

March 18, 2019  
Conference Room – 11:30 AM  
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

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

ABSENT: None

President Maneth called the meeting to order at 11:30 AM.

Motion by Director Sitka to adopt the minutes of the meeting of February 18, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.

Information was presented and questions were posed and addressed on the YEDC Financial Reports by City Manager Coleman. January and February Reports were submitted for review. After review and discussion, Director Sitka made a motion to accept the Financial Report as presented. Motion was seconded by Director Stevens and carried unanimously.

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

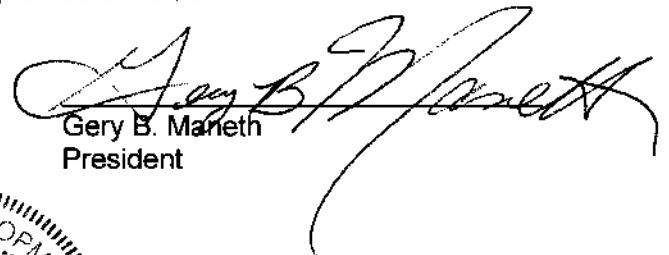
Owners of the Pizza Haven located at 123 May Street were present to provide information and answer questions regarding a Retail Enhancement grant application. The business will be a to-go facility in the beginning with possible plans to expand at a later time with delivery service. Blue Bell ice cream will also be on the menu. Estimates were reviewed for the façade improvements that will be funding if the grant is approved; scoring was reviewed. Property owners indicated that compliance with all codes will be ensured and they hope to be open by May 2019. After Director's report additional discussion was held regarding parking issues. Motion by Director Herman to approve the grant application in an amount not to exceed \$10,000. Second was made by Director Sitka and motion carried unanimously.

Kerry Rhotenberry was present to provide information and answer questions regarding a Retail Enhancement Grant application for Rhoteberry Investments located at 420 Lott Street. The application funds will assist in completing the plumbing, flooring, and finish of the property on Lott Street. Questions were posed and addressed regarding the rental space assisting with job creation; the property owner indicated that the rental space will be for business that will create jobs and sales tax revenue. The completion of the building is planned for the end of 2019. Electrical work is being provided by a local contractor. After the Director's report additional discussion was held regarding the points received and compliance with the application process; funding options were reviewed. After discussion, Director Rodriguez made a motion to approve a Retail Enhancement Grant for an amount not to exceed \$7,500 and contingent upon the use of local contractors. Second was made by Director Hermann; motion carried unanimously.

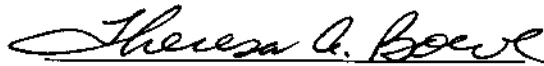
Under the Directors Report, DED Dart provided a written report regarding retail activity including a report on Handy Stop Grocery's re-configuration of their fuel service area to create additional parking and better ingress and egress, and the change to the Valero chain. A grant application may be received from the owner at a future meeting. Information was presented regarding a potential grant request from Stuart Kalisek. A grant will be submitted for a GVEC Power-Up grant to assist with the funding of the downtown Christmas Lighting Program. The request will be submitted by the YEDC on behalf of the Yoakum Area Chamber of Commerce. Information was provided on Community in Schools (CIS), a new program at Yoakum High School to target at-risk students. It is funded through the end of this semester, but future funding is unknown. That may be brought before the Board for consideration at a future meeting.

President Maneth announced at 12:32 PM that the Board would enter into Executive Session to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), and to deliberate regarding economic development negotiations as it pertains to an industrial user (V.T.C.A. Gov. Code, Sec. 551.087). The meeting reopened to the public at 12:52 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:52 PM.

  
Gery B. Maneth  
President

ATTEST:

  
Theresa A. Bowe, City Clerk

