

April 19, 2021
Yoakum City Hall
Conference Room – 11:30 AM

**REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS**

PRESENT: Gery Maneth.....President
Whitney Boone.....Vice-President
Arthur Hermann.....Secretary
Sean Mooney.....Director
Anita R. Rodriguez.....Director
Linda Schmidt.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: None

President Maneth called the meeting to order at 11:34 AM and guests were welcomed.

Director Mooney made a motion to adopt the minutes of the meeting of March 15, 2021 as amended. Motion was seconded by Director Boone and carried unanimously.

Questions were posed and addressed regarding funding available during the pandemic, the amounts left in reserves, and funds no longer set aside for specific programs. After discussion, Director Herman made a motion to accept the Quarterly Financial Report as presented. Second was made by Director Mooney; motion carried unanimously.

Under the President's Report, President Maneth provided an update on property purchased at 306 Irvine Street. The engineer is behind schedule and recommendations for the base to be utilized have not been received as of this date. The engineer has indicated that the information will be provided by the end of the week. Local suppliers will be provided an opportunity to bid on providing the material to be used.

The Board received reports from the liaisons to YEDC stakeholders: Director Mooney reported a productive outcome regarding code enforcement issues that have been addressed with City Council. Code Enforcement personnel will be prioritizing five properties at a time to assess. Mechanic shops that have an abundance of cars stored on the property will be addressed; staff and the City Attorney are working through potential ordinances to limit the storage of vehicles and procedures for the abatement of junk cars. President Maneth asked that downtown properties that are an issue be prioritized. And Director Mooney announced that Mayor Annie Rodriguez is retiring at the May 11th Council meeting. Mrs. Tanya Wenzel will be sworn in as the newest Councilmember on that date, as well.

President Maneth provided a report based on his meeting with the Lavaca County Judge. The Judge indicated that he would be interested in meeting with President Maneth and Executive Director Stokes about economic development issues and plans will be made.

Vice-President Boone provided a report based on a meeting held with the Yoakum Independent School District representatives. The YISD expressed an interest in partnering with YEDC to help with programming including college, career and military readiness programs which could possibly qualify for Community Improvement Grant Program that is currently in place. YISD representatives indicated that the school is struggling to locate teachers for the specific areas of interest being targeted; Executive Director Stokes suggested utilizing a hiring firm to assist with that search.

Information was presented regarding the establishment of a YEDC Headquarters at property described as 215-A West Grand Avenue in the downtown area. The property will need electrical and aesthetic improvements funded by the YEDC. Property owner Tommy Barre has agreed to a three-year lease in the amount of \$400. After discussion, Director Mooney made a motion to approve the establishment of the YEDC headquarters at 215-A West Grand Avenue and authorize the execution of a lease agreement in the amount of \$400 per month for a three-year period with Tommy Barre. Motion was seconded by Director Schmidt and motion carried unanimously.

Vice-President Boone provided a report from the Marketing and Communications Committee regarding the brand development for the corporation. Designs are being created by the acquired firm and are being critiqued by the committee. Final options will be provided to the Board for review at a later date.

The "Cinco de Mayo" celebration discussed with the Yoakum Area Chamber of Commerce was discussed. After review, Director Hermann made a motion to approve a YEDC financial partnership with the Yoakum Area Chamber of Commerce on a "Cinco de Mayo" celebration to include eight restaurants, with 500 tickets to be printed providing a \$4.00 discount on meals. The Chamber of Commerce will distribute at the Shop and Stroll event. The Chamber of Commerce has requested the YEDC to assist with the cost of the discounted portion of the meals to the restaurants, and printing of the coupons. After discussion, Director Hermann made a motion to approve the request for funding in an amount not to exceed \$2,500. Motion was seconded by Director Schmidt and carried unanimously.

Director Schmidt provided a report from the Finance Committee. A request has been received from Timary Rehabilitative Ventures for reimbursement of funds associated with its approved Business District Preservation Grant. The business has completed HVAC work to the upstairs office units and is requesting \$5,500 of the \$7,500 approved grant. After discussion, Director Schmidt made a motion to approve the request by Timary Rehabilitative Ventures for reimbursement of funds in the amount of not to exceed \$2,250 matching funds. Second was made by Director Boone and motion carried unanimously.

Director Rodriguez provided a report from the Recruitment and Nomination Committee. The committee consists of Director Annie Rodriguez, Mayor Pro-Tem Carl O'Neill, Evelyn Miculka, and Connie Zimmerman. Qualities and qualifications guidelines were reviewed. Suggestions for new Board members are welcome by the Committee.

Proposed recruitment and nomination processes to be deployed by the committee were reviewed including questions to be utilized in interviewing prospective candidates. Suggestions were made to include in the content information to be presented for onboarding of new directors.

Under the Executive Director report, eligible expenses were reviewed for a YEDC Major Projects Grant Program. The proposed program mirrors the Downtown Grant Program to cover other areas of town. After discussion, Director Rodriguez made a motion to approve the overview, application, and evaluation checklist for YEDC's Major Projects Grant Program as presented. Motion was seconded by Director Mooney and carried unanimously.

Review was provided of the upcoming 2021 Stand Up Rural America Summit in Charleston, WV. Executive Director Stokes will be attending.

An update was provided on the Golden Crescent Regional Planning Commission's Yoakum-related activities. Executive Director Stokes is the Chair of that board. The board is in the process of putting together a regional conference, possibly in the month of June to be hosted by the City of Yoakum most likely at the Yoakum Community Center.

Executive Director Stokes provided economic development-related articles from the past month.

President Maneth announced that the Council would enter into Executive Session at 12:24 PM to discuss and deliberate regarding commercial or financial information received from a business prospect that

Yoakum Economic Development Corporation seeks to have locate, stay, or expand in or near Yoakum ETJ, and with which the Yoakum Economic Development Corporation is conducting economic development negotiations (V.T.C.A., Government Code, Section 551.087), and deliberate regarding the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 1:06 PM. Action resulting from Executive Session: motion by Director Rodriguez to purchase land for a second industrial park. Second was made by Director Mooney; motion carried unanimously.

There being no further business, the meeting adjourned at 1:07 PM.



Gery B. Maneth
President

ATTEST:



Theresa A. Bowe, City Clerk

