

**EASTLAND ECONOMIC DEVELOPMENT, INC.**  
**BOARD MEETING**  
**December 11, 2023**

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 _____	Terry Slavens
Board Member _____	Matthew Crum

Members Absent:

Board Member _____	Mark Pipkin
Board Member _____	Carolyn White

Executive Director:

\_\_\_\_\_ Ryder Warren

City Staff Present:

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

Guests: Donnie Cate, Tom Bailey, Larry Vernon, Mike Perry, Pam Mundo, Jason Mundo

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:06 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Terry Slavens and Matthew Crum led the Pledge of Allegiance.

III. Public Comment on any Subject not Listed on this Agenda  
(Limited to Five Minutes Per Speaker)

IV. Finance Report

Donald Cate presented the report with the normal income and expenditures. He also noted the sales tax shows to be 5.3% higher than last year.

Terry Slavens made a motion, seconded by Matthew Crum, to approve the finance report as presented. Motion prevailed by the following vote:

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

V. Approve Minutes of the November 13, 2023 meeting

Matthew Crum made a motion, seconded by Terry Slavens to approve the minutes of the November 13, 2023 meeting. Motion prevailed by the following vote:

Ayes: Bradley, Crum, Slavens,

Nays: None

Absent: Pipkin, White

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

1. Recommendation to Renew EEDI Board Membership for Mark Pipkin and Carolyn White

Executive Director Ryder Warren stated the terms of Mark Pipkin and Carolyn White are expired as of September 30, 2023. He recommended renewal for another three-year terms each.

Terry Slavens made a motion, seconded by Matthew Crum, to renew Mark Pipkin and Carolyn White for another three-year term. Motion prevailed by the following vote:

Ayes: Bradley, Crum, Slavens,

Nays: None

Absent: Pipkin, White

2. Appointment of EEDI Board Treasurer

Executive Director Ryder Warren stated that when officers were elected last month, we inadvertently neglected to elect a treasurer.

Matthew Crum made a motion, seconded by Terry Slavens, to elect Terry Slavens as treasurer. Motion prevailed by the following vote:

Ayes: Bradley, Crum, Slavens,

Nays: None

Absent: Pipkin, White

3. Presentation by Pam Mundo (Mundo and Associates) Regarding EEDI Strategic Vision

Matthew Crum advised the board that he had explored several companies who focus on Economic Development and Strategic Planning. Mundo and Associates are highly recommended and he asked them to come and make a presentation to the board showcasing what their company specializes in. He introduced Pam Mundo and Jason Mundo. Mundo and Associates are a consulting firm in Economic Development, City Planning and Civil Engineering.

Mr. Mundo stated their goal is to bring prosperity to the communities they serve. He recommended taking several steps to accomplish this goal.

Step 1: Stimulate your Economic Development Program with a new and measurable Strategic Action Plan.

Step 2: Complete an analysis of our markets Strengths, Weaknesses, Opportunities and threats.

Step 3: Mission Statement and Plan Pillars

Step 4: Set the four-to-five-year plan Goals/Objectives and Action Matrix

Mr. Mundo, along with Mrs. Mundo, elaborated on these steps. They also provided a Proposed Scope of Work that detailed what their company would be providing if EEDI decided to accept the proposal.

The board asked several questions and discussion followed.

Chairperson Vicki Bradley asked if there was any action to be taken at this time. Executive Director Ryder Warren stated not at this time. He recommends that we revisit this after the New Year when the absent members have had the opportunity to review the presentation given.

This item was tabled.

## VII. Executive Director's Report

Executive Director Ryder Warren stated that he had spoken with a representative from Troy Construction and they have asked to extend their lease in the Business Park through December. This will bring additional income to the EEDI.

Also, a certified letter has been sent to US Sand and Gravel advising them that since they have not complied with the terms of their agreement to provide yearly proof of employment, \$6,000 is now due and payable. This is \$3,000 each for the years 2022 and 2023.

Executive Director Ryder Warren stated he has thoroughly enjoyed working for EEDI and learning more about how cities and economic development work and bring forth the best for the citizens. He stated that he has complete faith that incoming Executive Director Tom Bailey will be a great asset. He thanked the board for their support.

## VIII. Adjournment

Terry Slavens made a motion, seconded by Matthew Crum to adjourn at 1:02 p.m. Motion prevailed by the following vote:

Ayes: Bradley, Crum, Slavens,

Nays: None

Absent: Pipkin, White

Attest:

Approved:

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Roma Holley, City Secretary

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Mark Pipkin, Vice-Chairman  
EEDI Board