

**EASTLAND ECONOMIC DEVELOPMENT, INC.**  
**BOARD MEETING**  
**February 11, 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:

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

Members Absent:

Board Member _____	Vicki Bradley
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City Staff Present:

City Manager _____	Ron Duncan
City Secretary _____	Roma Holley

Guests: Donald Cate, Larry Vernon, Marcus Bartee, Belgenman Neal

I. Meeting Called to Order

Mark Pipkin called the meeting to order at 12:00 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Jason Cochran and James Doyle led the Pledge of Allegiance.

III. Finance Report

Donald Cate presented the finance report for January 2019. He reviewed the income and expense report for the month, noting the January sales tax was up 6.4%.

Carolyn White made a motion, seconded by Jason Cochran, to accept the finances as reported. Motion prevailed by the following vote:

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

IV. Approve Minutes of the January 14, 2019 Meeting

Jason Cochran made a motion, seconded by Carolyn White, to approve the minutes of the January 14, 2019 meeting. Motion prevailed by the following vote:

Ayes: Cochran, White, Doyle

Nays: None

Absent: Bradley

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 Lease of Morgan Property.
2. Discuss and Consider Potential Project Costs.

Tom Bailey requested that this first item of discussion be held in Executive Session.

VII. Executive Session in Accordance with Texas Government Code §551.087, Deliberation Regarding Economic Development Negotiations

§551.087 Deliberation of Proposal Relating to Morgan Property

The Board of City Commissioners convened in Executive Session at 12:06 p.m.

VIII. Reconvene in Open Session to Take Action, if Needed, on Matters Discussed During Executive Session

The EEDI Board of Directors reconvened in Open Session at 1:02 p.m. Mark Pipkin stated that no action was necessary.

2. Discuss and Consider Potential Project Costs.

Tom Bailey reviewed the paper that he had distributed to everyone. He made specific note of the difference between the bank balance and the amount of funds needed for potential projects.

Blake Fulenwider Dodge: He spoke about the ground breaking of Blake Fulenwider Dodge potentially being this month and that there is quite a bit of paving to be done.

Nursing Home Facility: This project will require the paving of University Drive. Mr. Bailey stated that Mr. Duncan is working with the engineers to keep the cost under \$60,000. The Eastland Industrial Foundation has verbally committed to help with the cost of paving this street.

Rural Health Clinic: The Hospital has indicated that they will need assistance with funding the paving of the parking lot.

Morgan Building: Mr. Bailey expressed an opinion that funds need to be saved to be able to assist Ronnie Harris with the cost of materials for repair and improvement to the building.

Another potential tenant made a proposal in Executive Session and if the proposal moves forward, they will need financial help from EEDI to make necessary facility repairs and help to get the business off the ground. At this time it is unknown how much assistance will be requested.

VC/Ranger College Building: The new restrooms are under construction. Mr. Bailey spoke with Dr. Campion, President of Ranger College, who talked about making more education courses in conjunction with Tarleton State University, available at this facility. Mr. Bailey pointed out to Dr. Campion that after having invested \$30,000 already, EEDI will be limited in its ability to assist any further.

Red Star: No further financial obligation is anticipated at this time.

Fund Balance: Mr. Bailey expressed the idea of maintaining a healthy fund balance in order to meet the needs of potential prospective businesses.

Morris Property: This is the last remaining property in the Air Park the EEDI does not own. On January 11, 2018, the EEDI Board voted to purchase the property for the appraised value which was \$38,500.

Mr. Bailey noted that the estimated costs for all of these potential projects exceeds the amount of money in the bank. He stated that priorities need to be established in order to use the funds in a manner that will benefit everyone.

#### IX. Executive Director's Report

Tom Bailey noted that he just covered most of what is in this report. He did make specific note that the Annual Report to the Secretary of State was completed in December, ahead of the February due date.

Additionally, he advised that in reference to the extra equipment previously left behind by the Super Computer business that is currently being stored on the property of the Morgan Buildings, a letter was sent today by the city attorney, Eileen Hayman, to the owner of this business asking them to remove the equipment by the end of February or it will be disposed of.

Mr. Bailey stated that the sales tax rebates for this month are up 5.3% from January 2018.

Mr. Bailey then discussed attendance at the Annual Golden Deeds Banquet, sponsored by the Eastland Chamber of Commerce, which will be held at the Lumberyard Events Center on March 1, 2019.

X. Adjournment

Carolyn White made a motion, seconded by Jason Cochran to adjourn at 1:20 p.m.. Motion prevailed by the following vote:

Ayes: Cochran, White, Doyle

Nays: None

Absent: Bradley

Approved:

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Mark Pipkin, Vice President  
EEDI Board

Attest:

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Roma Holley, City Secretary