

**EASTLAND ECONOMIC DEVELOPMENT, INC.**  
**BOARD MEETING**  
**September 12, 2022**

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 _____	Vicki Bradley
Executive Director: _____	Tom Bailey

Members Absent:

Board Member _____	Terry Slavens
Board Member _____	James Doyle

City Staff Present:

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

Guests: Donald Cate, Marcus Bartee

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 Mark Pipkin and Carolyn White led the Pledge of Allegiance.

III. Finance Report

Donald Cate discussed the finance report and stated the income and expense reports for the month of August, 2022. He said they were very typical with nothing outstanding.

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

Ayes: Bradley, Pipkin, White  
Nays: None  
Absent: Doyle, Slavens

IV. Approve Minutes of the August 15, 2022 meeting.

Carolyn White made a motion, seconded by Mark Pipkin, to approve the minutes as presented. Motion prevailed by the following vote:

Ayes: Bradley, Pipkin, White  
Nays: None  
Absent: Doyle, Slavens

V. Public Comment on any subject not Listed on this Agenda  
(Limited to Five Minutes Per Speaker)  
No Comment

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

1. Discuss and Consider Discuss and Consider 2021-2022 Amended Budget

Donnie Cate advised the board that all was in order and an amendment was not needed. No Action taken.

2. Discuss and Consider 2022-2023 EEDI Budget

Donnie Cate led discussion regarding the new budget. He stated that it was basically the same as the previous year.

Mark Pipkin made a motion, seconded by Carolyn White, to approve the 2022-2023 budget as presented. Motion prevailed by the following vote:

Ayes: Bradley, Pipkin, White  
Nays: None  
Absent: Doyle, Slavens

3. Discuss and Consider financial support for a Business Expansion Project  
(Bartee Metals)

Executive Director Tom Bailey introduced Marcus Bartee with Bartee Metals. Mr. Bartee thanked the board for their continuing support and presented a slide show that detailed the progress of his business since bringing it to Eastland in 2019.

Mr. Bartee then outlined the next phase of his goals for his business.

At this time, Tom Bailey asked that we go into Executive Session.

Executive Session in accordance with Texas Government Code § 551.087,  
Deliberation regarding Economic Development Negotiations.

Commencement: 12:26 p.m.

Conclusion: 12:43 p.m.

Mark Pipkin made a motion, seconded by Carolyn White, to authorize Executive Director Tom Bailey to work with Marcus Bartee to design a development agreement related to the lease/purchase of the land and building. Motion prevailed by the following vote:

Ayes: Bradley, Pipkin, White

Nays: None

Absent: Doyle, Slavens

4. Appointment of Director – Extend the term of EEDI Board Member, James Doyle, to begin Oct. 1, 2022 and end Sept. 30, 2025

Carolyn White made a motion, seconded by Mark Pipkin, to approve the appointment of James Doyle to another term to begin October 1, 2022 and ending September 30, 2025. Motion prevailed by the following vote:

Ayes: Bradley, Pipkin, White

Nays: None

Absent: Doyle, Slavens

5. Discuss and Consider lease of EEDI owned property on I-20

Executive Director Bailey stated that he had been contacted by Dean Beasley, the owner of a septic tank company in Ovalo, regarding the rental of property in order to set up a display of septic tanks. Director Bailey told him about the property located on I-20 just east of the Topline Travel Center. Mr. Beasley expressed interest and Bailey stated he would talk to the EDC board and determine if this something that can move forward.

Director Bailey advised the board that twice in the past, there has been interest in the purchase of this land by Sam Lawson, the owner of the Topline Travel Center. But the contract has never been signed. Bailey said that he tried to contact Mr. Lawson by text regarding the interest of the owner of the Septic Tank display. There has been no response from Mr. Lawson.

Discussion followed regarding the parameters of a possible lease of this property.

Mark Pipkin made a motion, seconded by Carolyn White, to authorize Executive Director Tom Bailey to compose a lease contract regarding the 2 acres adjacent to the Topline Travel Center. He is also authorized to execute this contract. Motion prevailed by the following vote:

Ayes: Bradley, Pipkin, White  
Nays: None  
Absent: Doyle, Slavens

VII. Executive Director's Report

Executive Director Tom Bailey stated he knows that someone from Harbor Freight obtained a building permit for renovations to be completed on the Old Tractor Supply building.

VIII. Adjournment

Carolyn White made a motion, seconded by Mark Pipkin, to adjourn at 12:54 p.m. Motion prevailed by the following vote:

Ayes: Bradley, Pipkin, White  
Nays: None  
Absent: Doyle, Slavens

Approved:

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Vicki Bradley, Chairman  
EEDI Board

Attest:

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Roma Holley, City Secretary