MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS' MEETING
Minutes.PEDC.20260707

July 27, 2026
5:31 PM

Board Members:	David Dominguez – President	Jake McKinney
	Sal Nichols – Vice President	Ginny Barmore
	Gail Box – Sec./Tres.	Paul Hinojos
	Jimmy Dutchover, Executive Director	
Absent:	Gabe Martinez	
	Randy Graham – Councilman	
Others:	Charles Lino – Ex-Officio	Heather Nichols
	Teresa Winkles – Ex-Officio	David Garcia
	Doak Painter, CPA	

AGENDA

- President, David Dominguez called the meeting to order at 5:31 p.m.
- Invocation – Jake McKinney
- Pledge – David Dominguez
- Declaration of a Quorum – David Dominguez

1) **Consent Items**
   a) Approve Minutes –
      i) Regular Meeting June 8, 2026, Motion by Gail Box, seconded by Sal Nichols to approve the minutes. **Motion carried unanimously**
      ii) Special Meeting July 14, 2026. Motion by Jake McKinney, seconded by Ginny Barmore, to approve the minutes. **Motion approved unanimously**.
   a) Investment Report
   b) Approve June 2026 Financial Statements & Reports – Monthly Report
   c) Director's Report
      ii) Monthly Sales Tax Report
      iii) Reeves County Funds
      iv) TOPC Quarterly Update – TOPC report
   d) Notice to Directors – RFQ/RFP to Assist Reeves County with the Process to Advertise for a Hotel and Convention Center Next to the Proposed Waterpark
   e) PEDC Monthly Advisory Report – Clint Aragon, Advisory Consultant
   f) Report - EMC Legislative Priorities
   g) Report - David Garcia RMA
   h) Report - Joseph Villescas – Grant Work
   i) Workforce Industry Update/Report – PPG
   The Executive Director and Director of Finance and Operations reviewed items 1b. – 1j. with the Board of Directors of the PEDC. After questions and answers, the Executive Director recommended to the President the approval of said items. Motion by Gail Box, seconded by Paul Hinojos to items as presented. **Motion carried unanimously**

2) **Non-Consent Items – Discuss/Consider**

a) 2025 Audit Report – Doak Painter, CPA. – Mr. Painter presented PEDC's Annual Financial Report for Period Ending September 30, 2025. He highlighted his findings with a focus on the overall condition of the PEDC and internal controls. Mr. Painter shared the report explaining his audit based on principles prescribed by the Government Accounting Standards Board (GASB) -

- a Management's Discussion and Analysis
- b Statement of Net Position
- c Statement of Activities
- d Governmental Funds Balance Sheet
- e Statement of Net Position
- f Changes in Revenue, Expenditures and Changes in Fund Balance
- g Statement of Activities
- h Material Weaknesses and Significant Deficiencies, including a 15-Year Look Back of the PEDC's growth – 2011-2025

After a question-and-answer session, Jimmy informed the Directors they should take the document and review it. Mr. Painter informed the Directors he would be willing to answer any questions they might have. No action was taken at this time. The Discuss and Consider action will be set up for our regular August 2026 meeting.

b) Consider Sponsorship of ESL Classes – After a presentation by Heather Salgado regarding a possible financial commitment by the PEDC, the Board of Directors openly discussed the benefit of contributing to the financial need of the Literacy Coalition of the Permian Basin. The program is designed to provide adult literacy classes to Spanish speaking area residents. The benefit to the PEDC would be the ability to expand the workforce base of our residents. After questions and answers, the Executive Director recommended to the President the approval of said items, with a financial commitment to equal the Reeves County Commissioners' contribution of $31,455 and amending the budget to reflect this contribution. Motion by Sal Nichols, seconded by Gail Box. **Motion carried unanimously**

c) Consider Authorizing PEDC Executive Director to Work with Reeves County on an Interlocal Agreement for Services – Jimmy informed the Board of Directors of the updated agreement between the PEDC and Reeves County for services. He requested support from the Board to allow him to continue revising the agreement that is more in line with the current assistance the PEDC's staff assists Reeves County with. After questions and answers, a motion by Ginny Barmore, seconded by Jake McKinney allowing the Executive Director to work with the Reeves County Commissioners' Court on an updated agreement. **Motion carried unanimously**

d) Renewal Agreement for Services – Real Strategic Solutions – David Garcia updated the Board of Directors regarding the services his been providing the PEDC/TOPC/Reeves Co. regarding the RMA and MPO (Reliever Route and possible Truck Village). After hearing the presentation, the renewal agreement was discussed with the Board of Directors, and a question-and-answer opportunity, the Executive Director made the recommendation to renew the Real Strategic Solutions agreement for a term of 14 months at a rate of $5,000.00/month, to coincide with the PEDC's fiscal year. Motion by Gail Box, second by Sal Nichols to accept the renewal contract for 14 months. **Motion carried unanimously.**

e) Ratify Signed Contract by Board President Dominguez and Consultant CJ Aragon – Purpose of the contract is to assist the Town of Pecos City and Reeves County with planning for use of the Buck Jackson Arena and the future facilities of the Roping Arenas in the Rodeo District. The contract is to run through January 9, 2027, at which point Reeves Co and the Town of Pecos City will determine the entities' interest, and gauge the future return on their investment regarding tourism revenue.

After a discussion, Jake McKinney made a motion to ratify the contract as presented. Gail Box made a second. **Motion carried unanimously**.

f) Consider Property Transfer from TOPC to PEDC – +/-2.3875 Acres Located at D06-195-156 W. 2nd Street and Oleander Street, Pecos, Reeves County, Texas – A finding by our auditor centered around the purchase of a property by the PEDC, for the TOPC in 2025. The property remains in the name of TOPC. The updated deed prepared by the PEDC attorney was taken last week to the TOPC City Secretary, Wendy Lujan. Mayor Winkles and City Manager Lino both believed city action to put it in the name of the PEDC was approved last year. They will investigate and take the necessary steps to have the deed recorded. Jimmy asked the authority to take the steps needed to assist the city with recording the deed. Motion by Gail Box, seconded by Sal Nichols authorizing the Executive Director to clear the finding of the auditor. **Motion carried unanimously.**

g) Possible Sale of Land – Legal Description: ALL S100 EXC W71 OF S58 4 BLK 2 KNIGHTS (Jorge Salgado) – Mr. Salgado would like to sell the above property to the PEDC for a disclosed amount. After a question-and-answer session, the Board of Directors authorized Jimmy to begin negotiations. Motion by Sal Nichols, seconded by Jake McKinney, abstention by David Dominguez since he is a relative of Mr. Salgado. **Motion Carried.**

3) **Executive Session – entered Closed Session at 6:44 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 Jake McKinney, seconded by Sal Nichols, to approve Jimmy's recommendation to allow the Executive Board and Executive Director to work on creating a historic rodeo entertainment district master plan and work with Reeves County regarding a convention center and hotel, if they choose to use PEDC land for that purpose. **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 8:25 p.m. Next Regular Meeting Date will be set for July 20, 2026.

David Dominguez, President — Date: 8-16-26

Gail Box, Secretary/Treasurer — Date: 8-16-26