

January 21, 2019  
Conference Room – 11:30 AM  
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth.....President  
Anita R. Rodriguez .....Vice-President  
Arthur Hermann.....Secretary  
Elorine Sitka.....Director  
Tommy Barre.....Director  
Kevin M. Coleman.....City Manager  
Chuck Dart.....Director of Economic Development  
Theresa A. Bowe .....City Clerk

ABSENT: Zenith Stevens.....Director  
Whitney Boone.....Director

President Maneth called the meeting to order at 11:32 AM and acknowledged visitors.

Motion by Director Sitka to adopt the minutes of the meeting of December 17, 2018 as presented. Second was made by Director Hermann and motion carried unanimously.

Information was presented for the YEDC Financial Report from City Manager Coleman. Discussion was held regarding the cost of the marketing flyer participated in along with other area cities for Christmas activity advertisement. Direction was given to DED Dart to review the details of the proposed flyer prior to participation next year. After review and discussion, Director Rodriguez made a motion to accept the Financial Report as corrected. Motion was seconded by Director Barre and carried unanimously.

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

Information was presented regarding a Community Services Grant requested by the Yoakum Area Chamber of Commerce. DED Dart presented information on behalf of the Chamber. The grant will assist with the expansion of the Christmas lighting program at an estimated amount of \$6,588. The Chamber intends to apply for a GVEC Power Up grant that may cover 50% of the cost. If approved, the YEDC funds would contribute to 25% of the funding up to \$2,000 and the Chamber would contribute the remaining 25%. After review and discussion, motion by Director Sitka to approve a Community Services Grant to the Yoakum Area Chamber of Commerce for 25% of material costs up to \$2,000 for the Downtown Christmas Lighting Program. Second was made by Director Hermann; motion carried unanimously.

Dianne McCommas was present to provide information and answer questions regarding informational wayfinding signs for local points of interest. Mrs. McCommas requested the YEDC allow DED Dart to assist her in determining the feasibility and necessity of the signs within the City limits. After discussion, the consensus of the Board was to allow DED Dart to assist with the project for a 90 day period and report back to the YEDC Board on findings at the April 2019 meeting.

Discussion was held regarding a proposed amendment to The Grand Theater performance agreement. At the recommendation of the City Attorney, staff presented a proposed amendment rather than moving forward with a new agreement for the proposed project to expand the theater into an adjacent building for an additional screen. Details were reviewed; proposed changes extend the

forgiveness schedule through 2026. The first payment to The Grand Theater for the second screen will be the lesser of 50% of valid construction receipts or \$50,000. The second payment will occur on theater opening. After review, Director Sitka made a motion to approve the amended performance agreement as presented. Motion was seconded by Director Barre and carried unanimously.

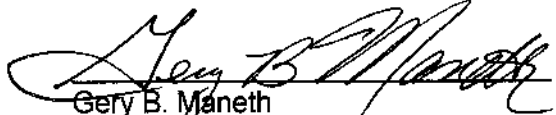
Discussion was held regarding the differences between historic preservation ordinances and historic preservation guidelines. The City of Yoakum does not have a historic preservation commission which is required in order to initiate an historic preservation ordinance. Suggestions were posed for persons qualified to form a committee to assist in compiling a set of proposed guidelines to be brought before the Board. A list of proposed members will be brought to the Board for consideration at the February 2019 meeting.

Information was presented regarding Preservation grant boundaries. Staff showed maps that included three choices (in order of size): current Preservation grant boundaries, National Register District boundaries, and proposed Central Business District (CBD) boundaries. If the CBD were chosen, the program would concentrate on the contributing properties in the proposed CBD's five blocks. Non-contributing properties within the boundaries and those outside the boundaries would be eligible only for Retail Enhancement Grant consideration. Additional review will be held at a future meeting.

Discussion was held regarding the benefits of promoting the Yoakum Commercial Historical District once it becomes an official National Register District. Staff requested Board direction; additional discussion may be requested at a future meeting to provide time for the Board to contemplate.

Under the Directors Report, DED Dart provided a written report for distribution. Dart attended the ICSC retail conference in Ft. Worth, Texas identifying prospects that have an interest in locating in Yoakum. The former Dairy Treet location at the corner of Irvine Street and W. Grand Avenue has been leased to a business called "Half Time Grill". New retail prospects may require new construction since there is very little space remaining. New businesses were reviewed. Discussion was held regarding publicity and the importance of utilizing our local paper. The Annual Business Appreciation Luncheon was discussed including the guest speaker, and tentative subject matters. The event will be held on May 1, 2019 at the Yoakum Community Center. Community Investment Award suggestions were discussed. DED Dart informed the Board to expect a request from Mimi's Kitchen for assistance with the funding for a sign; the BBQ Shack is planning on moving into the former "Alibi" building located at 909 Hwy 77A North; and questions were posed regarding the planned restaurant located on 77A North discussed in early 2018.

There being no further business, the meeting adjourned at 1:02 PM.

  
Gery B. Maneth  
President

ATTEST:

  
Theresa A. Bowe, City Clerk

