

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS' MEETING
Minutes.PEDC.20260908.SpecialMeeting

September 8, 2026
5:30 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

Others: Nicole Alderete-Ferrini – Interim City Manager
Arthur Orona – Councilman
Heather Nichols
Lyla Gonzalez

AGENDA

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

1) Consent Agenda

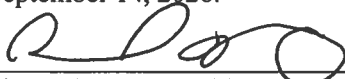
- a) Professional Armed Forces Rodeo Association Rodeo Finals September 30–October 2, 2027, Pecos, Texas. – Jimmy informed the Board about the Association's plans to make Pecos the home of its Rodeo Finals beginning in 2027, with a possible three- to five-year contract. He explained that CJ Aragon is working with the Economic Development Corporation to bring projects and quality-of-life events to Pecos. The event would include a three-day schedule and a Saturday concert. The estimated cost was \$49,050. The information will also be shared with Reeves County.

2) Non-Consent Items – Discuss/Consider

- a) Target Hospitality Corp. - Offer to Purchase additional acreage adjacent to the Target "Pecos South" Lodge. – Jimmy informed the Board about Target Hospitality Corporation's request for additional EDC-owned acreage to expand its logistics operation. The Board discussed the proposed expansion. Nicole Alderete-Ferrini stated that she needed to understand the specifics of the proposed expansion and its timeline and would advise City Council and come back to the Board with something tangible once additional information was available. **No action.**
- b) PEDC Bylaws - Jimmy asked that the Bylaws item be moved to Executive Session so the Board could discuss questions regarding the Bylaws with Attorney Bobby Maldonado. Following Executive Session, **No action.**
- c) Deed Transfer 0.42 Acre Tract to RCHD – Pigman St. – The Board discussed the 0.42-acre tract located between the County Annex and the planned hospital district facility.

The tract was not included in the original property transfer to the hospital district. The hospital district requested the tract for access to its parking area. The Board discussed transferring the tract to Reeves County so that the County could determine how to proceed with the hospital district. A motion was made by Sal Nichols, seconded by Jake McKinney, to transfer 0.42 acres to Reeves County. **Motion carried unanimously.**

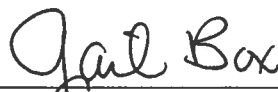
- 3) **Executive Session – entered into Closed Session at 6:02 p.m.** as authorized by the Texas Open Meetings Act, 551.101 for the purpose of:
 - a) Texas Government Code – 551.072 Deliberation regarding Real Property
 - i) Land inside the city limits
 - ii) Land outside the city limits, but within 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/Audit – Executive Director
- 4) **Executive Session – returned to Open Session at 8:23 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
 - 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/Audit – Executive Director
- 5) Items for next meeting – A Special Meeting was scheduled for September 14, 2026, at 5:30 p.m. Personnel matters and the audit regarding the Executive Director will be discussed. Other items include approximately 66 acres of land being sold by Bass Realty and the PEDC Bylaws.
- 6) President David Dominguez adjourned the meeting at 8:25 p.m. Next Meeting Date will be set for September 14, 2026.



David Dominguez, President

9-21-2026

Date



Gail Box, Secretary/Treasurer

9-21-2026

Date