

**EASTLAND ECONOMIC DEVELOPMENT, INC.  
BOARD MEETING  
May 13, 2024**

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 _____	Terry Slavens
Board Member _____	Matthew Crum
Board Member _____	Vicki Bradley
Board Member _____	Mark Pipkin
Board Member _____	Carolyn White (arr 12:12)

Executive Director:

\_\_\_\_\_ Tom Bailey

City Staff Present:

City Manager _____	J.J. Oznick
City Secretary _____	Roma Holley

Guests: Donnie Cate, Brandi Iley, Michael Prather, Jennifer Prather, Kirk Brown

I. Meeting Called to Order

Vicki Bradley called the meeting to order at 12:06 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by City Manager J.J. Oznick and Mark Pipkin led the Pledge of Allegiance.

III. Public Comment on any Subject not Listed on this Agenda  
(Limited to Five Minutes Per Speaker)

No Comment

IV. Finance Report

Donald Cate presented the report with the normal income and expenditures. He also noted the sales tax shows to have increased 1.1%.

Terry Slavens made a motion, seconded by Matthew Crum, to approve the finance report as presented. Motion prevailed by the following vote:

Ayes: Crum, Pipkin, Slavens

Nays: None

Absent: White

V. Approve Minutes of the April 8, 2024 meeting

Mark Pipkin made a motion, seconded by Matthew Crum to approve the minutes of the April 8, 2024 meeting. Motion prevailed by the following vote:

Ayes: Crum, Pipkin, Slavens

Nays: None

Absent: White

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

1. Discuss and Consider application for assistance from Veterans Garage Doors.

Executive Director Tom Bailey introduced Kirk Brown, owner and operator of Veterans Garage Doors. He advised the board to go to page two of Mr. Brown's application. He stated that what Mr. Brown is asking for is a legitimate request because he will be manufacturing and installing garage doors at his new building on E. Main St. This will create primary jobs and that the product will be exported to regional, national and international markets.

Mr. Brown thanked the board for allowing him to speak. He shared with the board the background of the business. He stated that he has owned and operated it for the past 23 years and they have a business in Abilene and in Weatherford. They want to expand here in Eastland because it is a good mid-point and they already supply two large car dealerships here. They build and supply both commercial and residential garage doors. They also build custom gates along with gate operators.

He stated that he has just purchased a building from Mike McClure on East Main Street. His application is for \$30,000 to provide assistance in getting the garage doors stocked here as well organizing the garage door openers, parts and displays. Anything that would go into the manufacturing and installation of garage doors.

Mr. Brown stated that there will be an immediate creation of at least three jobs here in Eastland and he is hoping to expand to five or six employees by the end of the year.

Executive Director Tom Bailey pointed out that this is not a Development Agreement but request for assistance.

Mark Pipkin made a motion, seconded by Terry Slavens, to give \$30,000 in assistance to Veterans Garage Doors to help them get started here in Eastland. Motion prevailed by the following vote:

Ayes: Crum, Pipkin, Slavens, White

Nays: None

Absent: None

2. Discuss and Consider a request for assistance from Totelcom.

Executive Director Tom Bailey addressed the Board and introduced Jennifer Prather, Michael Prather and Brandy Iley of Totelcom.com. Ms. Prather presented updated information concerning the amount of work being generated in preparing to bring Broadband Internet to the citizens of Eastland.

Mr. Prather shared that they had recently purchased a small lot here in Eastland on West Commerce. This property is where their central office will be housed. It will contain all of the electronics and the cable hub. After the initial build, there will be very little traffic as they will have a technician go there once a week. The lot will be maintained by Totelcom maintenance crews. They will also be installing a 20-kilowatt diesel generator to accommodate the times when electric power is lost.

He presented a slide show demonstrating the types of poles, cables, cable boxes, splices and different components they will be installing around Eastland.

Mr. Prather spoke about the issue of having a lot of trees that actually interfere with the electric lines that are already in existence. Even though Oncor knows there is interference, and they know that there are some of their electric lines that are currently out of “spec”, when Totelcom attempts to “permit” that pole and those lines, Totelcom will assume all of the cost of replacing the poles, as well as trimming the trees.

He also spoke about replacing some of the poles due to the current ones being “out-classed”. In other words, out of room for everything that needs to be attached. He stated Totelcom will not be physically replacing them, Oncor will replace them. The most expensive of the poles is \$7,500. The number of poles to be replace is approximately 600.

Ms. Prather stated Totelcom is on its way and we are excited about being here. We anticipate having customers in Eastland by the end of the year and many more as the construction continues.

No Action Necessary

3. Discuss and Consider extension of City Services to Old Rip Addition.

Executive Director Tom Bailey stated the plat has been approved and at this point, we are ready to begin the extension of sewer, water and pavement in the Old Rip Addition.

Terry Slavens made a motion, seconded by Matthew Crum, to authorize Tom Bailey to contact Raydon Contractor and obtain a bid for extending the sewer, water and pavement in the Old Rip Addition. Motion prevailed by the following vote:

Ayes: Crum, Pipkin, Slavens, White

Nays: None

Absent: None

4. Convene into executive session pursuant to Section 551.071 of the Texas Government Code to consult with the Corporation's attorney regarding Economic Development Agreement with Raitz Enterprises, Inc.

Commence: 12:49 p.m.

Conclude: 1:04 p.m.

5. Reconvene into open session and discuss and take possible action regarding matter discussed in executive session.

Matthew Crum made a motion, seconded by Mark Pipkin to authorize Messer\*Fort Law firm to send another letter to Raitz Enterprises, its counsel, as well as Citizens National Bank of Texas, its lienholder, to make arrangements to settle that are acceptable to EEDI. If no payment is received by June 15, 2024, EEDI authorizes Messer\*Fort Law Firm to move forward with the foreclosure of the note. Motion prevailed by the following vote:

Ayes: Crum, Pipkin, Slavens, White

Nays: None

Absent: None

## VII. Executive Director's Report

Executive Director Tom Bailey updated the status of three recent projects.

He stated that the Castle Energy Group currently leases three lots in the business park for a total of \$3,500 per month. This income is a nice benefit to EEDI while we wait for other businesses to come into the business park.

The promotional video of Eastland with Oli Pettigrew is a great success. It has been very well received and shared on social media thousands of times. The world is quickly becoming aware of the city of Eastland.

Mike Barnes – Community Assessment: Mr. Bailey stated that Mike Barnes plans to be here at the next meeting on June 10, 2024 to share more about the Community Assessment and the next steps.

## VIII. Adjournment

Carolyn White made a motion, seconded by Matthew Crum to adjourn at 1:29 p.m. Motion prevailed by the following vote:

Ayes: Crum, Pipkin, Slavens, White  
Nays: None  
Absent: None

Attest:

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Roma Holley, City Secretary

Approved:

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Vicki Bradley, Chairman  
EEDI Board