

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS' MEETING
Minutes.PEDC.20260120

January 20, 2026
5:30 PM

Board Members:	David Dominguez – President	Jake McKinney
	Sal Nichols – Vice President	Ginny Barmore
	Gail Box – Sec./Tres.	Gabe Martinez
	Paul Hinojos	
	Jimmy Dutchover, Executive Director	
Absent:	None	
Others:	Charles Lino – Ex Efficio	Lyla Gonzalez
	Randy Graham – Councilman	
	Heather Nichols	

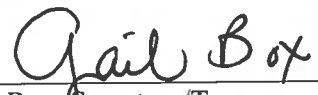
AGENDA

- Board President, David Dominguez called the meeting to order at 5:32 p.m.
 - Invocation – Paul Hinojos
 - Pledge – Jake McKinney
 - Declaration of a Quorum – David Dominguez
- 1) **Executive Session – entered Closed Session at 5:35 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
 - 2) **Executive Session – returned to Open Session at 7:19 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 Gabe Martinez, seconded by Jake McKinney, to approve the Memorandum of Surface Use Agreement and First Amendment to Surface Use Agreement with VTX, as presented in executive session. **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.**
 - 3) **Consent Items**
 - a) Approve Minutes – Regular Meeting December 15, 2025 – Motion by Gail Box, seconded by Sal Nichols to approve this item. **Motion approved unanimously.**

- b) Approve December 2025 Financial Statements & Reports – Monthly Report – Motion by Sal Nichols, seconded by Ginny Barmore, 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
 - iv) Mesilla Valley Transportation (MVT)
 - v) Thank-you Card
- 4) **Non-Consent Items**
- a) Ratification of transfer of funds – TexPool to WTNB (Non-Sales Tax Acct.) in the amount of \$150,000.00. – Motion by Paul Hinojos, seconded by Gail Box, to accept the ratification of transfer of funds. **Motion approved unanimously.**
 - b) TNMP Easement – Cowpen Station – Motion by Gail Box, seconded by Sal Nichols, to grant the easement. **Motion approved unanimously.**
 - c) 0.52 Acres – Restrictions per 11/18/24 Regular Board Meeting - Motion by Gail Box, seconded by Jake McKinney, to approve the 0.52-acre signage restriction as discussed. **Motion approved unanimously.**
 - d) Grant Policy – Storefront Signage – Motion by Gail Box, seconded by Jake McKinney, to approve the Executive Director's recommendation to allow businesses in the Town of Pecos Cultural District to participate in a 100% reimbursement signage program of up to \$10,000. **Motion approved unanimously.**
 - e) Blooming Celebrations – Storefront Improvement – Motion by Sal Nichols, seconded by Gail Box, to table this item. **Motion approved unanimously.**
- 5) Item(s) for next meeting – None were requested.
- 6) President David Dominguez adjourned the meeting at 8:00 p.m. Next Regular Meeting Date will be set for February 17, 2026.


David Dominguez, President

2-23-26
Date


Gail Box, Secretary/Treasurer

2-23-26
Date