

EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
November 18, 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:

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|--------------------------|---------------|
| 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 |
| Code Enforcement _____ | Terry Simmons |

Guests: Donald Cate, Larry Vernon

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:10 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Tom Bailey and Carolyn White led the Pledge of Allegiance.

III. Finance Report

Donald Cate presented the finance report for October 2019. He reviewed the income and expense report for the month noting that the sales tax has increased by 1.4%. He then explained some of the larger expenditures. He stated that El Reno missed the first lease payment due to unforeseen circumstances. Mr. Bailey spoke with El Reno personnel and was assured that they will be making a double payment next month.

Mark Pipkin made a motion, seconded by Jason Cochran, 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 October 7, 2019 Meetings

Jason Cochran made a motion, seconded by Carolyn White to approve the 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 Billboard located in the EEDI Business Park

Tom Bailey stated that there is a skeleton of an old billboard in Block 7 of the business park just east of the new Blake Fulenwider facility. After visiting with City of Eastland officials and with TxDot officials, both entities agree that we can utilize the sign for our own advertising purposes, but cannot rent the sign to others.

Mr. Bailey advised that he spoke with Daniel Jackson about making some type of sign to advertise the business park and possibly other EEDI owned properties. The results vary from inexpensive to more expensive, depending on size and sign material.

Discussion followed between the board members and Mr. Bailey.

Jason Cochran made a motion, seconded by Mark Pipkin, to authorize Tom Bailey to have the sign demolished and erect a smaller sign/banner with T-posts on this property after it has been cleared by El Reno.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

2. Discuss and Consider Billboard located on East Main in Eastland

Mr. Bailey stated that he had been contacted about the availability of a billboard sign on East Main Street located just west of the Leon River bridge on the north side of the street. Eastland ISD is renting the east side of the sign and the west side is available. Mr. Bailey contacted Daniel Jackson and received a quote for the initial sign as well as a quote for updates to the sign throughout the year as projects and information change. Mr. Bailey presented this information to the board and discussion followed as to whether this would be a good investment and use of funds.

Mark Pipkin made a motion, seconded by Jason Cochran to have Mr. Bailey enter into a contract to rent the west side of this billboard for use in promoting EEDI and its projects.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

3. Discuss and Consider Office Space Agreement for Workforce Solutions

Tom Bailey stated that Workforce Solutions had planned to occupy a portion of the Ranger College/Victor Cornelius building on West Main Street. Prior to occupancy, they had an ADA inspection which called for several costly modifications to the building, which neither Workforce Solutions or Ranger College could accomplish. Mr. Bailey stated that Workforce Solutions put funds in their budget for a part-time staff person in Eastland and still desire to serve the Eastland County area. Mary Ross, Workforce Solutions Executive Director, visited Eastland and along with Mr. Bailey, looked for available office space that might meet their needs. One issue they face is, they budgeted funds for a staff person with the understanding free office space would be available; however, that space is no longer an option.

Mr. Bailey and Mrs. Ross looked at an office in the Eastland County Museum building where Central Texas opportunities has previously been located. It is on the 3rd floor and would meet their needs quite well. The rent on the office is in the \$400 per month range and would include all utilities.

Mr. Bailey stated that support for a "Career Center" is a legitimate use of 4A funds. EEDI loaned the Eastland County Museum Foundation \$130,000 in 2012 to replace the elevator and renovate the third-floor restroom. To date, the foundation has not been able to make their payments to EEDI and it is difficult to see how they can do so in the foreseeable future. For that reason, Mr. Bailey proposed that the board offer to reduce the note balance by \$200 per month in exchange for \$200 credit toward the Workforce Solutions rent. This would provide help to the Workforce Solutions and they would pay the remaining portion of the rent which would cover their utility costs.

Discussion followed among the board members and all comments were favorable.

Mark Pipkin made a motion, seconded by Carolyn White to accept the proposal that Mr. Bailey made.

Motion prevailed by the following vote:

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

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

- Red Star – Nothing new to report
- Trinity Health Care – Nursing Home progressing well.
- Blake Fulenwider – New facility is looking great.
- Morgan building and tenants – Installed a roll-up door on the west side. Action is being taken to demolish and clean up some unused, dilapidated outbuildings on the property.

VIII. Adjournment

Carolyn White made a motion, seconded by Jason Cochran to adjourn at 12:40 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