

EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
September 20, 2021

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 _____	James Doyle
Board Member _____	Mark Pipkin
Board Member _____	Jason Cochran
Board Member _____	Carolyn White
Board Member _____	Vicki Bradley (arrived 12:05)
Executive Director _____	Tom Bailey

City Staff Present:

City Secretary _____	Roma Holley
City Manager _____	J. J. Oznick

Guests: Donald Cate

I. Meeting Called to Order

Mark Pipkin called the meeting to order at 12:02 p.m.

II. Invocation and Pledge of Allegiance

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

III. Finance Report

Donald Cate discussed the finance report and reviewed the income and expense report for the months of July and August

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

Ayes: Cochran, Doyle, Pipkin, White.

Nays: None

Absent: None

IV. Approve Minutes of the August 3, 2021 meeting.

Mark Pipkin made a motion, seconded by James Doyle, 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)

No Comments

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

1. Discuss and Consider 2020-2021 Amended Budget

Donald Cate reviewed proposed adjustments to the 2020-2021 and made recommendations.

Mark Pipkin made a motion, seconded by James Doyle, to approve the Amended Budget presented. Motion prevailed by the following vote:

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

2. Discuss and Consider 2021-2022 EEDI Budget

Donald Cate advised the board about the new budget and he stated that the major expense will be the construction of Bowie Street in the Business Park.

Mark Pipkin made a motion, seconded by James Doyle, to approve the Budget as presented. Motion prevailed by the following vote:

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

3. Appointment of Directors – The three-year terms of Vicki Bradley and Jason Cochran expire on September 30, 2021.

Carolyn White made a motion, seconded by James Doyle, to Reappoint Vicki Bradley and Jason Cochran as directors for another 3-year term. If approved, this will be presented to the City of Eastland Board of Commissioners at their regular meeting tonight, 09/20/2021. Motion prevailed by the following vote:

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

4. Discuss and Consider Bid Award for Concrete Paving of Bowie Street in the EEDI Business Park.

In a letter from Jonathan Baum, Engineer with Enprotec / Hibbs & Todd, he stated the following: Bids for the referenced project were opened on September 17, 2021 and three (3) bids were received. A summary of the bid is as follows: Raydon, Inc bid of \$342,435.70 with an additional alternate bid to curb and gutter \$11,235.00 equals a total bid of \$353,670.70; Bo Simon, Inc bid of \$383,514.00 with an additional alternate bid to curb and gutter \$12,840.00 equals a total bid of \$396,354.00; XIT Paving & Construction, Inc bid of \$436,220.00 with an additional alternate bid to curb and gutter \$14,445.00 equals a total bid of \$450,665.00.

The responsiveness of Raydon Inc. for conformity with all material conditions of the Advertisement to Bid and the Information to Bidders has been evaluated. Based upon positive responses from references, responsiveness to requests for information and recent first-hand experience, eHT engineers recommend that the referenced project be awarded to Raydon, Inc., as the lowest qualified bidder, with a total contract price of \$353,670.60, which includes the base bid and the Additional Alternate Bid.

This will be presented to the City of Eastland Board of Commissioners at their regular meeting tonight, 09/20/2021.

Mark Pipkin made a motion, seconded by Carolyn White, to award the Construction of Bowie Street to Raydon, Inc. Motion prevailed by the following vote:

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

5. Discuss and Consider proposal from Dove Aerial Services.

Executive Director Tom Bailey presented the board with an Application for Assistance, a Business Plan and supporting materials from Dwayne Dove, with Dove Aerial Services. Mr. Dove had recently approached Mr. Bailey and they discussed the possibility of obtaining financial assistance from EEDI. Mr. Bailey explained to Mr. Dove that the EEDI has a 4A status and they cannot financially support retail businesses. However, there would be no harm in asking.

Discussion revolved around the fact that this business does not qualify for EEDI assistance at this time. There is a possibility that this could change in the future.

Jason Cochran made a motion, seconded by James Doyle, to Deny the Request for Assistance due to the business not meeting the criteria for award. Motion prevailed by the following vote:

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

VII. Executive Director's Report

Executive Director Tom Bailey informed the board about the progress of the projects that EEDI is involved with. He also had a slide presentation of "before and after" photos.

EEDI Business Park: showed the progress of the businesses coming into the Park, including Bartee Metal and U.S. Sand and Gravel.

Red Star / Topline: showed the progression of the old Red Star building, through the completion of the new Topline Travel Center.

Morgan Buildings / MIRA Enterprises: showed the old Morgan Building property and the newly remodeled building and the property is cleaned up.

Maverick Townhomes: Progress from a year ago is that one phase of 56 units is complete and they are now building a second phase. They are also in the process of preparing to build another phase on the south side of the property, which will double the number of units.

VIII. Adjournment

Carolyn White made a motion, seconded by James Doyle to adjourn at 12:29 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