

**EASTLAND ECONOMIC DEVELOPMENT, INC.
BOARD MEETING
July 8, 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
Board Member _____	Vicki Bradley
Board Member _____	Jason Cochran
Executive Director _____	Tom Bailey

City Staff Present:

City Manager _____	Ron Duncan
City Secretary _____	Roma Holley
Director of Planning _____	Tony Stubblefield

Guests: Ted Matthews, Susan Greenwood

I. Meeting Called to Order

Mark Pipkin called the meeting to order at 12:09 p.m. Vicki Bradley arrived at 12:11 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 was not present at this meeting but he did leave the finance report. EEDI Director Tom Bailey reviewed the income and expense report for the month of June, and made special note of the June sales tax having increased over \$15,000 from June 2018.

James Doyle made a motion, seconded by Carolyn White, to approve the June Finance Report. Motion prevailed by the following vote:

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

IV. Approve Minutes of the June 10th, 2019 Meetings

Jason Cochran made a motion, seconded by James Doyle, to approve the minutes of the June 10th, 2019 Meeting. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, White, Bradley

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 request from the Eastland Memorial Hospital for financial assistance with the Rural Health Clinic.

Mr. Bailey introduced this topic and introduced Ted Matthews, Eastland Memorial Hospital Administrator and Susan Greenwood, Chief Nursing Officer. Mr. Matthews gave an update regarding several of the projects that the hospital is currently involved in. Mr. Matthews mentioned that EMH is in the process of acquiring Dr. Webb's Health Clinic in Ranger. Negotiations are ongoing to keep the clinic open despite Dr. Webb retiring and moving out of the area. EMH is hoping to get a Family Nurse Practitioner or a Physician's Assistant to staff the clinic, either of which will be under Dr. Webb's oversight.

Mr. Matthews mentioned that the hospital has recently taken over the Dialysis Center from U. S. Renal Care. This is a great service for Eastland County and the surrounding areas.

Regarding the Ranger College/VC Building, Mr. Matthews said that they toured it recently and are excited about the possibilities of having not only a School of Nursing there, but also classes for Lab Technicians, Radiology and other areas relating to the healthcare field.

Mr. Matthews stated that he had recently spoken to a representative of Trinity Healthcare who owns The Woodlands facility. The plans are moving forward to begin construction on the new nursing home, hopefully in the next couple of months.

Mr. Matthews then spoke about the possibility of a Geriatric Psych and Behavior Unit becoming a reality here in Eastland. He spoke about the need for it and how it will benefit the community, not only with a place of healing for the Geriatric population, but also with more jobs for the community.

Finally, Mr. Matthews began the conversation about the Rural Health Clinic. He stated at the last EMH board meeting, the board approved moving forward with this project. They are working on a letter awarding the bid to Trinity Hughes Construction, who submitted the lowest bid. However, all of the bids were much higher than anticipated. The estimated cost of this project was \$1.3 million dollars. The lowest bid that was submitted was just under \$1.9 million dollars, which is \$600,000 higher than their plans. Originally, they had two funding sources, Texas Department of Agriculture with a grant of \$500,000 and then an anonymous donation of \$500,000. EMH was then going to supply the remaining \$300,000 for the

construction and then to furnish the facility with equipment would be another \$400,000 which totaled \$700,000 from EMH. When the bid was accepted, this made the total expense for EMH to be \$1.3 million. Further assistance was sought. EMH has a fairly firm commitment from the Eastland Industrial Foundation to assist them with approximately \$300,000. At this time, The Eastland Memorial Hospital is requesting assistance from the EEDI in the amount of \$100,000. This doesn't have to be paid immediately but they would like a commitment as soon as possible.

After much discussion Vicki Bradley made a motion, seconded by Carolyn White, to approve the \$100,000 request for assistance by the Eastland Memorial Hospital for the Rural Health Clinic. Motion prevailed by the following vote:

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

2. Discuss and Consider Eastland's *Opportunity Zone* designation relating to the Ranger College Eastland facility and other prospects.

Mr. Bailey explained this program is a great opportunity for investors to receive tax advantages.

An *Opportunity Zone* is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as *Opportunity Zones* if they have been nominated for that designation by the state. These *Opportunity Zones* were added to the tax code on December 22, 2017.

Opportunity Zones are designed to spur economic development by providing tax benefits to investors.

Mr. Matthews explained that he will be in Austin later this week and they are rolling out *Opportunity Zones* Funding to 164 Rural Hospitals. He is trying to create a proposal to be able to acquire some of those funds to help with the Ranger College/VC Building, also possibly a Geriatric Psyche Unit and maybe even a dormitory in the old Northview building on Moss St.

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

3. Discuss and Consider Texas Capital Grant funds for Red Star Project.

Mr. Bailey updated the board on the progress of the Red Star Project in relation to the Texas Capital Grant Funds.

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 / Bar T Construction will begin installing new wall panels on the exterior of the Morgan building next weekend.

Ranger College Victor Cornelius Building: Mr. Bailey has already talked about the Opportunity Zone program in relation to this project.

Eastland Business Park: Blake Fulenwider and his contractor made arrangements with Oncor to bring in their power supply via the same line that furnished power to Alpha Precast Concrete and previously to the billboards in the business park. Mr. Bailey stated that the original intent of EEDI was for the electrical service to businesses within the park to be underground from the main line along the Bankhead highway. However, since the line was already being utilized by Alpha Precast and Oncor has an easement for the line, it was an option for Blake to utilize it and save a significant amount of money by doing so. This power line can supply electricity to other businesses in the front the business park and also support any development on the Batteas property; it is just not what was envisioned in the beginning. However, if we have a major tenant with a greater power requirement, we can revisit how the lines will be placed in the park.

Mr. Bailey stated that he had made a successful presentation to the Ranger Lions club on June 20th.

VIII. Adjournment

Carolyn White made a motion, seconded by James Doyle to adjourn at 1:09 p.m. Motion prevailed by the following vote:

Ayes: Pipkin, White, Doyle, Bradley

Nays: None

Approved:

Mark Pipkin, Co-Chairman
EEDI Board

Attest:

Roma Holley, City Secretary