant Guidelines.
      i) Ratification of Awarded Grant to The Flawless Beauty Lab LLC – Motion by Jake McKinney, seconded by Gail Box to approve this item. **Motion approved unanimously.**
      ii) WTNB Grant Proposal – General Improvement – Motion by Sal Nichols, seconded by Jake McKinney to approve this item. **Motion approved unanimously.**

iii) Blooming Celebrations – Storefront Improvement – **No Action.**

c) Pipeline – Pecos Power Plant – Motion by Gabe Martinez, seconded by Jake McKinney, to approve passageway onto PEDC and then to Pecos Power Plant. **Motion approved unanimously.**
Lyndon Nance and Brian Hiett participated in this item via Teams meeting.

3) **Executive Session – entered Closed Session at 6:38 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 7:54 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 Ginny Barmore, seconded by Jake McKinney, to approve Jimmy's recommendation to adjust the budget by $114,000, allowing the Economic Development Corporation to extend a letter of good faith to Sul Ross State University for advertising and recruiting for the Sul Ross Rodeo here in Pecos. **Motion approved unanimously.**
         - Motion by Sal Nichols, seconded by Gabe Martinez, to accept the transfer of 1,300 acres, plus or minus, from the Town of Pecos for the purposes discussed in executive session. **Motion approved unanimously**.
         - Motion by Gail Box, seconded by Ginny Barmore, to approve Resolution No. 20251215.2, authorizing a land swap and granting authorization to the President, Vice President, and Executive Director to sign all documents necessary for the transfer of land to the Reeves County Hospital District. **Motion approved unanimously**.
      ii) Land outside the city limits, but within Reeves County –
         - Motion by Jake McKinney, seconded by Sal Nichols, to approve Resolution 20251215.1 regarding property outside the city limits under an NDA, authorizing the President, Vice President, and Executive Director to follow the instructions as noted in the resolution. **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) Item(s) for next meeting – Discussion of grant policy development, and the formation of a committee regarding property inside the city limits, to be headed by Sal Nichols, Gail Box, and Paul Hinojos, with a report to the board.

6) President David Dominguez adjourned the meeting at 7:59 p.m. Next Regular Meeting Date will be set for January 19, 2026.

[signature] 1-20-26

David Dominguez, President — Date

Gail Box 1-20-26

Gail Box, Secretary/Treasurer — Date