MINUTES

The Pecos 4B Economic Development Corporation
BOARD OF DIRECTORS' MEETING
Minutes.PEDC.20260921

September 21, 2026
5:30 PM

Board Members:	David Dominguez – President Sal Nichols – Vice President Gail Box – Sec./Tres. Gabe Martinez Jimmy Dutchover, Executive Director	Paul Hinojos Jake McKinney Ginny Barmore
Absent:	None	
Others:	Valerie Trujillo – Council Member (arrived @ 5:35 p.m. left at 6:30 p.m. and returned at 7:01 p.m.) Nicole Alderete-Ferrini – Interim City Manager Heather Nichols Lyla Gonzalez Bobby Maldonado – Attorney Joseph Villescas, Amit Ghosh, Lemur Video Team	

AGENDA

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

1) **Consent Items**
   a) Approve Minutes –
      i) Regular Meeting August 17, 2026 – Motion by Jake McKinney, seconded by Paul Hinojos, to approve this item. **Motion approved unanimously**.
      ii) Special Meeting September 8, 2026 – Motion by Gail Box, seconded by Ginny Barmore, to approve this item. **Motion approved unanimously**.
      iii) Special Meeting September 14, 2026 – Motion by Gail Box, seconded by Jake McKinney, to approve this item. **Motion approved unanimously.**
   b) Investment Report – The Board reviewed the August 2026 Investment Report, which included the TexPool balances and interest earnings for the statement period ending **August 31, 2026**. The report reflected an average money market fund rate of **3.6775%.** The TexPool Sales Tax Account had an ending balance of **$768,372.33** and earned **$2,809.16** in interest during the statement period. The TexPool Non-Sales Tax Account had an ending balance of **$36,067,059.57** and earned **$112,155.52** in interest during the statement period.
   c) Approve **August 2026** Financial Statements & Reports – Monthly Report – Motion by Gabe Martinez, seconded by Sal Nichols, 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. **Discuss Item Only**

ii) Reeves County Funds – The Board was informed that two Reeves County deposits were received during **August**. The June collection was received late and deposited in July along with the July collection. **Discuss Item Only**

e) Chevron Fall Halloween-Themed Community Cook-Off – Update given to board regarding Chevrons event scheduled for 10/29/26. **Discuss Item Only**

f) PEDC Monthly Advisory Report – CJ Aragon – Jimmy shared with the Board of Directors the steps CJ is taking to improve tourism and use of the Rodeo Arena. **Discuss Item Only**

g) Professional Armed Forces Rodeo Association Rodeo Finals September 30–October 2, 2027, Pecos, Texas – Jimmy informed the Board of Directors of the proposed event. A presentation will be made to the Commissioner's Court Monday the 28th. **Discuss Item Only**

h) PEDC Status Report & Consultant Action Plan – Pete Gallego report outlined steps taken to work with Pecos Power Plants 1 & 2. Information has been shared with Nicole Alderete-Ferrini – Interim City Manager so she can take back to city council. **Discuss Item Only**

i) PEDC 1 Year Overview – Lemur Creative Studio and Villescas Research, Media & Instruction, LLC – VRMI and Lemur staff shared with the Board of Directors their work and proposed campaign moving forward to include different platforms to get the PEDC message to the public. PEDC staff will work with Lemur to get the video presented to the public. **Discuss Item Only**

j) EMC Legislative Outreach and External Affairs – Presentation was shared with Board of Directors. **Discuss Item Only**

k) Discussion Only: Acuity Insurance – Cyber Suite Endorsement – Jimmy shared the updated notice from Sawyer Insurance regarding the endorsement to be part of the PEDC policy. Management will work with provider to make sure the coverage is needed and at what cost. **Discuss Item Only**

l) TEDC Annual Conference – Houston, October 6-9 – Update to the Board of Director. Jimmy will be out of the office on these dates. **Discuss Item Only.**

