

# PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street  
Pecos, TX 79772

## Regular Board Meeting

**Date: Monday – July 19, 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

### CALL TO ORDER

Invocation  
Pledge of Allegiance  
Public Comments

1. Approve the June 21, 2021 Regular Board Meeting Minutes and June 28, 2021 Special Meeting Minutes
2. Discuss/Consider – June 2021 Financial Statements and reports
3. Review/Update - Directors Report
  - a. Texas Lantana - PRTC reimbursement report
  - b. Monthly contact report for June
  - c. 2<sup>nd</sup> Quarter Investment report
  - d. Short and Long Term Cash report
  - e. Estimated Sales Tax report
4. Discuss/Consider – adoption of final PEDC Budget for 2021-2022
5. Discuss/Consider – leasing a .95 acre tract out of a 5.05 acre tract in the NW/4 of Section 16, Abstract #2557, Block 5 in the Town of Pecos City, Reeves County to a 501c3 organization, Jolene's House
6. Discuss/Consider – granting a future roadway easement to a 501c3 Organization , Jolene's House, to access a .95 acre tract out of a 5.05 acre tract in the NW/4 of Section 16, Abstract #2557, Block 5 in the Town of Pecos City, Reeves County
7. Discuss/Consider - approval of the June 22, 2021 PEDC wire transfer of \$200,000 from TEXPOOL Account #794970002 to WTNB account #6838456 (Land Sale acct)
8. Discuss – proposed changes to PEDC Bylaws
  - a. Section 4.02 Directors Qualifications
  - b. Section 4.05 Ex Officio member
  - c. Section 7.01 Executive Director
  - d. Section 8.01 Full or part time Employees

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9. Update on Central Mailbox Units for Meadowbrook Subdivision

10. **Closed Session as authorized by the Texas Open Meetings Act, 551.101 et. seq.**

**A. Texas Government Code –551.071 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 concerning Real Property 2.41 acres Hwy 285

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

1. Various lands owned by the Pecos EDC

2. Block 7 and 8 Meadowbrook Subdivision

**Open Session, take action, if any, on the items discussed in closed session**

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11. Items for next agenda (August 16)

12. 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: Friday, July 16, 2021 by 5:00 PM

Kenneth Winkles – Executive Director

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