

# PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street  
Pecos, TX 79772

## Regular Board Meeting

**Date: Monday – September 20, 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 August 16, 2021 Regular Board Meeting Minutes
2. Discuss/Consider – August 2021 Financial Statements and reports
3. Review/Update - Directors Report
  - a. Texas Lantana - PRTC reimbursement report
  - b. Monthly contact report for August
  - c. Short and Long Term Cash report
  - d. Sales Tax report
4. Discuss/Consider - Ratification of the sale of Lot 16, Block 3 in the Meadowbrook Subdivision to Salazar Homes & Construction, LLC, including a Performance Agreement
5. Discuss/Consider – approval of Board Resolution authorizing the Executive Director to sale Meadowbrook Lots at \$28,000 with Performance Agreements without prior Board approval
6. Discuss/Consider – approval of a Reimbursement Agreement for \$417,000 with TOPC for sewer line installation along Highway 285, SEQ utilities project
7. Discuss/Consider – options regarding replacement of current office XEROX printer
8. Discuss – possible funding of the proposed First Time Home Buyers Grant Program
9. Discuss – Board training on Public Information Act and Open Meetings Act, Saturday October 9, 2021
10. Review – report from Retail Strategies from Austin Live Conference
11. Discuss/Consider – authorizing Executive Director to hire BMY CPA firm to perform 2020-2021 Annual Audit

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## 12. Closed Session as authorized by the Texas Open Meetings Act, 551.101 et. seq.

- A. Texas Government Code - 551.087 - Deliberation regarding Economic Development Negotiations with a business prospect to locate in the Town of Pecos City, Reeves County Texas**
  - 1. Economic initiative package to attract a new business into Pecos

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

- A. Consider and possible action regarding Economic Development Negotiations with a business prospect to locate in the Town of Pecos City, Reeves County Texas**
  - 1. Economic initiative package to attract a new business into

## 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: Friday, September 17, 2021 by 5:00 PM

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Kenneth Winkles – Executive Director

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