

PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street
Pecos, TX 79772
Regular Board Meeting
(Agenda.PEDC.20240415)

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Date: Monday – April 15, 2024 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	Ron Garcia	Secretary/Treasurer
Pledge of Allegiance	John Parent	Director
Public Comments	David Dominguez	President
Declaration of a Quorum	David Dominguez	President

- 1) Approve Minutes – March 18, 2024
- 2) Discuss/Consider – March 2024 Financial Statements and Reports – Monthly Report
- 3) Review/Update – Directors Report
 - a) Texas Lantana – PRTC reimbursement report; receipt of outstanding payments due
 - b) Monthly Sales Tax report
 - c) Reeves County Funds
- 4) Discuss/Consider:
 - a) Grant/Incentive
 - i) The Spot
 - ii) Man Cave
 - b) First Keystone – Infrastructure Development Grant (Presentation Only to be considered 5/20/24)
 - c) Amend PEDC Budget
 - d) TOPC – Water Line Easement
 - e) Update on Block 800-900 S Cedar – Hector Pena (Light Pole & TxDOT approved entrance)
 - f) Appointment Executive Director to TIRZ Board (Ex Officio)
- 5) **Executive Session** – Closed Session as authorized by the Texas Open Meetings Act, 551.101 for the purpose of:
 - a) Texas Government Code – 551.072 Deliberation regarding Real Property
 - i) Housing Projects – aka Troy Vines Property & Jackson Street (consider legal representation)
 - ii) 4.94 acres - land west of the Texan
 - iii) 15 Acres of Land (+/-) to be transferred to Reeves County
 - iv) Reeves County – PEDC Approximately 141-acre tract (Reeves County Land)
 - b) Texas Government Code – 551.087 Economic Development
 - i) Hwy 17 Project Outside the city limits
 - ii) Fiber Optic (Reeves County/TOPC/PEDC) Project
 - c) Texas Government Code – 551.071 Deliberation with Attorney, if applicable
 - d) Texas Government Code – 551.074 Evaluation of Executive Director

P.O. Box 1493
Pecos, TX 79772
(432) 445-9960

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- 6) **Open Session** as pursuant to Texas Government Code 551.102 and take action, if any, on matters deliberated in Executive Session.
 - a) Texas Government Code – 551.072 Deliberation regarding Real Property
 - i) Housing Projects – aka Troy Vines Property & Jackson Street (consider legal representation)
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 - iii) 15 Acres of Land +/- to be transferred to Reeves County
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 - d) Texas Government Code – 551.074 Evaluation of Executive Director
- 7) Items for next meeting May 20, 2024
- 8) 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-four (24) hours in advance of the meeting.

Posted: Friday, April 12, 2024, by 5:00 PM



Jimmy Dutchover, Executive Director

P.O. Box 1493
Pecos, TX 79772
(432) 445-9960