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

a) Resolution # 20260921.1 – ESD 1 & 2 / Railroad Crossing – After review of the resolution and discussion, Sal Nichols made a motion to approve the resolution in support of ESD 1 & 2 regarding the railroad crossing. Paul Hinojos seconded the motion. **Motion Carried with David Dominguez absenting since he has done work for the property owner who might benefit from a special street/railroad crossing.**

b) Letter of Support - Ocotillo Emergency Service Road Project – Railroad Crossing – After review of the Letter of Support and discussion, Sal Nichols made a motion to approve the Letter of Support. Paul Hinojos seconded the motion. **Motion Carried with David Dominguez absenting since he has done work for the property owner who might benefit from a special street/railroad crossing.**

c) Sale of Land to Pecos Development Partners, LLC – 16 Lots for Housing – Land has already been sold. Board updated on the sale of land – Ratification of the sale and acknowledgement of the funds has already taken place. **No Action.**

d) TOPC – Police Station 500K Request by Nicole Alderete-Ferrini Scientific - Update request from TOPC for possible $500k of the $2.5m land sale of PEDC land to RCHD. The proceeds of the PEDC sale to Reeves County Hospital District for land between the WesTex Community Credit Union and Annex II are to be held by PEDC and given to the TOPC, when the current land in which the TOPC Police Station and Animal Shelter are located is deeded to the PEDC for residential housing. Update only. **No action.**

e) Ratification of transfer of funds – TexPool to WTNB (Sales Tax Acct.) in the amount of $30,000.00. – Purpose of the transfer is to have dollars in the WTNB for the 3rd party retirement program of the PEDC staff (since our Office Manager and Director of Finances and a special 2nd retirement match was set up for the Executive Director). After a question-and-answer session, Jake McKinney made a motion to ratify the transfer of funds. Gail Box seconded the motion. **Motion approved unanimously.**

f) Ratification of Dollar Tree Incentive – JEMCO Holdings, Inc. in the Amount of $108,333.33. – Jimmy reviewed the incentive allotment for JEMCO Holdings, Inc regarding a total of $325k to be paid over a three-year period starting with the opening of the Dollar Tree – 1st installment. This was the 2nd installment of the 3. The final installment will be scheduled to be dispensed on or about September 2027. The incentive was designed to offset the amount of infrastructure cost into the Dollar Tree project acreage. No future dollars were to be issued for the remaining property (Mighty Car Wash) without an request/agreement with the TOPC. After a question-and-answer discussion, Gail made the motion to approve the 2nd of the three payments to JEMCO. Second by Gabe Martinez. **Motion approved unanimously.**

g) Resolution No. 20260921.2 to Correct Audit Findings 2024-2025 and Presentation - Legal Counsel – Bobby Maldonado attorney for the PEDC reviewed the resolution and explained the purpose of it and what it was designed to cover, with regards to the audit findings approved by the PEDC's Board of Directors at the August meeting. Staff will work with Mr. Maldonado on the policies and procedures to address the findings. In addition, a motion was made by Sal Nichols, second by Jake McKinney regarding the remaining part of the resolution to direct staff to correct the audit deficiencies as noted in the Auditor's Management Letter (contract and services with the engineer firm and service contract of the Executive Director) with the assistance of Legal Counsel. **Motion approved unanimously.**

h) Adopt Resolution No. 20260921.3 to Address Agreement Between Services of PEDC for Reeves County – **No Action. Refer to 2g.**

i) Renz Property – 0.52 Acre Tract for the TOPC's Digital Board – After a question-and-answer session regarding a pending agreement with the TOPC, No action was taken.

3) **Executive Session – entered Closed Session at 9:27 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 9:55 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 – None were requested.

6) President David Dominguez adjourned the meeting at 9:57 p.m. Next Regular Meeting Date will be set for October 19, 2026.

Venetta Seals, President — Date: 10/19/2026

Teresa Winkles, Secretary/Treasurer — Date: 10-19-26