

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS' MEETING
Minutes.PEDC.20260806

August 6, 2026
5:37 PM

Board Members:	David Dominguez – President Gabe Martinez	Gail Box – Sec./Treas. Ginny Barmore
	Jimmy Dutchover, Executive Director	
Absent:	Sal Nichols - Work Jake McKinney – Work Vacancy – Councilman	Paul Hinojos – Vacation Vacancy – City Manager
Others:	Lyla Gonzalez	

AGENDA

- President, David Dominguez called the meeting to order at 5:37 p.m.
- Invocation – Ginny Barmore
- Pledge – Gail Box
- Declaration of a Quorum – David Dominguez

1) Consent Agenda

- a) None

2) Non-Consent Items – Discuss/Consider

- a) Since the check requested by owner (aka La Norteña Café – Plum St LLC), and not sure how the TOPC would like for the PEDC to proceed with distribution of qualifying funds, the Executive Director recommended no action take place on this item. **No action.**
- b) Recommendation by Executive Director to ratify the Kleinman Engineering Services Contract - per the auditor's findings. Additionally, the Executive Director notified the Directors, he and legal counsel had met with Kleinman to notify the company not to proceed with any other Hidden Hero Housing work, pending the direction of TOPC and the other stakeholders. Motion by Ginny Barmore, second by Gail Box. **Motion carried unanimously.**
- c) Jimmy informed the board of a request by Target Logistics to sell property to them with a possible 10-year buyback option benefiting the PEDC. Due to the lack of receipt of proposal, a recommendation by Executive Director to take no action on this agenda item was made. **No action.**
- d) Jimmy informed the board of a proposal submitted by Scott Rose, commercial realtor, regarding the 12 +/- acres of land referred/aka the Reeves County Road and Bridge Department. In the proposal/conversations, Mr. Rose is asking the PEDC to pay a realtor fee. Executive Director recommended no action be taken on this item. **No action.**
- e) After a discussion, a motion was made by Gail Box and a second by Gabe Martinez to accept the budget for 2026-2027 as presented, with an extended version to include a distinction between

Income/Expenses Sales Tax vs all others (Non-Sales Tax Income/Expenses). **Motion carried unanimously.**

- f) After a discussion regarding the Fiscal Year 2024–2025 Audit, a motion was made by Gabe Martinez, seconded by Ginny Barmore, to approve the audit as presented with a correction to be reported to CPA/Auditor Doak Painter. The JEMCO three-year commitment by the PEDC should reflect a 2nd and 3rd payment of \$108,333.33. **Motion carried unanimously.**

- 3) **Executive Session – entered into Closed Session at 6:28 p.m.** as authorized by the Texas Open Meetings Act, 551.101 for the purpose of:

- 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
- d) Texas Government Code – 551.074 Personnel Matters

- 4) **Executive Session – returned to Open Session at 7:03 p.m.** as pursuant to Texas Government Code 551.102 and take action, if any, on matters deliberated in Executive Session.

- a) Texas Government Code – 551.072 Deliberation regarding Real Property
 - i) Land inside the city limits – Jimmy Dutchover made a recommendation to the Directors to allow for President Dominguez, Vice-President Nichols, and in their absence Executive Director Jimmy Dutchover to enter into an updated Letter of Intent with Lyndon Nance of Pecos Data Park LLC regarding possible new timelines and dates to be specified by the TOPC regarding the sale of 1,353 +/- acres of land. Reference the original agreement dated 12/19/25 and the General Warranty Deed transferring land from TOPC to the PEDC – recorded July 8, 2026, with the Reeves County Clerk. Motion by Gail Box, seconded by Gabe Martinez. **Motion carried unanimously.**
 - 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
- d) Texas Government Code – 551.074 Personnel Matters

- 5) Items for next meeting – Bylaw review with TOPC (Ginny Barmore)

- 6) President David Dominguez adjourned the meeting at 7:05 p.m. Next Regular Meeting Date will be set for August 17, 2026.


David Dominguez, President

8-16-26
Date


Gail Box, Secretary/Treasurer

8-16-26
Date