

MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, February 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  
Larry Leahy..... 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 11:40 AM.

Director McCoy made a motion to adopt the minutes of the January 16, 2017 and January 31, 2017 meetings as presented. Second was made by Director Leahy and motion carried unanimously.

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

The January 2017 Sales Tax Comparison Report was presented for review. Discussion was held. The confidential detail report has been requested by the Mayor in an effort to determine the reason behind the significant drop in revenue.

Discussion was held regarding the January 31, 2017 Joint City Council/Yoakum Economic Development Corporation Board of Directors meeting. The Board felt the meeting was productive; suggestions were made to change the structure in order to provide better information and receive additional feedback; to provide Council with details prior to the meeting to provide background and history of the items to be discussed; and for the Director of Economic Development to provide Council with a report on a quarterly basis.

Under Director's Report, targeting key businesses and industries – information was provided regarding new business prospects; the Alco Store is currently still vacant although multiple companies have expressed an interest in the property; marketing of that property is being handled by a realtor providing national advertisement. Workforce Development – DED Dart visited with the Executive Vice-President of the Victoria College and reviewed the Technology Center located on the campus. Under Business

Recruitment – A Business Essentials meeting is scheduled for March; the topic will be generating cash. All local businesses are invited to attend. The Board was provided an update on the property located on Highway 77A on the North West side of town: the property has been cleaned, the dilapidated manufactured homes that had been stored on the property have been removed and the property sold. Leads/prospects from the Governor's Office have been received: none have been a match for the available buildings in Yoakum. The owners of the old hospital located on Hubbard Street are interested in selling the property. DED Dart will take a tour of the facility to determine what potential it may have. Discussion was held regarding the YEDC's supporting role in housing, tourism, and community enhancement. Under Regional Recruitment and Marketing Partnerships: DED Dart will be attending the Texas Rural Round Up scheduled to be held in San Antonio, Texas from March 2-3, 2017, hosted by the University of Texas at San Antonio's Institute for Economic Development–Small Business Development Center (SBDC). The Cuero Economic Development Corporation has scheduled a Community Leaders Program in March with former Bastrop County Judge Ronnie McDonald as the guest speaker. DED Dart presented to the Yoakum Progressive Club, and Yoakum Lions Club and has placed several articles in the Yoakum Herald-Times in an effort to promote awareness of the Yoakum EDC. He has also met with representatives from the local banks and held community meetings to make citizens aware of the National Register District project. Volunteers are being recruited and a consultant has been contacted. DED Dart has sent a letter to the Yoakum Preservation Society requesting assistance and is awaiting a response. The Board was reminded of the Tax Abatement Resolution that has been in effect since 1997 and was re-affirmed by the City Council at their February 2017 meeting. A review was held of the pending grant applications: Lavaca Tech, did meet their six month requirement to receive the grant funding; unfortunately has not been as successful in Yoakum as they had hoped and will be closing the location. LOBO has completed the painting of the Stanley Center and has met the requirements for funding. An update was provided on the YEDC website. Information has been provided to the current vendor, DE Webworks, and staff is waiting on a draft to be provided for review. Discussion was held regarding software for updating the site in the future.

Handouts were provided and the budget was reviewed in relation to a mid-year call for grant applications. After review, motion by Director Leahy to approve the re-opening of the application process and authorize the publication for mid-year grant applications. Motion was seconded by Director Barre and carried unanimously. Staff is to bring applications received for Board consideration at the April 2017 meeting.

Examples of historical survey projects in other cities, including associated costs, was presented for review as a part of the National Register District project. Rebecca Borchers has been contacted as a consultant that is originally from Yoakum and has experience with the downtown area. She has an expertise in the National Register District program and has outlined a scope of work to be provided if selected as the consultant for the project. After discussion, Director Barre made a motion to make a recommendation to the Council to approve a contract with Rebecca Borchers Consulting in an amount not

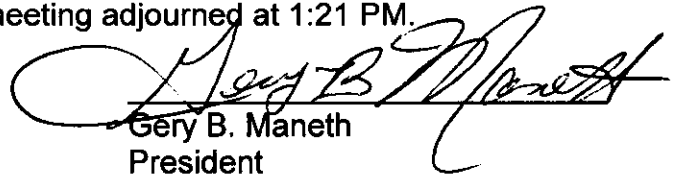
to exceed \$25,000. Second was made by Director Hermann and motion carried unanimously.

In the observance of time, discussion of the 2017 Business Appreciation Luncheon scheduled for Wednesday, May 3, 2017 was postponed until a future meeting, as well as the updated presentation of Yoakum's Strengths, Weaknesses, Opportunities, and Threats Analysis.


President Maneth announce that the Board would enter into Executive Session at 12:51 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), and 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 1:20 PM. Action resulting from Executive Session: motion by Director Hermann to approve the amended version Director of Economic Development Chuck Dart's incentive program. Second was made by Director Leahy; motion carried unanimously.

The next regular Board meeting was scheduled for 11:30 AM on Monday, March 20, 2017 at City Hall.

There being no further business, the meeting adjourned at 1:21 PM.

  
Gery B. Maneth  
President

Attest:

  
Theresa A. Bowe  
City Clerk

