

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, April 17, 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
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance
Chuck Dart.....Dir of Economic Development

ABSENT: Tim McCoy.....Director

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

Director Stevens made a motion to adopt the minutes of the March 20, 2017 and March 29, 2017 meetings as presented. Second was made by Director Herman and motion carried unanimously.

The April 2017 Sales Tax Comparison Report was presented for review. Discussion was held.

The Financial Report from February 2017 was presented. Discussion was held regarding the timing of the information received and how it may be presented to the Board in the future.

Mid-year grant applications were reviewed: after review of the revised projected revenue, funding for Community Service grants has reached the maximum allowed by State law, so those applications will be unable to be funded. Applicants for the Mid-Year Community Service grant have been contacted and made aware of the situation. All previously awarded applicants have decided to move forward with the projects and approved funding would be utilized prior to the end of the fiscal year. Three Mid-Year Business District Preservation applications were provided for review. Mrs. Theresa Boening was present to provide information on grant requests from The Grand Cottage and Serenity Bed & Breakfast. Mrs. Boening indicated that the grant funds will be utilized to assist with a new roof for the Serenity Bed & Breakfast; the funding request for the Grand Cottage will be utilized to assist with exterior painting. The owners have plans to continue renovations on the interior of the facilities at sole expense. Questions regarding occupancy and potential occupancy were posed and discussed. Five Mid-Year Business Retail applications were presented for review.

Jeff and Jaclyn Boswell were present representing the Yoakum General Store in reference to a submitted grant application. The existing building is being updated; the exterior has been improved and work is being done on the interior; construction is taking a little longer than anticipated; the application was presented and reviewed; the property owners are looking to create a hometown general store; the old tomato sheds across the street will be demolished to make room for the lumber yard; plans are in place to install/refurbish an old corn grinder in an

effort to preserve a part of the heritage of the community. Questions were posed and addressed; future plans for development were reviewed. The property owners have been in contact with a developer that plans to build affordable homes in Yoakum that would utilize the new lumber yard for supplies, as well as area suppliers to increase the variety of products available to Yoakum customers. The Boswells continue to work towards bringing business into Yoakum. The Board thanked Mr. & Mrs. Boswell for the presentation.

President Maneth opened a public hearing on proposed funding for a General Grant application from the Yoakum General Store at 117 West Street in Yoakum. Theresa Boening offered positive comments regarding the project and the new business. There being no further comments from the public, the public hearing closed.

Motion by Director Hermann to recommend approval of a grant application from the Yoakum General Store in the amount of \$50,000 upon opening of the general store, \$50,000 upon opening of the lumber yard, and sales tax rebates over a five year period in an amount of up to \$50,000 for a maximum grant of \$150,000. Second was made by Director Stevens; motion carried unanimously.

President Maneth announce that the Board would enter into Executive Session at 12:20 PM to deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087) for grant applications received from Jacobs-Weber, Inc. at 408 Forrest Street, The Tin Shed at 410 W. Grand Avenue, The Grand Cottage at 1107 W. Grand Avenue, Serenity Bed & Breakfast at 506 W. Grand Avenue, Yoakum Heritage Museum at 312 Simpson, River of Life of Yoakum, Inc. at 109 US Hwy 77A South, The Wine Room at 614 Irvine Street, H&H Café and Bakery at 719 Lott Street, Southern Roots Salon at 414 Forrest Street, and Town & Country Cleaners at 107 Nelson Street. Meeting re-opened to the public at 1:14 PM with the following action resulting from Executive Session: 1) Motion by Director Barre to approve Business District Preservation grant application for Jacobs-Weber, Inc. in the amount of \$6,000. Second was made by Director Hermann; motion carried with Director Rodriguez abstaining; 2) Motion by Director Stevens to approve a Business District Preservation grant application for the Tin Shed in the amount of \$2,720. Second was made by Director Rodriguez; motion carried with Director Hermann abstaining; 3) Motion by Director Stevens to approve a Business District Preservation grant application for The Wine Room in the amount of \$1,040. Second was made by Director Hermann; motion carried unanimously; 4) Motion by Director Stevens to approve a Business Retail Enhancement grant application for Serenity Bed & Breakfast in the amount of \$7,428. Second was made by Director Hermann. Motion carried unanimously; 5) Motion by Director Barre to approve a Business Retail Enhancement grant application for H&H Café and Bakery in the amount of \$8,000. Second was made by Director Stevens; motion carried unanimously; 6) Motion by Director Rodriguez to approve a Business Retail Enhancement grant application for Southern Roots Salon in the amount of \$1,297. Second was made by Director Barre; motion carried unanimously; and, 7) Motion by Director Stevens to approve a Business Retail Enhancement grant application for Town & Country Cleaners in the amount of \$2,900. Second was made by Director Rodriguez; motion carried unanimously. Funding was not approved for Business District Preservation application from The Grand Cottage. The Community Service application from Yoakum Heritage Museum, and the Community Service application from The River of Life of Yoakum, Inc. were not approved.

Proposed budget amendment affecting the Business District Preservation and Retail Enhancement Budget was presented for review and discussion based on proposed grant

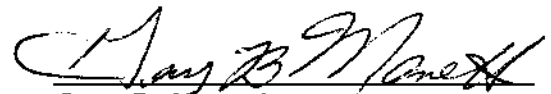
funding. Motion by Director Rodriguez to approve the budget amendment as amended. Second was made by Director Hermann; motion carried unanimously.

Proposed budget amendment was presented amending the business expansion grant, City projects, and reducing the advertising budget. Motion to approve as presented was made by Director Barre; second was made by Director Hermann. Motion carried unanimously.

Under Director's Report, a retail gap analysis has been received from the Small Business Development Center and will be provided for Board review at the next meeting. Contact has been made by a person interested in purchasing the ALCO building located on Highway 77A South to possibly expand an existing building. A Business Essentials meeting will be held on April 19th based around marketing. The Business Appreciation Luncheon scheduled for May 3rd was discussed; Board members will be making calls to local businesses to ensure invitations were received. Questions were posed and addressed regarding the Downtown Revitalization Plan.


The next regular Board meeting was scheduled for 11:30 AM on Monday, May 15, 2017 at City Hall.

There being no further business, the meeting adjourned at 1:25 PM.



Gery B. Maneth
President

Attest:



Theresa A. Bowe
City Clerk

