

**MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, March 20, 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  
Zenith Stevens..... Director  
Tim McCoy..... Director  
Kevin Coleman..... City Manager  
Theresa A. Bowe..... City Clerk  
Sandra Jacob..... Director of Finance  
Chuck Dart..... Dir of Economic Development

**ABSENT:** Larry Leahy..... Director

President Maneth called the meeting to order at 11:30 AM.

Director Rodriguez made a motion to adopt the minutes of the February 20, 2017 meeting as presented. Second was made by Director McCoy and motion carried unanimously.

Jeff Boswell was present representing the Yoakum General Store in reference to a submitted grant application. The existing building is being updated; the exterior has been improved and work is being done on the interior; construction is taking a little longer than anticipated; the application was presented and reviewed; the property owners are looking to create a hometown general store; the old tomato sheds across the street will be demolished to make room for the lumber yard; plans are in place to install/refurbish an old corn grinder in an effort to preserve a part of the heritage of the community. Questions were posed and addressed; future plans for development were reviewed. The property owners have been in contact with a developer that plan to build affordable homes in Yoakum that would utilize the new lumber yard for supplies. Plan to work towards bringing business into Yoakum. The Board thanked Mr. Boswell for the presentation.

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

The March 2017 Sales Tax Comparison Report was presented for review. Discussion was held.

DED Dart provided an update on Yoakum's Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. Each area was reviewed in order to provide the Board with a direction for moving forward with potential development.

Details for the 2017 Business Appreciation Lunch were discussed: the date was set for May 3, 2017, with guest speaker Ronnie McDonald being invited to speak; no door prizes will be provided; invitations will be sent out to all existing businesses; consensus of the Board was

to award the Community Improvement Award to The Grande Theater; and the event will be catered by Riley's BBQ of Yoakum, Texas.

Under Director's Report, information was provided regarding the Canadian company that had shown interest in locating in Yoakum, has now reconsidered and is no longer considering the move. Attended a webinar promoting a technology that recycles plastic bi-products and turns them into fuel. It is a low investment company that will be researched further and options brought back to the YEDC at a later date. DED Dart has ordered a Retail GAP Analysis to be provided to the YEDC at a later date. The mid-year grant applications have been opened up. Applications are being received through April 10<sup>th</sup> and will be provided for Board review at the April 2017 meeting. The next Business Essentials meeting will be held on April 19<sup>th</sup>; the previous meeting had a good attendance. Attended a regional Small Business Development Center event in San Antonio, Texas earlier in March; good contacts were made. Scheduled to attend a Texas Downtown Association Regional Roundtable event in Richmond, Texas on April 19, 2017. DED Dart made a presentation to the Yoakum Preservation Society and the DeWitt County Historical Commission. The Statement of Work with Rebecca Borchers Consulting has been modified based on budgeted information, separating the payments into phases to be paid out as outlined and approved by Council. He has met with the Preservation Society to make a request for a donation of funds in the amount of \$6,250 toward the historic district project. Volunteers were discussed for the project; a request has been sent to the University of Texas – Architecture School, UTSA – Architecture School, and the Texas Department of Agriculture intern program. Expecting to receive applicants from those contacts for a five week period. Leadership training was attended in early March. Grant status: Circle Y has completed the requirements to receive grant funding for two of the four grants for a total of \$90,000. Has contacted each of the grant applicants to determine the progress of their projects, providing applicants with the option to provide a plan of action for initiation and completion prior to Fiscal Year end, or withdraw the current application and submit for the next Fiscal Year program. Training will be attended on March 29<sup>th</sup> for website maintenance; bi-annual sales tax training will be held in Austin, Texas on December 8, 2017 for those members who are able to attend. Conference schedule was presented for review for the Director of Economic Development's certification requirements.

President Maneth announce that the Board would enter into Executive Session at 12:39 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). Meeting re-opened to the public at 12:57 PM with no action resulting from Executive Session.

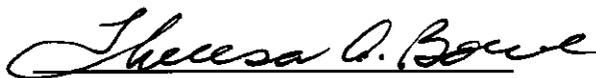
The next regular Board meeting was scheduled for 11:30 AM on Monday, April 17, 2017 at City Hall.

There being no further business, the meeting adjourned at 1:09 PM.



  
Gery B. Maneth  
President

Attest:

  
Theresa A. Bowe  
City Clerk