

**MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, January 16, 2017
City Hall Conference Room – 11:30 AM**

PRESENT:	Gery Maneth.....	President
	Anita R. Rodriguez.....	Vice-President
	Arthur G. Hermann III.....	Secretary
	Tommy Barre.....	Director
	Larry Leahy.....	Director
	Kevin Coleman.....	City Manager
	Theresa A. Bowe.....	City Clerk
	Chuck Dart.....	Dir of Economic Development
ABSENT:	Tim McCoy.....	Director
	Zenith Stevens.....	Director
	Sandra Jacob.....	Director of Finance

President Maneth called the meeting to order at 11:36 AM.

Director Hermann made a motion to adopt the minutes of the December 2, 2016 meeting as presented. Second was made by Director Rodriguez and motion carried unanimously. Motion by Director Barre to adopt the minutes of the December 19, 2016 meeting as amended (. Second by Director Leahy; motion carried unanimously. Motion by President Maneth to adopt the minutes of the January 9, 2017 meeting as presented; second by Director Barre. Motion carried unanimously.

Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

The December Sales Tax Comparison Report was presented for review. Discussion was held.

The YEDC Fiscal Year-End Report was provided for Board review and consideration. The information provided was based on the Fiscal Year audited information. Discussion was held and a recommendation was made to schedule a special joint meeting between the YEDC and the City Council. Highlights were provided of the economic development activity over the last year. The Board made a suggestion to contact the City of Hallettsville to get information on any new programs they may be implementing. Circle Y Saddles, Inc. will be receiving a certificate of occupancy after the company finalizes building and fire code issues. Once complete, the company will be eligible to receive the approved funding. Modifications to the Strategic Plan were reviewed. The Board tentatively scheduled the special joint meeting for January 31, 2017 at 5:30 PM contingent upon availability of the City Council members.

Under Director's Report, information was provided regarding the targeting of key business for location in Yoakum. The Team Texas Plan and conferences were discussed. As of this date, no action has taken place regarding workforce development. Information was reviewed regarding continuity planning and training for existing businesses. A survey was distributed to local businesses; results were provided and reviewed. Suggestions were provided for further training. Discussion was held regarding employees from Eddy Packing wishing to become more involved in economic development activities. A pre-qualification packet has been sent to the Texas Historic Commission and has been approved for a National Register District. The Texas Historic Commission provides standard surveys to the cities and volunteers will visit the downtown business owners to complete. Informational meeting have been scheduled for Friday, January 27, 2017 and Monday, January 30, 2017 for property owners that may have questions; announcements will be placed in the newspapers. The Community Health Challenge kick off was held January 14, 2017 with approximately 150 participants over the course of four hours.

The Yoakum Community Hospital report doing over 30 medical screenings. The bike safety training and healthy cooking workshops were reviewed. Another event will be planned for March. Update to the website is still on hold; DED Dart is looking for a way to make transitions in-house. The historical survey will be a priority and uploaded to the website.

After review and discussion, Director Barre made a motion to approve the proposed revisions to the Strategic Plan as presented to baseline economic data and demographics, and to the Yoakum Economic Development Goals. Motion was seconded by Director Leahy and carried unanimously.

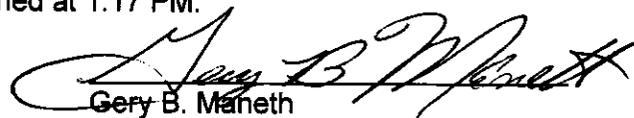
Information was reviewed regarding the Business District Preservation Program Grant application received from Tim & Mary Bulot as tabled from the October 2016 meeting. Plans were provided as requested from Tim Bulot regarding the renovations and time frame for the old Yoakum National Bank building located on West Grand Avenue. A three-year plan was provided; broken down to the first year plan. The owners have been working on the building for a year and a half; the downstairs is complete and will be renting the facility out for events. Property owners are planning on beginning the renovation of the upstairs in January. Details were discussed regarding the infrastructure changes. Consideration of an elevator installation was reviewed. Director Barre made a motion approve an application for funding from Tim Bulot for renovations to the Yoakum National Bank building in an amount not to exceed \$7,500. Motion was seconded by Director Leahy and carried unanimously.

Consideration was held regarding a Retail Enhancement Grant application as tabled from the October 2016 meeting received from Lobo, LLC for the painting of the Stanley Center located on West Grand Avenue. Contact was made with the property owner and the paint contractor. After receiving a revised proposal from the painter, the property owner has decided to only paint two sides of the building. After discussion, the Board requested that the property owner consider painting the Irvine Street and West Grand Avenue sides of the facility. Motion to approve funding of the project in an amount not to exceed \$10,000 was made by Director Hermann. Second was made by Director Barre; carried with Directors Maneth, Rodriguez, Barre, and Hermann voting in favor; Director Leahy opposed.

President Maneth announce that the Board would enter into Executive Session at 12:46 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). Meeting re-opened to the public at 1:16 PM. Action resulting from Executive Session: motion by Director Barre to approve a \$2,000 bonus to Director of Economic Development Chuck Dart for the revisions of the Strategic Plan. Second was made by Director Hermann; motion carried unanimously.

The next regular Board meeting was scheduled for 11:30 AM on Monday, February 20, 2017 at City Hall.

There being no further business, the meeting adjourned at 1:17 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk