

JOINT MEETING OF THE YOAKUM CITY COUNCIL  
and  
THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Tuesday, May 22, 2018  
City Hall Conference Room – 5:00 PM

PRESENT: Anita R. Rodriguez..... Mayor/YEDC Vice-President  
 Elorine Sitka..... Mayor Pro-Tem  
 Billy Goodrich..... Councilmember  
 Carl O'Neill..... Councilmember  
 Kevin Coleman..... City Manager  
 Kenneth E. Kvinta..... City Attorney  
 Theresa A. Bowe..... City Clerk

Gery Maneth..... YEDC President  
 Arthur G. Hermann III..... YEDC Secretary  
 Tommy Barre..... YEDC Director  
 Whitney Boone..... YEDC Director  
 Zenith Stevens..... YEDC Director  
 Chuck Dart..... Director of Economic Development

ABSENT: Tim McCoy..... Councilmember  
 Sandra Jacob..... Director of Finance

MAYOR Rodriguez called the meeting to order at 5:24 PM and welcomed the YEDC Board.

A report was provided regarding the 4<sup>th</sup> Annual Business Appreciation Luncheon: 125 guests were in attendance. Costs were reviewed, the panel discussion with different perspectives of downtown revitalization held at the luncheon was reviewed, ideas for improvement were discussed, and program suggestions were reviewed.

IMPLEMENTATION of the survey results and recommendations from the Downtown Revitalization Committee were reviewed. The seven member committee met twice and were tasked with surveying multiple communities to determine what strategies have worked best for cities comparative to Yoakum. The City Manager was provided direction to enlist the assistance of the Planning and Zoning Commission to develop a Zoning Overlay. Six cities participating in the survey will be contacted for examples of the implementation of the overlay to assist with customizing the map for Yoakum. Specific recommendations will be brought before the Council for consideration. Discussion was held regarding the specific areas that may be considered in the Zoning Overlay process and the historic buildings that exist in the areas; communication with the building owners in the historic district was discussed – one on one interviews were suggested; and a suggestion was made to consider developing uniform plaques to be placed on each building with the unique history of the building inscribed. The next task will be to create a separate committee that will develop the ordinances pertaining to these suggestions.


RETAIL report was provided by DED Dart: the ALCO building on Highway 77A South has been sold; one tenant has been contracted and another is considering another 10,000 square feet of space in the building. The Yoakum Perk & Brew coffee shop has been approved for a grant through the YEDC and is working toward opening in a building downtown. A national retailer is under contract at asite on Highway 77A South. The Grand Theater is working on expanding into the next door building to open a second smaller screen and the YEDC anticipates an application for additional funds. Tim Respondik has partnered with Tammy and Phillip Steinmann for a restaurant

in the same building. Tacos Los Goldos will be moving into a building downtown. Dairy Treet is moving into a larger facility on West Grand Avenue. DED Dart is working with the owner of the Stanley Center to replace Dairy Treet as a tenant. DED Dart has also been working with Eddy Packing, Inc. to assist with retaining staff. Certain aspects that affect the turnover of employees are the need for extended hours day care, transportation, housing, and skills development. The old Park Place School property is up for sale and being considered for purchase and placement of 10 affordable homes.

After review and discussion, the consensus of the Council and YEDC Board was to give direction to staff to follow through with the downtown revitalization project as the highest priority.

MAYOR Rodriguez thanked the Council and the Board for meeting. The next joint meeting was tentatively scheduled for October 16, 2018 at 5:00 PM.

THERE being no further business, the meeting adjourned at 6:55 PM.

  
Anita R. Rodriguez  
Vice-President

ATTEST:

  
Theresa A. Bowe, City Clerk

