

EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
August 12, 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 _____	James Doyle
Board Member _____	Vicki Bradley

City Staff Present:

City Manager _____	Ron Duncan
City Secretary _____	Roma Holley
Director of Planning _____	Tony Stubblefield

Guests: Donald Cate, Larry Vernon

I. Meeting Called to Order

Mark Pipkin called the meeting to order at 12:01 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Jason Cochran and Carolyn White led the Pledge of Allegiance.

III. Finance Report

Donald Cate was present and he reviewed the income and expense report for the month of July and stated that the sales tax is 4% higher than at this time last year.

Jason Cochran made a motion, seconded by Carolyn White, to approve the July Finance Report. Motion prevailed by the following vote:

Ayes: Cochran, White, Pipkin

Nays: None

Absent: None

IV. Approve Minutes of the July 8th, 2019 Meetings

Jason Cochran made a motion, seconded by Carolyn White, to approve the minutes of the July 8th, 2019 Meeting. Motion prevailed by the following vote:

Ayes: Cochran, White, Pipkin

Nays: None

Absent: None

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

There were no comments.

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

1. Discuss and Consider Texas Capital Grant funds for Red Star Project.

Executive Director Tom Bailey advised that our accountant Donnie Cate had written a check for \$113,812.24 to Excel Trenching as the final payment for their services. Everything is in place awaiting forward progress from Sam Lawson.

We received \$71,270.84 from the grant. The city paid for a backup generator which was \$12,000 so there is \$30,125 left, which is 5% of the construction fund. This has been retained by the State of Texas until they receive a letter of occupancy and then that money will be refunded to us.

In a past meeting EEDI agreed to sell the adjoining property, known as the Benefiel property, to Sam Lawson for \$7500. This deed has now been signed and an informal closing will take place in the near future where Sam Lawson will exchange the certified check for the deed.

Mr. Pipkin noted that this is information only and no action is required.

2. Discuss and Consider request from El Reno Energy to adjust terms of lease.

Mr. Bailey read a letter from Cord Johnson, President of El Reno Energy. In the letter, Mr. Johnson outlined the positive impact that he believes is being made in the Eastland Economy due to the presence of his business. He advised that the current lease forbids all oil industry related activities on the premise. He requested some latitude in the agreement in order to house their equipment fleet. In consideration he offered to increase the payment of the lease to \$1400 per month.

Discussion revolved around the oil field related equipment being there on the property and the impact that it could have. One of the reasons the lease contract is worded to exclude this type of equipment, is because of the image we are trying to portray to potential businesses that we want to invite onto the surrounding property. El Reno is already pushing its limits with some of the things that are out there now. The original proposal from El Reno was just to park their rock hauling trucks there. But other types of vehicles have also been parked there.

A possible solution to would be to talk to them about the Morgan Buildings property and what we have available there. It would be an ideal place for their operation.

Mark Pipkin made a motion, seconded by Carolyn White, to maintain the conditions of the lease as it was signed, allowing no oilfield equipment to be allowed to be parked on this property. Motion prevailed by the following vote:

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

3. Discuss and Consider progress on Ranger College Eastland Campus

Mr. Bailey updated the board on the progress of the Victor Cornelius building, owned by Ranger College. They had Waldrop Construction give an estimate on the renovation of both the first floor and also the two floors. The estimate for the first floor only is right at \$1 million. The estimate for both floors, fully renovated is \$2.2 million.

At this time Ranger College has no funds to commit to this project. The Eastland Memorial Hospital has been made aware of it as well as the Eastland Industrial Foundation.

Discussion about the fact that this project is in limbo for right now. It is up to Ranger College to decide which direction they want to go. We do not want the building to go to waste, especially since we invested to have the bathrooms renovated.

Mr. Pipkin noted that this is information only and no action is required.

4. Review Chamber of Commerce Quarterly Report.

Mr. Bailey referenced the report that was provided. Discussion about the Rip's Sip n Toss that was held this past weekend. The heat kept a lot of people away but it was successful as it had been rescheduled from April's Rip's Ribs Cookoff which was cut short because of a storm.

Mr. Pipkin noted that this is information only and no action is required.

VII. Executive Session in Accordance with Texas Government Code §551.074, Personnel:

§551.074 Executive Director Personnel Business

The Eastland Economic Development board convened in Executive Session at 12:40 p.m.
Reconvene in Open Session at 12:58 p.m. and take any needed action on subject of Executive Session:

Jason Cochran made a motion, seconded by Carolyn White, to increase the salary of Executive Director Tom Bailey to \$82,500. Motion prevailed by the following vote:

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

VIII. Executive Director's Report - Update on projects and activities

- Rural Health Clinic is moving forward. The sewer line has been installed. The decision has been made and forwarded to the contractors that the staging area for this will be behind the Crisis Center.
- Trinity Health Care – Nursing Home is also moving forward. There was discussion surrounding the property line between the Finley property and the street. There will probably be a necessity in the near future of moving the fence back 25' to ensure the right-of-way.
- Blake Fulenwider has been pouring more concrete and is making progress.
- Morgan building and tenants are also making progress. The heat has slowed the progress of renovating the outside. The roof is now complete and has been insured for the replacement value.

IX Adjournment

Carolyn White made a motion, seconded by Mark Pipkin to adjourn at 12:59 p.m. Motion prevailed by the following vote:

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

Approved:

Mark Pipkin, Co-Chairman
EEDI Board

Attest:

Roma Holley, City Secretary