

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, May 21, 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
Sandra Jacob..... Director of Finance
Chuck Dart..... Dir of Economic Development

ABSENT: None

President Maneth called the meeting to order at 11:37 AM and opened to the public. Guests were welcomed.

Director Barre made a motion to adopt the minutes of the April 16, 2018 meeting as presented. Second was made by Director Rodriguez and motion carried unanimously.

Information was presented regarding the following grant requests: 1) Filipe Rosales and Rogelio Mireles representing Tacos Los Goldos were present to provide information regarding a Business District Preservation Grant request to assist with the opening of a bar and grill at 310 Front Street. Mr. Rosales provided details. The building is over 110 years old and are working to renovate. Needed permits were reviewed by the City Manager; 2) Everardo Varela was present to provide information regarding a Business Retail Enhancement Grant application to assist with the relocation of the existing business. Dairy Treet has been established for 18 years and is expanding to a larger building at 901 W. Grand Avenue. Hoping to have the move complete by July 16, 2018; 3) Doris Laredo was present representing Double D Land and Cattle/Double D Ranchwear for four Business District Preservation Program grants for four separate buildings. The 514 – 516 Lott Street grant request was indicated as being the highest priority since the YEDC typically considers one grant request per business during a funding term. Increase in sales and sales tax collection for the business was discussed; 4) Angel Bordovsky was present representing Angel K Enterprises for a Business Retail Enhancement Program grant for property located at 611 N. South Street for plumbing renovations. Sales tax revenue report was provided for information. President Maneth thanked the applicants for providing the information.

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

Director Hermann made a motion to accept the April Financial Report as presented. Motion was seconded by Director Sitka and carried unanimously.

An update was provided regarding the Eddy Packing, Inc. Infrastructure Project. City Manager Coleman presented information regarding the status of the Texas Capital Fund Grant in the amount of \$1,000,000; the City is responsible for accepting the funds from the Texas Capital Fund Program and agrees to the stipulations outlined in the grant agreement; a second

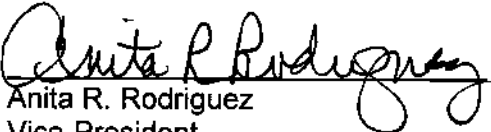
agreement between the City and Eddy Packing, binds Eddy Packing to the stipulations outlined in the grant agreement between the Texas Capital Fund and the City of Yoakum. Certain clauses in the agreement have been questioned by Eddy Packing and those are being addressed with the state. The contract provides a three-year timeline for construction. Employment stipulations were reviewed and monitoring was discussed. The City is unable to apply for the Economic Development Association grant funds until all elements are known. Staff is hoping to have all details outlined within the next month.

Information was presented regarding the proposed temporary intern position. DED Dart provided information including an updated list of potential projects; priorities were reviewed including the National Register District project and zoning overlay. Funding options were discussed. The Consensus of the Board was to review the information further and place on a future agenda for consideration. Should the board decide on an intern, the National Register District project will remain the responsibility of Rebecca Borchers as contracted.

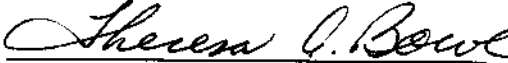
Director of Economic Development Dart provided information under the Director's Report: a national group will be going into 201 US HWY 77a (the old Alco building) to take up an estimated 8,000 square feet. Another portion of the building is being considered by another entity and will be discussing details in the following weeks with the property owner. Yoakum Perk & Brew is working on the facility and moving along well. A recap page for outstanding grants was provided and will be provided at each meeting. A joint meeting between the City Council and the Yoakum Economic Development Corporation Board of Directors is scheduled for May 22, 2018 at 5:00 PM. Discussion is planned for utilizing a universal score sheet, rolling applications being accepted throughout the year instead of only annually, a special fund will be set up for next year's budget; and the New Business Grant Program has been eliminated. A special meeting was scheduled for June 4, 2018 at 5:00 PM to finalize the grant changes. Information was presented on the Business Appreciation Luncheon: 125 attendees, \$1,500 was spent on the meal, and \$325 for rental of the Community Center.

President Maneth announced that the Board would enter into Executive Session at 12:44 PM to deliberate regarding economic development negotiations as it pertains to the purchase of real estate (V.T.C.A. Gov. Code, Sec. 551.087). The meeting re-opened to the public at 12:58 PM. No action resulted from Executive Session.

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


Anita R. Rodriguez
Vice-President

Attest:


Theresa A. Bowe
City Clerk

