

PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street
Pecos, TX 79772

Regular Board Meeting

Date: Monday – March 15, 2021 Time: 5:30 P.M. Location: PEDC Board Room

This meeting is posted pursuant to the Texas Open Meetings Act, 551.001.ET.SEQ

IN RESPONSE TO THE COVID 19 OUTBREAK, THE PUBLIC IS ENCOURAGED TO JOIN VIA TELECONFERENCE USING ZOOM. THE PUBLIC MAY JOIN THE CONFERENCE CALL BY DIALING 1-346-248-7799 using Meeting ID 811 2535 0690

CALL TO ORDER

Invocation
Pledge of Allegiance
Public Comments

1. Approve the February 15, 2021 Regular Board Meeting Minutes.
2. Discuss/Consider – February 2021 Financial Statements and reports
3. Review/Update - Directors Report
 - a. Texas Lantana reimbursement report concerning PRTC
 - b. Short and Long Term Cash report
 - c. Monthly contact report for February
4. Presentation of results from the PEDC annual audit for 2019-2020, Kim Knox, BMY Consultants
5. Discuss/Consider – PEDC annual audit for 2019-2020
6. Presentation from Chris Bontrager from Retail Strategies
7. Discuss/Consider – extension of contract for Retail Recruitment services from Retail Strategies
8. Discuss/Consider – mid-year adjustments to 2020-2021 PEDC Budget
 - a. Various Line Item adjustments
 - i. Commercial Incentives
 - ii. Infrastructure Development
 - iii. Special Projects
 - iv. Insurance
 - v. Administrative Assistant
 - vi. Depreciation
 - vii. Legal Fees
 - viii. Other Professional Services
 - ix. Prior Year Fund Balance

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9. Discuss/Consider - approval of the March 3rd PEDC wire transfer of \$150,000 from WTNB account #6838456 (Land Sale acct) to TEXPOOL Account #794970002
10. Discuss/Consider – sale of 5 lots being Lots 3, 4 5, 11 & 12, Block 3, Meadowbrook Subdivision to Javier Cruz Construction, with Performance Agreements
11. **Closed Session as authorized by the Texas Open Meetings Act, 551.101 et. seq.**

A. Texas Government Code –551.071 and 551.129, Consultation with legal counsel , including possible telephone consultation with legal counsel, as necessary to address legal concerns, implications, and any question regarding posted agenda items

1. Performance Agreement on 2.41 acres

B. Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.

1. Lot 6A and 6B, Block 4, Revised West Airport Addition
2. 3 acres out of a 187 acre tract in Section 11, Block 5, H&GN Railroad Survey

Open Session, take action, if any, on the items discussed in closed session, 551.072, and 551.087

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12. Items for next agenda (April 19)

13. Adjourn

The Board may vote and/or act upon each of the items listed on this agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. The Board may act in open session on any items listed for the executive session.

Board meetings are open to all persons. Individuals with disabilities who require special assistance should contact the PEDC office at 445-9960 during normal business hours at least twenty-fours in advance of the meeting.

Posted: Thursday, March 11, 2021 at 5:00 PM

Kenneth Winkles – Executive Director

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