

EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
December 14, 2020

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

City Staff Present:

City Manager _____	Ron Duncan
City Secretary _____	Roma Holley

Guests: Larry Vernon

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:04 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 was not in attendance. Executive Director Tom Bailey passed out the financial reports and reviewed the income and expense report for the month of November. He noted no unusual expenditures or income for the month.

James Doyle 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 November 9, 2020 meeting.

Mark Pipkin made a motion, seconded by Jason Cochran, 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)

There were no comments.

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

1. Reorganize the EEDI Board Officers

Mark Pipkin made a motion, seconded by Jason Cochran, to keep the current organization in place. The Officers are as follows: Chairman – Vicki Bradley
Co-Chairman – Mark Pipkin
Treasurer - Jason Cochran
Secretary – Carolyn White

Motion prevailed by the following vote:

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

2. Discuss and Consider proposal from Richard Barron regarding Project Fiber

Richard Barron was unable to attend and this item was Tabled until further notice.

Executive Session in Accordance with Texas Government Code §551.087,
Deliberations regarding Economic Development Negotiations

3. Discuss and Consider a resolution approving the sale of property to RF Land Holdings, LLC in conjunction with the development agreement between EEDI and Raitz Enterprises; and designating an authorized signatory for all documents related thereto.

Jason Cochran made a motion, seconded by James Doyle, to create the resolution approving the sale of property to RF Land Holdings, LLC and designating Vicki Bradley as an authorized signatory for all documents related there to. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

4. Discuss and Consider sale of EEDI owned property on I-20

Commencement of Executive Session: 12:17 p.m.

Conclusion of Executive Session: 12:36 p.m.

Executive Session in accordance with Texas Government Code 551.072,
Deliberation on certain matters concerning real property.

Jason Cochran made a motion, seconded by Carolyn White, to sell the land owned by EEDI on I-20, to Sam Lawson for \$7500.08 and designating Vicki Bradley as an authorized signatory for all documents related there to. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

Mark Pipkin made a motion, seconded by James Doyle to give a net \$1,000 to Executive Director Tom Bailey for longevity, for value added, and for outstanding service this past year.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin, White

Nays: None

Absent: None

VII. Executive Director's Report – Update on projects and activities

Director Tom Bailey gave very brief updates on several ongoing projects:

Internet

Richard Barron Group – Still working on proposal.

Totelcom – conduction infrastructure survey in the next week or two. They will present findings and plans at the January 2021 EEDI meeting

El Reno – Continuing to make improvements to their new location in the back corner of the business park

Oncor – Electricity in the Business Park – Oncor will bring new service to the U.S. Sand & Gravel, Bartee Metals, Blake Fulenwider Dodge/Jeep, and the large billboard at **no cost.**

Bartee Metals – All paperwork is complete, beginning renovation of the east and south walls of the Morgan building and will complete this project before vacating to new location.

Red Star – Deadline to finish is February 13, 2021 and they are discussing building an additional business.

Mighty Molding – still awaiting transfer of ownership

U.S. Sand & Gravel – They are signing the paperwork today.

Maverick Townhomes – they are now pre-leasing apartments and nearing completion.

University Drive – is complete and in use.

VIII. Adjournment

Carolyn White made a motion, seconded by James Doyle to adjourn at 12:47 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