

MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS MEETING
Minutes.PEDC.20260914.SpecialMeeting

September 14, 2026
5:30 PM

Board Members: David Dominguez – President Jake McKinney
Sal Nichols – Vice President Paul Hinojos
Gail Box – Sec./Tres. Nicole Alderete-Ferrini
Gabe Martinez – arrived @ 5:33 p.m.
Jimmy Dutchover, Executive Director

Absent: Ginny Barmore

Others: Heather Nichols
Bobby Maldonado – via phone (Executive Session)

AGENDA

- Board 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 Agenda**
 - a) None
 - 2) **Non-Consent Items – Discuss/Consider**
 - a) Transfer of land to TOPC – Harmony Home – after a discussion between PEDC Board of Directors – lead by Vice-President Sal Nichols, Executive Director Jimmy Dutchover, and TOPC representative, Nicole Ferrine, a recommendation was made to transfer Property ID 33418, Legal Description AB 2557 Blk 5 Sec 16 to the TOPC for a purpose deemed as “Public Use.” The DRAFT document will be taken to Legal Counsel of the TOPC for him to paper it and return back to the PEDC for revisions, and final signatures. The final deed is to have a Reversionary Clause, should the TOPC abandon the Public Use – Purpose, or change from the intent voted on by the PEDC Board of Directors. A motion was made by Jake McKinney, seconded by Sal Nichols.
Motion carried unanimously.
 - 3) **Executive Session – entered Closed Session at 5:53 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/Audit – Executive Director

- 4) **Executive Session – returned to Open Session at 8:09pm** 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/Audit – Executive Director – After discussion with Legal Counsel, the PEDC Board of Directors vote to accept the finding of Auditor Doak Painter, CPA regarding the Lack of a Formal Employment Agreement with the Executive Director. Recommendation of Auditor – “We recommend that the Board, with the assistance of legal counsel, adopt a formal written employment agreement or a Board-approved compensation and benefits policy that clearly defines, salary, car allowance, travel, memberships, and other benefits, and that related expenditures thereafter be evaluated against those written terms.” Additionally, documentation will be addressed for surviving spouse/family member to receive unpaid wages and/or benefits. Motion by Jake McKinney, a second by Gail Box to approve terms and conditions presented by legal counsel with changes to Section H. **Motion carried unanimously.**
- 5) Item(s) for next meeting – Update on the status of correction action regarding audit findings, policies/procedures, and/or ratification of steps advised by legal counsel.
- 6) President David Dominguez adjourned the meeting at 8:11 p.m. Next Regular Meeting Date will be set for September 21, 2026.



David Dominguez, President

9-21-2026

Date



Gail Box, Secretary/Treasurer

9-21-2026

Date