

## MINUTES

The Pecos 4B Economic Development Corporation  
**BOARD OF DIRECTORS' MEETING**  
Minutes.PEDC.20260817

August 17, 2026  
5:30 PM

|                |                                                                                                                                    |                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Board Members: | David Dominguez – President<br>Gail Box – Sec./Tres.<br>Gabe Martinez – arrived @ 5:34 p.m.<br>Jimmy Dutchover, Executive Director | Jake McKinney<br>Ginny Barmore<br>Paul Hinojos |
| Absent:        | Sal Nichols – Vice President (Work)                                                                                                |                                                |
| Others:        | Teresa Winkles – Mayor<br>Nicole Alderete-Ferrini – Interim City Manager<br>Heather Nichols<br>Lyla Gonzalez                       |                                                |

## AGENDA

- President, David Dominguez called the meeting to order at 5:30 p.m.
- Invocation – Jake McKinney
- Pledge – Paul Hinojos
- Declaration of a Quorum – David Dominguez

### 1) Consent Items

- a) Approve Minutes –
  - i) Regular Meeting July 27, 2026 – Motion by Jake McKinney, seconded by Gail Box, to approve this item. **Motion approved unanimously.**
  - ii) Special Meeting August 6, 2026 – Motion by Gail Box, seconded by Ginny Barmore, to approve this item. **Motion approved unanimously.**
- b) Investment Report – The Board reviewed the July 2026 Investment Report, which included the TexPool balances and interest earnings for the statement period ending July 31, 2026. The report reflected an average money market fund rate of 3.6484%. The TexPool Sales Tax Account had an ending balance of \$903,896.50 and earned \$2,792.20 in interest during the statement period. The TexPool Non-Sales Tax Account had an ending balance of \$35,478,308.05 and earned \$109,385.99 in interest during the statement period.
- c) Approve July 2026 Financial Statements & Reports – Monthly Report – Motion by Paul Hinojos, seconded by Gabe Martinez, to approve this item. **Motion approved unanimously.**
- d) Director's Report
  - i) Monthly Sales Tax Report – The Board reviewed the monthly sales tax report and discussed the decrease in sales tax receipts compared with previous years. Discussion included the timing of collections and the impact of seasonal activity on sales tax revenue.

- ii) Reeves County Funds – The Board was informed that two Reeves County deposits were received during July. The June collection was received late and deposited in July along with the July collection.
- iii) Update to Business Improvement Program Application and Performance Agreement – Jimmy presented updates to the Business Improvement Program application and performance agreement to streamline the process and clarify applicant and business entity information. The revisions addressed improvements to owned or leased property, business entity information, and situations involving separate businesses with common ownership. Jimmy noted that feedback from grant applicants was incorporated into the revisions to streamline the process.
- e) EMC Monthly Update – Pecos – The Board received an update regarding ongoing legislative and infrastructure efforts, including the reliever route, freight village, transportation improvements, water and wastewater infrastructure, and coordination among the City, County, and EDC. Discussion also addressed upcoming legislative activity, the importance of unified local advocacy, potential funding opportunities, and efforts to ensure infrastructure projects are positioned to receive state and federal funding.
- f) Hector Pena - Plaza Construction Update – Jimmy informed the Board of the current pace of Plaza construction and the status of the project, including Pena's anticipated timeline for completion of the third building. He informed the Board that he had asked Pena to be prepared to provide an additional update at next month's meeting.
- g) Coach Aragon Monthly Update – Coach Aragon's monthly update focused on efforts to attract additional rodeo events and entertainment opportunities to the Buck Jackson Arena and Rodeo District, with the goal of expanding the use of the facilities beyond a single event.

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

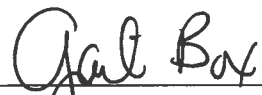
- a) Ratification of Transfer of Funds:
  - i) WTNB (Non-Sales Tax Acct.) to TexPool in the amount of \$70,000.00 – Motion by Jake McKinney, seconded by Ginny Barmore, to accept the ratification of transfer of funds. **Motion approved unanimously.**
  - ii) WTNB (Non-Sales Tax Acct.) to TexPool in the amount of \$476,596.00 – Motion by Gail Box, seconded by Gabe Martinez, to accept the ratification of transfer of funds. **Motion approved unanimously.**
- b) PEDC Bylaws – The Board discussed potential revisions and clarification of the PEDC Bylaws, including the roles, authority, and responsibilities of the PEDC Board, City Council, City Manager, and Executive Director, as well as procurement procedures, administrative approvals, oversight, and matters requiring Board or City Council approval. Discussion also addressed the need for clearer written procedures and communication regarding these responsibilities. The Board discussed working collaboratively with the City to identify areas needing clarification and develop potential revisions. **No action.**
- c) Core Scientific Data Center – Jimmy informed the Board about the Core Scientific Data Center project located approximately 15–16 miles outside of Pecos. The discussion covered the planned 1.5-gigawatt development, permanent employment, and water usage. The Board discussed

incentives, local oversight, and community education regarding data center developments. **No action.**

- 3) **Executive Session – entered Closed Session at 6:58 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
  - d) Texas Government Code – 551.074 Personnel Matters and Salaries.
- 4) **Executive Session – returned to Open Session at 7:25 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
  - d) Texas Government Code – 551.074 Personnel Matters and Salaries.
- 5) Item(s) for next meeting – Work with Nicole Alderete-Ferrini, Interim City Manager, and the City to develop the agenda for the next meeting.
- 6) President David Dominguez adjourned the meeting at 7:26 p.m. Next Regular Meeting Date will be set for September 21, 2026.

  
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David Dominguez, President

9-21-2026  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Gail Box, Secretary/Treasurer

9-21-2026  
\_\_\_\_\_  
Date