

REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, February 9, 2015
Public Works Meeting Room
900 Irvine St – 11:30 AM

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

ABSENT: None

The meeting was called to order by President Faulkner at 11:40 AM.

A motion was made by Director Hermann with a second by Director Stevens to adopt the minutes from the meetings of January 12, 2015 as presented and January 20, 2015 as amended indicating that Director Stevens and Director Leahy were not present. Motion carried unanimously.

A request was received and reviewed from the Yoakum Masonic Lodge #662 AF & AM for a project at 301 W. May Street. Mr. Rick Alexander and Mr. James Pilchick were present to provide information and answer questions. The funds will be utilized for assisting with roof repair to the building that is almost 100 years old. The representatives provided the information on the low bidder. After discussion, Director Barre made a motion to approve the request from the Yoakum Masonic Lodge #662 AF & AM as a Business District Preservation Program as a reimbursement grant in the amount of \$7,500. Motion was seconded by Director Maneth and carried unanimously.

Discussion was held regarding the completion of the requirements by Embroidery Express at 601 Irvine Street for the Extended Business Hours Grant Program. Director of Economic Development Debbie Sadler provided information confirming all requirements had been fulfilled. Motion by Director Hermann made a motion to approve the application for grant funding as requested. Second was made by Director Rodriguez; motion carried unanimously.

A report was provided by City Manager Kevin Coleman regarding the grant request from Precision Saddle Tree, Inc. for assistance in installing a fire suppression system. The company is assessing whether a fire suppression system will be as financially beneficial as building a detached building to store material. The company has indicated to staff that a grant request may be made to the YEDC at a later date for assistance with that project.

A report was provided by Directors Barre and Maneth regarding the meeting held with Caterpillar, Inc. representatives. Both Directors met with the facility manager and human resources director along with Yoakum ISD Superintendent Tom Kelley. Coordination efforts between the school and Caterpillar continue, specifically scheduling tours by the Yoakum High School students. Caterpillar is reaching out to the public, encouraging education among their employees, and expanding.

Tim and Mary Bulot (owners of the old Yoakum National Bank Building downtown) were present and acknowledged. Discussion was held and an update was provided regarding plans to pressure wash

and clean the sidewalks, curbs, pavers, and star in the downtown area. A contractor has been contacted to clean the area and spray chemicals to keeps weeds and mildew from re-forming.

After review and questions regarding expenditures, a motion was made by Director Leahy to accept the corrected financial report for December 2014 and the January 2015 Financial Report as presented. Second was made by Director Hermann and motion carried unanimously.

Expenditures resulting from the Director of Economic Development search were reviewed. City Manager Coleman provided details regarding additional expenses. After discussion a motion was made by Director Hermann to approve a final transfer of funds for hiring expenses for reimbursement to the City. Motion was seconded by Director Leahy and carried unanimously.

Director of Economic Development Debbie Sadler provided a report to the Board: she has met with representatives and toured area businesses over the last few weeks; she will be attending a trade mission in San Antonio in March to meet with 40 companies from Mexico looking to relocate in South Texas; also attending the Texas Economic Development Council Legislative Conference in late February and a conference on financing opportunities for small business, and meeting with the Governor's Division representative. The I-10 Corridor meeting will be hosted by Yoakum on March 13, 2015 at the Carl & Mary Welhausen Library. Review was held of the Enhancement Grant Program and the New Retail Program. The Board requested that ED Sadler contact Ima Jean Bittick regarding a potential grant to the Yoakum Food Bank.

City Manager Coleman provided information regarding the New Retail Programs. The application acceptance period is still open under the same guidelines. ED Sadler recommended additional advertising for the programs to gain more participation from qualified applicants, and suggested reviewing applications on a quarterly basis instead of annually. Suggestions were received from the Board for specific changes to be included in the New Retail Program guidelines. ED Sadler also suggested an incubator building downtown and guidelines for utilization that would assist new business owners with startup. Revisions to the YEDC logo were discussed; ED Sadler will sketch and provide at the March meeting. She is also cataloging the downtown buildings and is open to suggestions from the Board and any details available on the buildings being cataloged.

At 12:45 PM, President Faulkner announced that the Board would convene into Executive Session to deliberate regarding economic development negotiations for a business prospect (V.T.C.A., Gov. Code, Sec. 551.087), and to deliberate regarding economic development negotiations for a local business enhancement prospect (V.T.C.A., Gov. Code, Sec. 551.087). The meeting re-opened to the public at 1:15 PM. Action resulting from Executive Session: Director Maneth made a motion to fund up to \$6,000 for an engineering study at the Industrial Park. Motion was seconded by Director Leahy and carried unanimously.

The monthly Sales Tax Comparison Report was not available at the time of the meeting.

The next regular Board regular meeting was scheduled for 11:30 AM on Monday, March 9, 2015 at City Hall. There being no further business, the meeting adjourned at 1:15 PM.

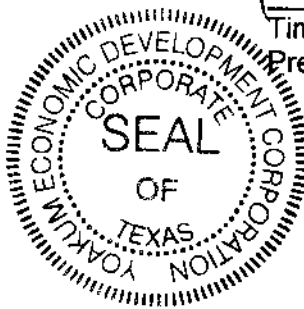


Tim Faulkner
President

Attest:




Theresa A. Bowe
City Clerk



Director of Economic Development Debbie Sadler provided a report to the Board: A survey has been developed to send out to the local businesses; she will be attending the I-10 Corridor Meeting on Friday, January 16, 2015; and Yoakum will host the I-10 Corridor meeting on March 13, 2015 at the Carl & Mary Welhausen Library. City Manager Coleman provided information regarding training the Dir. of Economic Development will be attending. The VDI Company may be interested in purchasing the building vacated by Alco. The grant applied for by SkyWireless is still in question. Staff has been unable to verify that the business is open. The grant to Eddy Packing, Inc. of Yoakum, Texas was finalized, the final inspection was done, and a check was cut to the company for reimbursement to assist with the installation of a fire alarm system. Christi's Collection has re-opened downtown. Diamond S Diner will be opening at 615 Irvine Street in the near future. The Board was made aware of a request made to the Mayor requesting support for the cleanup and renovation of the Leatherwood Apartments located at 105 Ellen May Road. The representatives may be making a request to the YEDC to assist with defraying the cost of the renovations.


At 12:58 PM, President Faulkner announced that the Board would convene into Executive Session to deliberate regarding economic development negotiations for a business prospect (V.T.C.A., Gov. Code, Sec. 551.087), and to deliberate regarding economic development negotiations for a local business enhancement prospect (V.T.C.A., Gov. Code, Sec. 551.087). The meeting re-opened to the public at 1:18 PM. No action resulted from Executive Session.

The next regular Board regular meeting was scheduled for 11:30 AM on Monday, February 9, 2015; location to be determined. There being no further business, the meeting adjourned at 1:18 PM.



Tim Faulkner
President

Attest:



Theresa A. Bowe
City Clerk

