

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, April 16, 2018
City Hall Conference Room – 11:30 AM

PRESENT: Gery B. Maneth.....President
Anita R. Rodriguez.....Vice-President
Tommy Barre.....Director
Whitney Boone.....Director
Arthur G. Hermann III.....Secretary
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 11:35 AM.

Director Sitka made a motion to adopt the minutes of the March 18, 2018 meeting as presented. Second was made by Director Hermann and motion carried unanimously.

Mrs. Tammie Steinman was present regarding Project May-2 representing the Grand Theater expansion request. The Theater has been very active and has been a great success. She is requesting additional assistance to add a 2nd smaller screen. It will allow more versatility and allow her to continue with the additional community events. She will co-own the building next door and plans to renovate half of the building for a 2nd screen with about 120 seats; the second half of the building will be utilized for a restaurant. Tim Respondek was present to provide information regarding the proposed bar and grill that will be developed in the other portion of the building. Plans are to begin the project if approved by the YEDC for the additional funding.

Mrs. Dianne McCommas was present to provide information and answer questions regarding a proposed coffee shop that will include holistic medicines and oils. Mrs. McCommas requested that the Board consider accepting applications prior to the September schedule in order for the project to be considered at an earlier date. Questions were posed and addressed.

President Maneth announced that the Board would enter into Executive Session at 12:00 PM to 1) deliberate regarding economic development negotiations as it pertains to the presentation of Project May-2 (V.T.C.A. Gov. Code, Sec. 551.087), and to deliberate regarding economic development negotiations as it pertains to the presentation of Project Grand-1 (V.T.C.A. Gov. Code, Sec. 551.087). The meeting re-opened to the public at 12:15 PM. The following action resulted from Executive Session: Motion by Director Rodriguez to approve the exception for receiving a grant application for Project Grand-1. Second was made by Director Sitka; Director Barre abstained, and motion carried with all other Directors voting in favor.

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

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


Discussion was held regarding a schedule for the Annual Business Appreciation Luncheon. The date was set for May 2nd. Meal preparations and speakers were discussed.

Information was presented regarding creating an "Opportunity Zone" designation. The designation creates a tax credit program through the Department of Treasury. The State of Texas nominated census tracts for the program which are severely distressed areas of the state. The Board reviewed the criteria. The Mayor has written a letter to the Governor's Office making the request; the request was accepted. There is no cost to make the request or apply for the program.


The Board re-opened Item #4 regarding Project Grand-1. Discussion was held regarding the funding request. Motion by Director Hermann to approve grant funding for one half of the electrical, door installation, plumbing, and signage in an amount not to exceed \$8,385. Second was made by Director Stevens; Director Barre abstained and motion carried with all other members voting in favor.

Director of Economic Development Dart provided information under the Director's Report: 1) information was provided regarding two proclamations to be presented at the Business Appreciation Luncheon, Preservation Proclamation and the Economic Development Week Proclamation; 2) The Board was informed that the Council approved the recommendation to extend the contract for the Yoakum General Store; 3) the Downtown Revitalization Committee will be meeting this evening and a report will be provided at a future meeting; 4) an agenda was presented for the Special Meeting/Workshop scheduled for April 19, 2018; 5) the rebranding effort was presented to the Hotel Occupancy Tax Advisory Board and participation was approved; 6) retail activity was reviewed: the ALCO building has been sold and activity has begun. Interest has been shown in the Ashley Building; and 7) information was presented on the downtown building survey that had been completed previously and thoughts from the Board were requested.

There being no further business, the meeting adjourned at 12:58 PM.


Anita R. Rodriguez
Vice-President

Attest:


Theresa A. Bowe
City Clerk

