

EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
October 7, 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 _____	Vicki Bradley
Board Member _____	Mark Pipkin
Board Member _____	Carolyn White
Board Member _____	Jason Cochran
Board Member _____	James Doyle
Executive Director _____	Tom Bailey

City Staff Present:

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

Guests: Donald Cate

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:03 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Tom Bailey and James Doyle led the Pledge of Allegiance.

III. Finance Report

Donald Cate presented the finance report for September 2019. He reviewed the income and expense report for the month noting that the sales tax has increased by 6% for the year. He then explained some of the larger expenditures.

Jason Cochran made a motion, seconded by Carolyn White, to accept the finances as reported.

Motion prevailed by the following vote

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

Absent: None

IV. Approve Minutes of the September 12, 2019 and September 16, 2019 Meetings

Mark Pipkin made a motion, seconded by Jason Cochran to approve both sets of minutes as presented. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

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 2018-2019 Amended Budget

Donald Cate directed the board's attention to the Amended Budget that he presented to them. He said that there were not a lot of amendments necessary. He noted the adjustments that were made in order to keep the budget balanced.

Mark Pipkin made a motion, seconded by Jason Cochran to accept the budget amendments as prescribed.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

2. Discuss and Consider 2019-2020 EEDI Budget

Donald Cate stated that beyond the normal operating costs, there is \$155,000 allocated for property development that was actually obligated this past year. This includes development of University Drive, the Medical Clinic and paving at the Business Park.

Mr. Cate also mentioned that although there appears to be \$71,910.00 positive at the end of the year, over \$40,000 will actually be paid on notes

Jason Cochran made a motion, seconded by James Doyle to approve the 2019-2020 EEDI Budget as presented.

Motion prevailed by the following vote:

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

3. Discuss and Consider appointment of James Doyle to a full term on the EEDI Board.

Mr. Bailey advised that James Doyle was appointed to fulfill the unexpired term of Tom Crowder and that after speaking to Mr. Doyle, he is willing to continue serving on this board.

Mark Pipkin made a motion, seconded by Carolyn White to accept the appointment of James Doyle and make this recommendation to the City Commission at their next meeting.

Motion prevailed by the following vote:

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

4. Reorganize the EEDI Board Officers

Mr. Pipkin stated that, for the sake of continuity and consistency, he would like the board to stay organized exactly as it is: Vicki Bradley, President. Mark Pipkin; Vice-President; Carolyn White, Secretary; Jason Cochran, Treasurer.

Mark Pipkin made a motion, seconded by Jason Cochran to leave the board organized as it is now.

Motion prevailed by the following vote:

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

5. Discuss and Consider Lease/Purchase contract with El Reno Energy

Mr. Bailey stated that Attorney Jim Farrar had put together a lease contract detailing the proposed agreement with Cord Johnson and El Reno Energy. Mr. Bailey directed the boards attention to the lease paperwork that was included in their packet.

After several minutes of discussion, Vicki Bradley stated that this matter would be continued in executive session.

6. Discuss and Consider Electric Service to Medical Park

Mr. Bailey advised the board of options regarding providing Electric Service to the Medical Park in regards to future development.

No action required at this time.

VII. Executive Session in accordance with Texas Government Code § 551.072, deliberation about real property:

§ 551.072 - Consider El Reno Energy Lease/Purchase

The Eastland Economic Development board convened in Executive Session at 12:34 p.m. Reconvene in Open Session at 12:44 p.m. and take any needed action on subject of Executive Session:

Upon reconvening in open session, Jason Cochran made a motion, seconded by James Doyle to accept the El Reno Energy lease as presented.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

VIII. Executive Director's Report – Update on projects and activities including:

- Red Star – Sam Lawson notified of Benifiel property decision. No response has been received. However, it is now understood that the electricity issue is being resolved. This shows forward progress on the project.

- Trinity Health Care – Nursing Home progressing well. There is anticipation that they will be expecting construction of the new street to begin soon.
- Blake Fulenwider – New facility is looking great.
- Morgan building and tenants - North side sheets all replaced and work is beginning on the west side this week. We also sold another piece of abandoned equipment for \$100.
- Ranger College – VC Building –Ranger College and hospital officials are still discussing possible nurse and medical training for the facility.

IX Adjournment

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

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

Approved:

Vicki Bradley, Chairman
EEDI Board

Attest:

Roma Holley, City Secretary