

May 20, 2019
Conference Room –1130 AM
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

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

ABSENT: Kevin M. Coleman..... City Manager

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

Motion by Director Sitka to adopt the minutes of the meeting of April 15, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.

Motion by Director Barre to adopt the minutes of April 16, 2019 as presented. Second was made by Director Rodriguez; motion carried unanimously.

Information was presented for the YEDC Financial Report from DED Dart. After review and discussion, Director Sitka made a motion to accept the Financial Report as presented. Motion was seconded by Director Hermann and carried unanimously.

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

Information was presented regarding a request for Preservation Grant funds from Operator Error, LLC. No job creation is indicated on the application since the request is from the property owner and not a business. The application meets the Project Profile point threshold for consideration. After review and discussion, Director Rodriguez made a motion to approve a grant request for property located at 216 W. May Street by Operator Error, LLC in an amount not to exceed \$7,500. Second was made by Director Boone; motion carried unanimously.

Discussion was held regarding consideration of funding for a project to provide wayfinding signage to local points of interest. This would be a joint venture between the YEDC, the Yoakum Area Chamber of Commerce and the City of Yoakum Hotel Occupancy Tax Advisory Board. The Hotel Occupancy Tax Board approved funding up to one half of the project up to \$16,000 contingent upon approval from the YEDC and the Chamber. HOT Board expenditures require final approval from Council and that will be proposed at their June meeting. A written guarantee has not been received from the Chamber as of this date, however, Chamber members present indicated that approval was pending. Staff is recommending a YEDC commitment of ¼ of the funding. After review and discussion, Director Sitka made a motion to approve funding up to 25% of the cost of wayfinding signage to local points of interest. Motion was seconded by Director Stevens and carried unanimously.

After review and discussion of the performance agreement presented in conjunction with the General Grant application made by Yoakum Partners dba Handy Stop, Director Hermann made a motion to approve the agreement as presented. Second was made by Director Stevens; motion carried unanimously.

The survey report compiled from the Business Appreciation Luncheon was provided for review. Good feedback was received. Chamber members provided additional input indicating that there was a great deal of information compressed into a very short time span, and suggested focusing the presentation on a smaller area of the subject and providing greater detail on the subject rather than utilize a broader subject with less detail. It was suggested classroom style seating would be more comfortable than round tables. Overall presentation was very interesting and the attendance was excellent.

Under the Directors Report, DED Dart provided a written report including retail activity, publicity, downtown activity, small business activity, administrative activity, grants, tourism, workforce, and housing. A meeting has been scheduled with the Yoakum Independent School District representatives to discuss possible partnerships for providing training for vocational skills programs. A demand analysis was provided for new housing. New apartment units were reviewed and discussed. Investors have toured the abandoned hospital to consider for housing renovations. Information was presented regarding current grant guidelines and discussion was held regarding restrictions for funding of family members of Board members and City employees. Consensus of the Board was to continue the stipulations as currently outlined. Discussion was held of YEDC goals for 2019-2020. Quality of life issues were discussed including providing assistance with Parks and Recreation issues, and attracting businesses that would create jobs within the City limits. Additional advertisement of the assistance provided by the YEDC to the grant recipients was suggested. Additional projects were suggested including improvements to the restrooms at the Little League fields. Improvements may provide more of an incentive to businesses that look at the quality of life for their employees prior to opening a location. Improvements are needed at the rodeo arena. Suggestions were made to meet with rodeo association representatives for ideas and possible partnering. Review industrial businesses that may be interested in moving to the area. Comptroller data was reviewed indicating the percentage of assets owned by economic development corporations throughout the state of Texas. Industrial buildings, land, industrial sites, and rodeo arenas were included in the array of assets. Board requested the item be placed on the June agenda for additional discussion.

There being no further business, the meeting adjourned at 12:42 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

