

**EASTLAND ECONOMIC DEVELOPMENT, INC.  
BOARD MEETING  
June 10, 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 _____	James Doyle

Members Absent:

Board Member _____	Vicki Bradley
Board Member _____	Jason Cochran

Executive Director _____	Tom Bailey
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City Staff Present:

City Manager _____	Ron Duncan
City Secretary _____	Roma Holley

Guests: Donald Cate, Larry Vernon

I. Meeting Called to Order

Mark Pipkin called the meeting to order at 12:01 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Larry Vernon and James Doyle led the Pledge of Allegiance.

III. Finance Report

Donald Cate presented the finance report for May 2019. He reviewed the income and expense report for the months, noting the May sales tax has increased by 4.1%. He reported that El Reno, who is leasing the Batteas building on I-20, has submitted their first lease payment of \$800. Also, there was a \$400 income from the sale of salvage material from the Morgan Building site. He then explained some of the larger expenditures.

Mark Pipkin noted that no action was necessary.

IV. Approve Minutes of the May 13<sup>th</sup>, 2019 Meetings

James Doyle made a motion, seconded by Carolyn White, to approve the minutes of the May 13<sup>th</sup>, 2019 Meeting. Motion prevailed by the following vote:

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

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 report on State Sales Tax repayment

Director Tom Bailey directed the boards attention to the letter that is included in the packet. The letter is from the Texas Comptroller of Public Accounts. The letter states that the City of Eastland was overpaid \$47,335.29 in local sales and use taxes. Investigation verified this as legitimate and the funds were refunded to the taxpayer by the state. Now, the City of Eastland must repay the state. The City of Eastland has opted to make 38 monthly payments. The portion that must come from the EEDI is \$415

Mr. Pipkin noted that this is information only and no action is required.

2. Discuss and Consider improvements to the Morgan Building.

Tom Bailey informed the board that Bar T Building Structures had made the first installment towards their lease agreement, \$3000 worth of labor while installing a division wall.

Next, regarding the renovating of the Morgan Building, Mr. Bailey provided two quotes from Bar T Building Structures. The first quote of \$1607.03 for materials to finish out the final 50' on the west side and the second quote of \$3844.99 to complete the south-wall. The labor will be exchanged with Bartee Metals as lease payments.

James Doyle made a motion, seconded by Carolyn White, to accept the bids for the material of this project which is a combined total of \$5452.02, and authorize Bar T Structures to continue with the renovation. Motion prevailed by the following vote:

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

3. Discuss and Consider Benifiel property on I-20.

Mr. Bailey spoke with Sam Lawson, owner of the Red Star property, and Mr. Lawson wanted to verify that EEDI was still going to sell him what is known as the Benifiel property, located on I-20. This property adjoins the Red Star property. Mr. Pipkin noted that this property had been acquired some time ago in hopes that Red Star would eventually purchase it. The price agreed upon is the amount of money that the EEDI has invested in it.

Mr. Pipkin noted that this is information only and no action is required.

4. Discuss and Consider paving of Bowie St. in the Eastland Business Park.

Mr. Bailey stated that a portion of Bowie Street will need to be paved along with installing curbs and gutters. The discussion is what portion of this will be the responsibility of the EEDI.

Mr. Pipkin noted that this is information only and no action is required.

VII. Executive Director's Report

Mr. Bailey offered updates on Projects:

Morgan Property Improvements / Roof: it is complete and they are now replacing leaky skylights in the Kevco section. Exterior Walls: Kevco has replaced the west wall of their section of the building and Bar T Metals will soon begin replacing the west and east walls of their section.

Ranger College Victor Cornelius Building: Mr. Bailey will facilitate a meeting between Ranger College and the Workforce Commission to keep the project moving forward.

Eastland Business Park: Blake Fulenwider Dodge is progressing nicely.

Trinity Health Care / The Woodlands: Enprotec, Hibbs and Todd have begun the engineering process on University Drive and Williamson Surveying is platting the boundaries.

Rural Health Clinic, Bids for the construction of the clinic were opened on June 4<sup>th</sup> and the Eastland Memorial Hospital Board will now determine the next step.

VIII. Adjournment

James Doyle made a motion, seconded by Carolyn White to adjourn at 12:46 p.m. Motion prevailed by the following vote:

Ayes: Pipkin, White, Doyle

Nays: None

Approved:

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Mark Pipkin, Co-Chairman  
EEDI Board

Attest:

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Roma Holley, City Secretary