

# PECOS 4B ECONOMIC DEVELOPMENT CORPORATION

119 South Cedar Street  
Pecos, TX 79772

## **Regular Board Meeting** (Agenda.PEDC.20230515)

**Date: Monday – May 15, 2023 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  
Declaration of a Quorum

1. Approve the April 17, 2023 Regular Board Meeting Minutes
2. Discuss/Consider – April 2023 Financial Statements and Reports
3. Review/Update - Directors Report
  - a. Texas Lantana - PRTC reimbursement report
  - b. Monthly Sales Tax report
4. Discuss/Consider - Ratification of April 24, 2023 wire transfer of \$525,000 from WTNB Account #6838456 (Land Sale Account) to TEXPOOL account number #7949700002 (Land Sale Account)
5. Discuss/Consider – Ratification of April 24, 2023 PEDC wire transfer of \$100,000 from WTNB #6220258 to TEXPOOL account #7949700001 (Sales Tax Account)
6. Discuss/Consider – Use of PEDC Board Room for Meetings by Airport Board (2<sup>nd</sup> Monday of Each Quarter) & 2x6 Group
7. Discuss/Consider – Jackson Subdivision sale of Lots 3, 13, 14 & 16 with extended timeline
8. Discuss/Consider – Jackson Subdivision non-refundable Land Deposit to allow for client obtaining Floor Plan/Contractor
9. Discuss – Jackson Subdivision Variance (Fencing 3 - 4' Stone/Brick base w/3'-2' Cedar Planks)
10. Discuss – Hwy 285 Light Pole and Fixture (Encroachment Request from TNMP to TOPC)
11. Discuss – Budget Fiscal Year 2023 – 2024 (Proposal – 1<sup>st</sup> Draft)
12. Discuss – Grant/Incentives & How they work (Federal/State/Local Programs)
13. Discuss – Local Incentives for Current Businesses in Designated Areas

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(432) 445-9960

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## 14. 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.

- a. Inventory Asset – 8.19 acres tract, Block 5
- b. Update - Hwy 285 (Entire 900 Block S, Cedar)
- c. Update - Lots 1-12, Blk 34, Original Pecos (aka Methodist Church Property)

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

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## 15. Items for next meeting June 19, 2023

## 16. 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, May 12, 2023, by 5:00 PM



Kenneth Winkles – Executive Director

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