

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, January 15, 2018
City Hall Conference Room – 11:30 AM

PRESENT: Gery B. Maneth..... President
Anita R. Rodriguez..... Vice-President
Arthur G. Hermann III..... Secretary
Tommy Barre..... Director
Whitney Boone..... Director
Elorine Sitka..... Director
Zenith Stevens..... Director
Kevin Coleman..... City Manager
Theresa A. Bowe..... City Clerk
Chuck Dart..... Dir of Economic Development

ABSENT: Sandra Jacob..... Director of Finance

President Maneth called the meeting to order at 11:39 AM.

Director Hermann made a motion to adopt the minutes of the December 18, 2017 meeting as presented. Second was made by Director Boone and motion carried unanimously.

The January Sales Tax Comparison Report was presented for review and discussion was held.

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

The Yoakum Economic Development Corporation Annual Report for Fiscal Year 2016-2017 to be presented to the City Council was provided for review. The report was formatted as in years past and included an unaudited financial statement, annual sales tax comparison report, information on grants paid out by the YEDC, and a grant summary for the coming year. The report is scheduled to be presented to the City Council at their February meeting.

City Manager Coleman provided information regarding the possible creation of a downtown advisory committee to look at tools the City could adopt for development/redevelopment of the downtown area. The committee would review what tools are available, how the tools are being used in our region, as well as Statewide and make recommendations on how the tools could be used in Yoakum. The committee would be asked to promote participation in various groups within Yoakum. Staff is recommending a committee of seven members to include one from City Council, one from the YEDC, one Chamber representative, two downtown business or property owners, and two from the general public as users of the area. Staff has outlined the potential for three meetings: the first to provide instruction and training to the members, the second would allow them to work through ideas, and the 3rd would provide time to iron out details and make recommendations. The consensus of the YEDC Board was to recommend Director Barre to the Council to serve on the committee; he agreed to serve if so appointed.

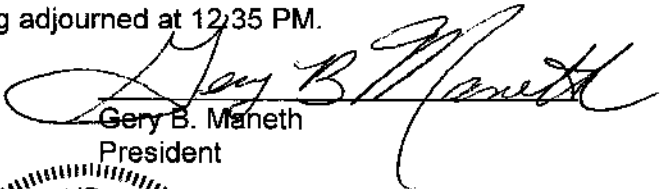
City Manager Coleman provided a report on the grant submissions for the Eddy Packing, Inc. Infrastructure Improvement Project. Currently, staff is going through the environmental

review process; funds have been received through the Texas Capital Fund grant and those funds can be utilized as matching funds toward the Economic Development Administration grant. The preliminary submittal is to be sent in at the end of January; notification of approval or denial should be received by the end of March. DED Dart indicated that he received notification that the Economic Development Administration is very interested in the economic impact the project will have on our community; the grant application completed by the end of January should be competitive.

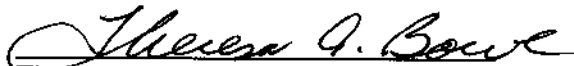
A grant workshop is scheduled for February 1, 2018 at 5:30 PM; topics for discussion were provided for Board consideration and to allow the Board time to develop ideas to be brought back for the workshop. The currently utilized applications will be provided for review along with a copy of the point system previously utilized.

Director of Economic Development Dart provided information under the Director's Report: 1) DED Dart informed the Board of the potential for national retailer moving to the Yoakum area; 2) the Board was informed of the impending purchase of the building next door to the Grand Theater by Tammie Steinmann who intends to develop the building; 3) DED Dart has held various meetings with builders and developers in an effort to increase the housing in the Yoakum area. One prospect is for a 40-unit apartment complex, gated community with a swimming pool. Excavation and backfill will be necessary before construction can begin. Information was provided regarding tax credits available to builders to rent apartments at below market value; and 4) Information was provided regarding the Team Texas membership and the reasons it was not renewed. Staff will research alternative relationships to promote Yoakum to industrial prospects such as the World Economic Development Alliance and its Texas Elite 25. Board direction was to delay project until we have a foothold with the downtown improvements, housing, and retail, as well as encouraging community support.

There being no further business, the meeting adjourned at 12:35 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk

