

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, May 15, 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
Tim McCoy.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance
Chuck Dart.....Dir of Economic Development

ABSENT: Zenith Stevens.....Director

President Maneth called the meeting to order at 11:36 AM. Rebecca Borchers was acknowledged and welcomed as the National Register District Consultant.

Director Rodriguez made a motion to adopt the minutes of the April 17, 2017 meeting as presented. Second was made by Director Hermann and motion carried unanimously.

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

Director McCoy made a motion to accept the March Financial Report as presented. Questions were posed and addressed regarding grant disbursements to Circle Y Saddles. The Jobs Incentive grant, paid in March, is listed on the Financial Report. Subsequently in April the Company received their Certificate of Occupancy which triggered the Fire Protection grant payment. Payment on the Roof Repairs grant is expected to be requested soon. Motion was seconded by Director Hermann and carried unanimously.

A change requested by Yoakum General Store, LLC to their Performance Agreement was reviewed. The owners have asked that the number of full time employees required to meet the contract be reduced from three to two for the first year of operation. After discussion, the consensus of the Board was to allow the change to the contract.

DED Dart provided a presentation on the revised YEDC website. Details were reviewed and discussed.

Discussion was held of the Retail Gap Analysis indicating what consumers spend in a geographical area versus what is sold within the same geographical area. Review was held; questions were posed and addressed. Dart emphasized that gaps present opportunities for retail development.

City Manager Coleman provided details regarding the negotiations between Eddy Packing Company and the City for the receiving of wastewater from the facility. Eddy Packing will need to make changes to their pre-treatment system prior to increasing the flow received from the company by the City. The earliest timeline indications are early 2019 for city improvements to be made allowing for additional flow. The City is waiting on an engineer's report from Eddy Packing

to determine the flow and content of that flow in order to determine what the next logical steps will be. Information was provided regarding the arrangement of Eddy Packing's facility and grounds. Negotiations will continue.

Under Director's Report, DED Dart reported on the San Antonio Manufacturer's Association (SAMA) meeting held in San Antonio, Texas in May. Exhibitors were small and medium size manufacturers, along with two economic development corporations. Contact was made with those organizations and discussed Yoakum's possible participation next year. A recap was provided of the Annual Local Business Appreciation Luncheon held May 3rd. There was an estimated 125 attendees and the survey results regarding the luncheon and very positive feedback was received. The next Business Essentials meeting discussing online marketing is scheduled for June 14, 2017 and will be presented by the University of Houston-Victoria's Small Business Development Center. Topics for future EDC meetings were reviewed including training and conference schedules, a grant summary, information regarding the TexTan property, possible revision of current grant guidelines, and the report from Rebecca Borchers on the National Register District Project (July).

Discussion was held regarding potential candidates for the YEDC Board vacancy. After discussion, recommendation to the City Council to appoint an individual to the YEDC Board to fill an unexpired term.

President Maneth announced that the Board would enter into Executive Session at 12:35 PM 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 12:54 PM. Action resulting from Executive Session: Motion by Director McCoy to pay a bonus to DED Dart for the completion of the web shell in the amount of \$1,000, implementation of web upgrades in the amount of \$1,000, the completion of the National Register District Phase I in the amount of \$1,000 for a total of \$3,000. Motion was seconded by Director Hermann and carried unanimously.

The next regular Board meeting was scheduled for 11:30 AM on Monday, June 19, 2017 at City Hall.

There being no further business, the meeting adjourned at 12:54 PM.

Gery B. Maneth
President

Attest:

Theresa A. Bowe
City Clerk