

PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street
Pecos, TX 79772

Regular Board Meeting

Date: Monday – May 16, 2016 Time: 6:00 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 April 18, 2016 Regular Board Meeting Minutes.
2. Approval the April 2016 Financial Statements and reports.
3. Discuss/Consider – Change of PEDC “operating account” from TransPecos to WTNB Pecos
4. Discuss/Consider – Authorizing PEDC Director to negotiate with prospective sellers of residential lots
5. Discuss/Consider – Approve Audit Engagement Letter from Doak Painter
6. Discuss/Consider – Offer from David Moya, 2317 Country Club – House only
7. Discuss/Consider – Purchase of TOPC lots recently purchased from PBTISD
8. Discuss/Consider – ARA request to utilize and test using Hanger Doors at PRTC facility
9. **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.**
 - B. **Texas Government Code - 551.087 - Deliberation regarding Economic Development Negotiations with a business prospect to locate in the Town of Pecos City.
PEDC – Bhakta offer for 1.5 acres of PEDC 3.0 acres near Stripes**
 - C. **Texas Government Code - 551.072 - Deliberation regarding the purchase, exchange, lease or value of Real Property.
PEDC – Nine Mile Group negotiations
PEDC - Single Family and Multi Family Development Agreements
PEDC - Two (2) new MOU’s between the PEDC and Second Chapter, LLC**

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PEDC – 7 acre old Troy Vines area development proposal
PEDC – 5.5 acres formerly S. Armstrong Land, Texas Street
PEDC – offer on 2 lots on Willow and 7th

D. Texas Government Code – 551.074 – Discuss Personnel matters, including appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

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

A. Consultation with legal counsel

B. Consider and possible action regarding Economic Development Negotiations with a business prospect to locate in the Town of Pecos City.

C. Consider and possible action regarding the purchase, exchange, lease or value of Real Property.

PEDC – Nine Mile Group negotiations

PEDC - Single Family and Multi Family Development Agreements

PEDC - Two (2) new MOU's between the PEDC and Second Chapter, LLC

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10. Items for next Agenda

11. 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 May 13, 2016 at 4:00 PM

Ann Foster – Executive Assistant

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