

MINUTES

The Pecos 4B Economic Development Corporation

BOARD OF DIRECTORS' MEETING

Minutes.PEDC.20260223

February 23, 2026

5:30 PM

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

AGENDA

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

1) Consent Items

- a) Approve Minutes – Regular Meeting January 20, 2026 – Motion by Gail Box, seconded by Ginny Barmore to approve this item. **Motion approved unanimously.**
- b) Approve January 2026 Financial Statements & reports – Monthly Report – Motion by Sal Nichols, seconded by Gabe Martinez, 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 second installment from Reeves County in the amount of \$29,166.67 had been approved, with the check expected later in the week or early next week.
 - iv) Executive Committee Meeting 2/10/26 – Update - Jimmy informed the Board of Directors that the Executive Committee met to discuss budget-related items in preparation for a future budget amendment.
 - v) Washington DC Trip – Board President - The Board discussed attendance for the trip to Washington D.C. scheduled for March 15–19.

Non-Consent Items

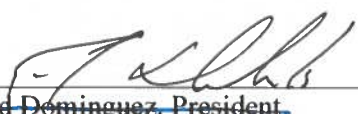
2) Discuss/Consider

- a) Ratification of transfer of funds – WTNB (Non-Sales Tax Acct.) to Maldonado Law Group, PLLC in the amount of \$52,500.00
- b) Ratification of transfer of funds – WTNB (Sales Tax Acct.) to TexPool in the amount of \$100,000.00

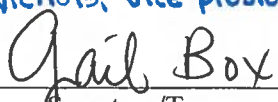
- c) Ratification of transfer of funds – TexPool to WTNB (Sales Tax Acct.) in the amount of \$150,000.00
- d) Contractor Services Contract – EMC Strategy Group, LLC

Motion by Gabe Martinez, seconded by Gail Box, to approve items 2a through 2d as presented.
Motion approved unanimously.

- 3) **Executive Session – entered Closed Session at 6:07 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 8:23 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 Gabe Martinez, to approve the recommendation to sell 16 lots to Pecos Power Plant at \$30,000 per lot. **Motion approved unanimously.**
 - Motion by Sal Nichols, seconded by Gail Box, to approve the recommendation to accept the offer in the amount of \$55,800 for the TNMP easement of 1.86 acres for transmission lines requiring 138 kilowatts of electricity. **Motion approved unanimously.**
 - Motion by Gail Box, seconded by Sal Nichols, to approve the recommendation to sell the properties discussed in executive session for \$2,500,000 to the Reeves County Hospital District. **Motion approved unanimously.**
 - Motion by Paul Hinojos, seconded by Ginny Barmore, to approve the recommendation authorizing the Executive Director and PEDC Attorney, Bobby Maldonado, to finalize the lease of 5.2 acres of land to the Town of Pecos City for \$1 for a term of 20 years for signage. **Motion approved unanimously.**
 - Motion by Ginny Barmore, seconded by Gabe Martinez, to approve the recommendation to ratify the scope of work of AG Oilfield Services, as approved by the Executive Committee, for the land west of Texan Truck Stop. **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 8:26 p.m. Next Regular Meeting Date will be set for Marh 16, 2026.



David Dominguez, President
Sal Nichols, vice president



Gail Box, Secretary/Treasurer

3-23-26

Date

3-23-26

Date