

PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street
Pecos, TX 79772

Regular Board Meeting

Date: Monday – November 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

CALL TO ORDER

Invocation
Pledge of Allegiance
Public Comments

1. Approve the October 18, 2021 Regular Board Meeting Minutes.
2. Discuss/Consider – October 2021 Financial Statements and reports
3. Review/Update - Directors Report
 - a. Texas Lantana reimbursement report concerning PRTC
 - b. Monthly contact report for October
 - c. PEDC 2020-2021 annual Audit update
4. Discuss/Consider – proposed changes and removal of certain PEDC Balance Sheet items (Audit result)
 - a. Land (Assorted lands)
 - b. West Airport Addition Infrastructure
 - c. Meadowbrook Mailboxes
 - d. Meadowbrook Dirt Expense, Special projects
5. Discuss/Consider – renaming of Balance Sheet items (Audit result)
 - a. 187.04 Acre Tract, split into two (2) sections on Balance Sheet
 - b. 70.9 Acre Tract, less acreage recently sold to TOPC
6. Discuss/Consider - Ratification of the October 27, 2021 PEDC wire transfer of \$60,000 from WTNB account #6220258 (Sales Tax acct) to TEXPOOL Account #7949700001
7. Discuss/Consider - Ratification of the October 27, 2021 PEDC wire transfer of \$75,000 from WTNB account #6838456 (Land Sale acct) to TEXPOOL Account #794970002
8. Review – 3rd Quarter PEDC Investment report
9. Discuss/Consider – granting an exception to Section 4.06 of the PEDC Bylaws, Oscar Ornelas

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

- A. **Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.**
 - 1. Block 57 and Block 89, Original Town of Pecos
 - 2. 7.5 acres in Section 11, Block 5, Town of Pecos City

- B. **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

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 - 2. 7.5 acres in Section 11, Block 5, Town of Pecos City

- B. **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

11. Discuss/Consider – TOPC Code Enforcement requests timeline to clear PEDC lands

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: Wednesday November 10, 2021 by 5:00 PM

Kenneth Winkles – Executive Director

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