

EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
September 25, 2020

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 _____	Carolyn White
Board Member _____	James Doyle
Board Member _____	Jason Cochran
Executive Director _____	Tom Bailey

Members Absent:

Board Member _____	Mark Pipkin
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City Staff Present:

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

Guests: Dayna Prochaska, Casey Raitz, Kylee Fields, Hogan Loose, Donald Cate

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:02 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 reviewed the income and expense report for the month of August. He noted no unusual expenditures or income for the months. Operating expenses are within normal bounds. He stated that the Sales tax has increased approximately 5% for the year.

Jason Cochran made a motion, seconded by James Doyle, to approve the finance report as presented. Motion prevailed by the following vote:

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

IV. Approve Minutes of the August 10, 2020 and August 31, 2020 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, White
Nays: None
Absent: Pipkin

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. Hear update on the Ranger College LVN Program in Eastland.

Tom Bailey introduced Dayna Prochaska of Ranger College. She stated that they have 11 full-time students who began their studies on August 24, 2020. They attend the Eastland campus Monday -Wednesday and on Thursday they participate in Lab work at the Brownwood campus. Friday's are reserved for online studies. They have a full-time instructor here in Eastland, which fulfils the requirement set by the EEDI board for their assistance. They anticipate the number of students growing and hope to provide many more opportunities to them.

No action required

2. Discuss and Consider 2019-2020 Amended Budget

Donald Cate stated that there were only 5 items that were over budget and that the largest overage was the assistance to the Rural Health Clinic which was not in the budget. He covered these items by transferring funds from the "Property Development" category.

James Doyle made a motion, seconded by Carolyn White, to accept the budget amendments. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, White
Nays:
Absent: Pipkin

3. Discuss and Consider 2020-2021 EEDI Budget

Donald Cate advised that this year's budget has not been changed much from last year. They have moved a couple of items to other categories and added a project called RAMP which deals with projects at the Eastland Municipal Airport.

Jason Cochran made a motion, seconded by James Doyle, to accept the budget for 2020-2021. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, White

Nays:

Absent: Pipkin

4. Discuss and Consider Proposal from U.S. Concrete

Executive Director Tom Bailey stated that this is actually U. S. Sand and Gravel. U. S. Rentals and Big State Concrete are also owned and operated by the same people. He introduced Casey Raitz who is the CFO and owner of this group of companies. Mr. Raitz also introduced Kylee Fields who helps run all of the companies. Mr. Raitz introduced Hogan Loose who helps run the equipment Rental company. Mr. Raitz and his wife began these companies in late 2014 and they currently have 38 employees.

Mr. Raitz had a slide presentation for the Board members. He stated that even through the COVID-19 Pandemic their company was able to retain current employees and even hire additional employees.

In 2014, U. S. Sand and Concrete was the first business that they developed. They provide many types of sand and gravel as well as concrete culverts to homeowner, contractors and large industrial projects. They construct roads, pad sites, retaining walls as well as lakes or ponds and a variety of demolition and land clearing services.

In 2017, they began U. S. Rentals which supplies all types of equipment to the area. From small power tools to large excavators, skid-steers and trucks. They also provide asphalt services.

In 2019 they established Big State Concrete, which uses volumetric concrete trucks. These trucks produce the same type of concrete as the traditional barrel trucks. However, these are automated and the concrete is mixed on sight. There is no batch plant, only a cement silo which puts the cement into the truck, which is already loaded with the sand, gravel and water. The customer only pays for what is actually poured.

Mr. Raitz talked about their company giving back to the communities they serve. Each year they sponsor a big Crawfish boil. They bring in bounce houses for the children and vendors of all kinds. Some of these vendors provide demonstrations on how the equipment works, like volumetric trucks. They also have a concert and provide a lot of give-a-ways. They believe in providing community outreach through helping non-profit organizations and schools as well as other outreach opportunities.

Mr. Raitz said they have looked around at other communities in which to develop and really like the opportunities they see in Eastland. They like the fact that the city appears to be very clean and welcoming to new businesses.

The board began to meet in Executive Session in Accordance with Texas Government Code §551.087, Deliberations regarding Economic Development Negotiations at 12:37 p.m.

The board resumed open meeting at 1:19 p.m.

Action Taken After Coming Out of Executive Session:

Jason Cochran made a motion, seconded by James Doyle, to authorize Executive Director Tom Bailey to negotiate with Raitz Enterprises, Inc or RF Land Holdings, in regard to a possible purchase of 3 acres in our I-20 Business Park.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, White

Nays:

Absent: Pipkin

5. Discuss and Consider accepting fill dirt at the EEDI Business Park

No Action at this time.

6. Appointment of Directors

Tom Bailey stated that the three-year terms are expiring for Carolyn White and Mark Pipkin.

Jason Cochran made a motion, seconded by James Doyle, to recommend to the Eastland City Commission to reappoint Carolyn White and Mark Pipkin to another three-year term.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Bradley

Nays:

Absent: Pipkin

Abstain: White

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

Director Bailey gave very brief updates on several ongoing projects:

Bartee Metals: This business will be making the move from Cisco to Eastland as soon as their property in Cisco is sold.

Workforce Solutions: They had their Grand Opening yesterday in the Eastland Museum Building. It was well attended and hopes to be a great asset to Eastland.

Red Star/Topline: This project is now in the vertical part of their construction. Beams and supports are going up rapidly

Anipro Feeds: This business is doing well.

Woodlands Nursing Home: University Drive is complete.

VIII. Adjournment

Carolyn White made a motion, seconded by James Doyle to adjourn at 1:24 p.m. Motion prevailed by the following vote:

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

Approved:

Vicki Bradley, Chairman
EEDI Board

Attest:

Roma Holley, City Secretary