MINUTES

The Pecos 4B Economic Development Corporation

BOARD OF DIRECTORS' MEETING

Minutes.PEDC.20260608

June 8, 2026

5:30 PM

Board Members:	David Dominguez – President Sal Nichols – Vice President Gail Box – Sec./Tres. Paul Hinojos Jimmy Dutchover, Executive Director	Jake McKinney Ginny Barmore
Absent:	Gabe Martinez	
Others:	Charles Lino – Ex Efficio Conrad Saldana – Councilman Heather Nichols Lyla Gonzalez	Bobby Maldonado Teresa Winkles Simon Castillo

AGENDA

- President, David Dominguez called the meeting to order at 5:32 p.m.
- Invocation – Jake McKinney
- Pledge – Jake McKinney
- Declaration of a Quorum – David Dominguez

1) **Consent Items**
   a) Approve Minutes – Regular Meeting April 20, 2026 – Motion by Gail Box, seconded by Ginny Barmore, to approve this item. **Motion approved unanimously**.
   b) Approve Minutes – Special Meeting May 20, 2026 – Motion by Paul Hinojos, seconded by Jake McKinney, to approve this item. **Motion approved unanimously**.
   c) Approve April 2026 Financial Statements & reports – Monthly Report – Motion by Sal Nichols, seconded by Jake McKinney, to approve this item. **No Action.**
   d) Director's Report
      i) Monthly Sales Tax Report – The Board reviewed the director's reports.
      ii) Reeves County Funds - Jimmy informed the Board of Directors that an installment payment from Reeves County in the amount of $29,166.67 had been received.
      iii) Intent to Retain Mineral Rights – Jimmy informed the Board of Directors that, regarding a prior sale of land, it was confirmed that there was no intent to convey the mineral rights and that the mineral rights remain with PEDC.
      iv) Grant Update – HUD to EDA Reclassification Request (Ernie Gonzalez) – Jimmy informed the Board of Directors that efforts are underway with assistance from Ernie Gonzalez to change the designation of the $2 million grant from HUD funding to economic development funding. City Manager Charles Lino noted that HUD approval is required, and if unsuccessful, the project would remain subject to HUD requirements and procurement through the City.

2) **Non-Consent Items – Discuss/Consider**
   a) Ratification of Transfer of Funds:

i) TexPool to WTNB (Non-Sales Tax Acct.) in the amount of $379,000.00 – Motion by Paul Hinojos, seconded by Gail Box, to accept the ratification of transfer of funds. **Motion approved unanimously**.

ii) WTNB (Non-Sales Tax Acct.) to TexPool in the amount of $2,475,000.00 – Motion by Jake McKinney, seconded by Ginny Barmore, to accept the ratification of transfer of funds. **Motion approved unanimously**.

b) Consider Extension Request for Hector Pena from 90 to 120 Days - Item discussed regarding project progress and request for additional time; board determined no extension required at this time. **No action**.

c) Upcoming Grant Requests:

i) La Norteña – General Improvement - Item discussed regarding general improvement and signage grant application; business plan submitted and application to be scored prior to future board consideration. **No action**.

ii) Old Mill – General Improvement - Item discussed regarding application pickup and proposed expansion; applicant stated he would provide additional information sometime this month. **No action**.

iii) Cocina Salgado – Storefront Improvement (Signage) - Item discussed regarding application pickup and request for signage vendor information; applicant has not followed up. **No action**.

d) Pecos Rodeo District – Reeves County:

i) Reeves County Request – Use and Potential Projects - Item discussed regarding future use and development of rodeo district facilities. **No action**.

ii) PEDC Land Expansion – Costs and Drainage Considerations - Item discussed regarding potential land expansion and infrastructure considerations, including drainage and costs. **No action.**

e) Phase 1 – Hidden Hero Housing - Item discussed regarding preliminary workforce housing concept and Phase 1 planning. **No action**.

f) Website & Rodeo Sponsorship - Budget Adjustment - Motion by Sal Nichols, seconded by Jake McKinney, to approve the budget increases of $17,500 for website development and $12,500 for local events and sponsorships, totaling $30,000, and to table the $75,000 national/state advertising portion for further review. **Motion approved unanimously**.

g) CJ Aragon – Professional Services - Motion by Gail Box, seconded by Sal Nichols, to accept professional services agreement with all changes as discussed. **Motion approved unanimously**.

h) Consider Amending Bylaws (Discussion Only). **No action**.

3) **Executive Session – entered Closed Session at 7:45 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 9:33 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

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

5) Item(s) for next meeting – None were requested.

6) President David Dominguez adjourned the meeting at 9:34 p.m. Next Regular Meeting Date will be set for June 15, 2026.

David Dominguez, President — Date: 6.15.26

Gail Box, Secretary/Treasurer — Date: 6-15-26