

**EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
September 12, 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 _____ Vicki Bradley
Board Member _____ Mark Pipkin
Board Member _____ Carolyn White
Board Member _____ Jason Cochran
Executive Director _____ Tom Bailey

Members Absent:

Board Member _____ James Doyle

City Staff Present:

City Manager _____ Ron Duncan
City Secretary _____ Roma Holley

Guests: Donald Cate, Larry Vernon

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:11 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Mark Pipkin and Carolyn White led the Pledge of Allegiance.

III. Finance Report

Donald Cate was present and he reviewed the income and expense report for the month of August.

Jason Cochran made a motion, seconded by Carolyn White, to approve the August Finance Report. Motion prevailed by the following vote:

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

IV. Approve Minutes of the August 12th, 2019 Meetings

Mark Pipkin made a motion, seconded by Jason Cochran, to approve the minutes of the August 12th, 2019 Meeting. Motion prevailed by the following vote:

Ayes: Cochran, White, Pipkin
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. Discuss and Consider Proposal from Maverick Logistics to purchase EEDI property.

Executive Director Tom Bailey began by stating that Maverick Logistics is a small company operated by Sean Mosher and it is currently being operated at a small property on W. Commerce St. They desire to expand and are proposing to purchase 2 acres near the airport for \$20,000. The buyer requests that the city supply a waterline with meter to the property as part of the purchase price; upon acceptance, provide a time period for completion of purchase and conveyance of property; approve all proposed construction which will be in accordance with City Zoning and City Codes.

No action at this time. Any action will be taken in accordance with Executive Session.

2. Discuss and Consider El Reno Energy development proposal.

Mr. Bailey directed the board members attention to the proposal which is included in their packet. El Reno presented the following proposal for consideration: Proposed "Improvements" of the Eastland Business Park"

- A) Improve Crockett Blvd into a 20' wide by 6" deep caliche road and tie into Bonham Blvd with any necessary culverts. Bar ditches will be cut on either side of road and graded for proper drainage. EEDI would pay for material, estimated to be \$7000. El Reno will be responsible for all costs of hauling material, grading, spreading and packing material.
- B) Clear all trees and rough grade Block 7
- C) "Pull" bar ditches along both sides of Bonham Blvd (clear off vegetation and grade for drainage)
- D) Install culverts and gravel entrance into Block 4
- E) Install fencing around Block 4, pipe or chain link with gate.

El Reno proposes:

1. Lease Block 4 for 2 years. As payment for this lease El Reno will tender \$1 per year and be obligated to complete the above described improvements to the Eastland Business Park.

- 2. Upon satisfactory completion of The Improvements, El Reno shall have the option to lease Block 4 for an additional 12 years for \$1.00 per year. At the expiration of the lease term, El Reno shall have the option to purchase Block 4 for \$1.00.

Upon execution of an agreement, El Reno would immediately take possession of Black 4 as Surface Tenant. Work would commence on improvements A, B, and C within 60 days of execution. Improvements D and E would be completed within 18 months of execution.

No action at this time. Any action will be taken in accordance with Executive Session.

3. Discuss and Consider Drainage study for the Business Park

Mr. Bailey directed the board members attention to the slides on the screen. He stated that Engineer Scott Hay stated that a drainage study has never been completed on the Eastland Business Park. Discussion revolved around the necessity of it until further development is proposed

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

4. Discuss and Consider easement from Mike Batteas on the Bankhead highway.

Mr. Bailey advised that he and City Manager Ron Duncan had spoken with Mike Batteas about the possibility of obtaining a permanent easement on the property that is adjacent to the Bankhead highway. This will be in preparation for future development. Mr. Batteas agreed to deed the easement to EEDI for no charge.

Mark Pipkin made a motion, seconded by Carolyn White to do whatever is necessary to obtain the easement from Mike Batteas. Motion prevailed by the following vote:

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

VII. Executive Session in Accordance with Texas Government Code §551.072, Deliberation about Real Property

§551.072 Deliberation about Real Property

The Eastland Economic Development board convened in Executive Session at 1:03 p.m. Reconvene in Open Session at 1:11 p.m. and take any needed action on subject of Executive Session:

Jason Cochran made a motion, seconded by Mark Pipkin to authorize Mr. Bailey to proceed with negotiations with El Reno Energy and bring back an agreement so the board can make a final decision Motion prevailed by the following vote:

Ayes: Cochran, White, Pipkin
 Nays: None

Absent: None

Mark Pipkin made a motion, seconded by Jason Cochran to accept the proposal to sell the 2 acres to Maverick Logistics.

Motion prevailed by the following vote:

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

VIII. Executive Director’s Report - Update on projects and activities

- Rural Health Clinic is underway and looking good.
- Trinity Health Care-Nursing Home is also moving forward. A survey shows that the neighboring property has a fence is partially on this property. An meeting with the property owners has been scheduled in order to address the concerns.
- Blake Fulenwider is looking good.
- Morgan building and tenants are making progress on resolving the issues with the roof where the buildings meet.
- Red Star Travel Center – Sam Lawson stated earlier in the week that he is in the process of negotiating his electricity contract with Oncor.

IX Adjournment

Carolyn White made a motion, seconded by Mark Pipkin to adjourn at 13:20 p.m. Motion prevailed by the following vote:

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

Approved:

Vicki Bradley, Chairman
EEDI Board

Attest:

Roma Holley, City Secretary