

EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
January 14, 2019

The Eastland Economic Development, Inc. Board of Directors met in the Commission Chambers at Eastland City Hall as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

Members Present:

Board Member _____	Mark Pipkin
Board Member _____	Carolyn White
Board Member _____	Jason Cochran
Executive Director _____	Tom Bailey

Members Absent:

_____ Board Member _____	Vicki Bradley
_____ Board Member _____	James Doyle

City Staff Present:

City Manager _____	Ron Duncan
City Secretary _____	Shirley Stuart
City Secretary (Incoming) _____	Roma Holley

Guests: Donald Cate

I. Meeting Called to Order

Mark Pipkin called the meeting to order at 12:00 p.m. and recessed at 12:01 p.m. The Board reconvened at 12:06 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Mark Pipkin and Jason Cochran led the Pledge of Allegiance.

III. Finance Report

Donald Cate presented the finance report for December 2018. He went over the income and expense report for the month, noting the sales tax was very similar to the same month last year.

Jason Cochran made a motion, seconded by Carolyn White, to accept the finances as reported. Motion prevailed by the following vote:

Ayes: Pipkin, Cochran, White
Nays: None
Absent: Bradley, Doyle

IV. Approve Minutes of the December 10, 2018 Meeting

Jason Cochran made a motion, seconded by Carolyn White, to approve the minutes of the December 10, 2018 meeting. Motion prevailed by the following vote:

Ayes: Pipkin, Cochran, White
Nays: None
Absent: Bradley, Doyle

V. Public Comment on any subject not Listed on this Agenda
(Limited to Five Minutes Per Speaker)

City Secretary Shirley Stuart mentioned that this will be her final EEDI meeting to attend as she is retiring. City Manager Ron Duncan notified the board of a Reception to be held in her honor at the Lumberyard Event Center on January 31, 2019 from 5-7 p.m.

VI. The EEDI Board of Directors may Discuss and Take Action on the Following Agenda Items:

1. Discuss and Consider Lease of Morgan Property

Tom Bailey briefed the Board regarding the proposed lease of the Morgan Property. He explained that Kevco Recycling proposes to lease the north portion of the Morgan Property for the purpose of fabrication and repair of recycling equipment. He stated that the owner and operator, Ronnie Harris, is planning to occupy the north 100' x 100' section of Morgan Buildings. The proposed lease of \$1500 per month will be paid in labor for repairs to the building for the first year.

EEDI will furnish the materials necessary for the repairs. Each repair project will be agreed upon by Ronnie Harris and Tom Bailey, prior to commencing. Mark Pipkin suggested to include wording in the contract that reflects a framework for an order of events regarding when and what can be expected to be done for the value of \$1500 per month.

Kevco will pay monthly utility costs and EEDI will install a basic 3-phase electrical service to the building. Kevco will make necessary connections to the 3-phase service and be responsible for inside wiring and fixtures. These improvements will remain with the building upon termination of lease. Any specialized equipment installed for Kevco's purposes, will not remain upon termination of the lease.

Kevco will make necessary repairs to the north fence on the property to secure the site. EEDI will make restroom facilities available to Kevco employees in an adjacent structure.

Tom Bailey was given authority to spend up to \$10,000 per item, for additional purchases over and above the installation of the electrical service.

Jason Cochran made a motion, seconded by Carolyn White, to approve the lease of the Morgan Property to Ronnie Harris as presented and for Tom Bailey to work with Attorney Jim Farrar in the development of the lease contract. Motion prevailed by the following vote:

Ayes: Pipkin, Cochran, White
Nays: None
Absent: Bradley, Doyle

2. Discuss and Consider Road Improvements at Warner University Subdivision

Tom Bailey provided details about the estimates given regarding a potential agreement for EEDI to put in a road at the Warner University Subdivision for the Nursing Home. There was a brief discussion and no action is needed at this time.

3. Discuss and Consider Infrastructure Improvements at Rural Health Clinic Site.

Tom Bailey explained that EEDI is being asked to pay for the parking lot at the Rural Health Clinic at an estimated cost of \$200,000. There is a possibility of partnering with the Eastland Industrial Foundation to pay for the infrastructure improvement.

VII. Executive Session in Accordance with Texas Government Code §551.087, Deliberation Regarding Economic Development Negotiations

The scheduled Executive Session was not needed.

VIII. Executive Director's Report

Tom Bailey noted he had emailed the report to everyone on Friday. Additionally, he mentioned that the extra equipment previously left behind by the Super Computer business is currently being stored on the property of the Morgan Buildings and needs to be removed. A letter will be sent to the owner of this business asking them to remove the equipment as soon as possible.

IX. Adjournment

Carolyn White made a motion, seconded by Jason Cochran to adjourn at 12:53 p.m.. Motion prevailed by the following vote:

Ayes: Pipkin, Cochran, White
Nays: None
Absent: Bradley, Doyle

Approved:

Mark Pipkin, Vice President
EEDI Board

Attest:

Roma Holley, City Secretary