

**EASTLAND ECONOMIC DEVELOPMENT, INC.**  
**BOARD MEETING**  
**March 21, 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 \_\_\_\_\_ Vicki Bradley  
Board Member \_\_\_\_\_ Jason Cochran  
Executive Director \_\_\_\_\_ Tom Bailey

Members Absent:

Board Member \_\_\_\_\_ Carolyn White  
Board Member \_\_\_\_\_ James Doyle

City Staff Present:

City Manager \_\_\_\_\_ Ron Duncan  
City Secretary \_\_\_\_\_ Roma Holley

Guests: Donald Cate, Marcus Bartee,

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:07 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Mark Pipkin and Jason Cochran led the Pledge of Allegiance.

III. Finance Report

Donald Cate presented the finance report for February 2019. He reviewed the income and expense report for the month, noting the February sales tax was up 6% for the year.

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

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

IV. Approve Minutes of the February 11, 2019 Meeting

Mark Pipkin made a motion, seconded by Jason Cochran, to approve the minutes of the February 11, 2019 meeting. Motion prevailed by the following vote:

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

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.

Tom Bailey introduced the item and directed attention to the folders that were presented to the board members. He noted that discussion with Marcus Bartee had been ongoing for the past several weeks. He discussed the request for \$30,000 for start-up costs to get Bar T Building Structures into the existing Morgan Property. He provided details of how the money would be used: for equipment, training and materials.

Mr. Bailey then discussed the payment of the lease. \$1500 per month, \$18,000 per year, is the proposed amount that would be paid by Mr. Bartee in trade for labor for repairing and renovating the portion of the building that would be used by Bar T Building Structures.

Mr. Bailey also requested \$30,000 in order to provide electrical service to the business and install basic wiring. These funds will also provide water and sewer, heating and cooling for the office area of the building and material for wall panels and associated materials as needed.

The total request is \$30,000 to Bar T Building Structures and \$30,000 to be used at Mr. Bailey's discretion for repair and renovations.

Mark Pipkin made a motion, seconded by Jason Cochran, to commit \$30,000 to go towards start-up costs for Bar T Building Structures and that another \$30,000 be authorized for Tom Bailey to be used at his discretion for repair and renovation of the existing Morgan Building. Motion prevailed by the following vote:

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

2. Discuss and Consider Insurance on Morgan and Business Park Properties

Tom Bailey directed the attention of the board members to the information that was included in their packet. There was discussion about the need for updated insurance coverage on both the Morgan Site and the 30 x 60 metal building that is in the Business Park. The insurance coverage is provided by Texas Municipal League Intergovernmental Pool.

No action was taken at this time.

3. Discuss and Consider disposition of personal property in the Morgan building.

Tom Bailey recounted the conversation that occurred between himself and James Hrubes and an assistant. Mr. Hrubes came to Eastland and they went to the Morgan property and looked at the property that belongs to Mr. Hrubes. Mr. Hrubes decided to let Mr. Bailey dispose of the property. This has been communicated in writing and Mr. Bailey will make arrangements to dispose of the property.

Jason Cochran made a motion, seconded by Mark Pipkin to allow Tom Bailey to dispose of the personal property that has been stored at the Morgan property. Motion prevailed by the following vote:

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

4. Discuss and Consider rental of EEDI owned building on I-20

Tom Bailey spoke about the building which was purchased from Mike Batteas, a 30 x 60 metal building that is in the business park on I-20. Mr. Batteas stated that he had rented the building for \$900 a month. It is currently unoccupied. The discussion centered around the thought that it would be a good idea to rent the building on a monthly basis with a clause in the contract that provides for the building to be vacated upon purchase of the property.

Mark Pipkin made a motion, seconded by Jason Cochran, to allow Mr. Bailey to pursue options on renting the building formerly owned by Mike Batteas. Motion prevailed by the following vote:

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

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

An Executive Session was not required at this time.

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

IX. Executive Director's Report

Tom Bailey reviewed the report that he had distributed to everyone.

Morgan Building: Mr. Bailey mentioned upcoming items that will need to be addressed at some point in the future: New water service lines, Natural gas service lines, and Electric service to outlying buildings, will need to be produced in the future. Exterior sheeting is being replaced by the two current tenants. That will leave quite a bit of sheeting that will need to be replaced.

Blake Fulenwider Dodge: Tom Crowder has been doing the site work and it is looking good.

Business Park: Still need to pave the street on the east side of Blake Fulenwider Dodge.

Nursing Home Facility: Everything is still progressing.

Rural Health Clinic: This project is still moving forward.

Ranger College Building: There is no update for this project at this time.

Supercomputer Junk: This was taken care of in action item number 3.

Red Star: This project is still moving forward.

X. Adjournment

Jason Cochran made a motion, seconded by Mark Pipkin to adjourn at 12:46 p.m.. Motion prevailed by the following vote:

Ayes: Cochran, Pipkin, Bradley

Nays: None

Absent: White, Doyle

Approved:

\_\_\_\_\_  
Vicki Bradley, President  
EEDI Board

Attest:

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Roma Holley, City Secretary