

REGULAR MEETING OF THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
Monday, June 8, 2015  
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth.....President  
Anita R. Rodriguez.....Vice-President  
Arthur G. Hermann III.....Secretary  
Tommy Barre.....Director  
Larry Leahy.....Director  
Zenith Stevens.....Director  
Kevin Coleman.....City Manager  
Sandra Jacob.....Director of Finance  
Debbie Sadler.....Director of Economic Development

ABSENT: Theresa A. Bowe.....City Clerk

The meeting was called to order by President Maneth at 11:37 AM.

A motion was made by Director Leahy with a second by Director Hermann to adopt the minutes from the meeting of May 11, 2015 as presented. Motion carried unanimously.

A report was provided by Dir. of Economic Development Sadler and Vice-President Rodriguez indicating a breakdown of Business Luncheon expenditures held at the Yoakum Community Center. The total cost for the event was \$2,061.65, including food, supplies, door prizes, and decorations. Feedback from attendees was discussed.

Discussion was held regarding utilizing DE Webworks as the Yoakum EDC website webmaster. After review of provided information, direction was provided to utilize budgeted advertising funds to cover the cost of services.

Business Retention and Expansion programs were discussed. At this time the programs include the Business Appreciation Luncheon, and the Lunch and Learns. After discussion, motion by Director Leahy to allocate \$2,500 for Business Retention and Expansion programs. Motion was seconded by Director Rodriguez and carried unanimously.

The Neighborhood Empowerment/Enterprise Zone project was discussed. President Maneth and DED Sadler had meeting with a local realtor, Mark Manning, regarding the creation of an empowerment zone at a specific location within the City limits and develop a housing subdivision to assist with the lack of housing that prevents businesses from locating in Yoakum. Information was provided by City Manager Coleman regarding specific plans. The YEDC is unable to participate in a monetary manner, but could make a recommendation to the City Council to encourage participation. The YEDC could participate in any retail that may be placed on the property, would be unable to participate in any residential building. Discussion was held regarding zoning issues. Direction was given to DED Sadler to invite the City Council to participate in a joint meeting to hear the presentation from the developers of this property.

Presentation on the Yoakum Municipal Airport Renovation project. Discussion was held regarding the type of renovations that are being recommended, regarding the number of users, and the cost associated with the maintenance of the building. Grant options were provided by

City Manager Coleman. The City of Yoakum Master Plan may need to be updated in order to participate in certain grant programs. Direction was provided to DED Sadler to research the cost of making renovations to the Airport and provide additional information at a later date.

Quality of Life projects were discussed, specifically upgrade of the Municipal Parks. Municipal Park projects are an allowable expense with Type B Sales Tax funds. The YEDC has partnered in the past with other entities to improve specific projects including the new soccer fields, the new water well, and the Municipal Pool. Discussion was held regarding possible improvements, the age of the Parks Plans that are in place, and the possibility of grants for Parks projects.

Discussion was held regarding the meeting between the Yoakum Area Chamber of Commerce, the Tourism Board, and City Manager Coleman on potential improvements to the Yoakum Community Center. Director Rodriguez provided information on the recommendations resulting from that meeting. A request was made for the YEDC to fund the replacement of the roof on the building. Additional information was provided regarding potential grants from the Lower Colorado River Authority for other improvements to the interior and exterior of the building. Discussion was held regarding the revenue that is received from the rental of the building. The City has renovated the kitchen, put in new flooring, and the Yoakum Chamber of Commerce utilized Hotel/Motel Tax Funds to refurbish the entry way and business offices. Discussion was held regarding the YEDC's participation in the roof project. Direction was given to acquire estimates to replace the Community Center roof.

City Manager Coleman provided information and reviewed the details of the amendments with the Board. After review and discussion, Director Rodriguez made a motion to amend the budget as presented. Second was made by Director Stevens; motion carried unanimously.

The Sales Tax Comparison Report was unavailable at the time of the meeting.

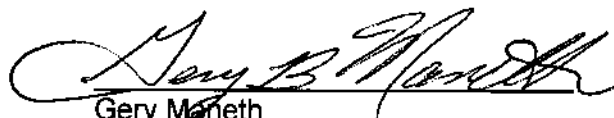
The Financial Report was presented for review. Motion to accept the Financial Report as presented was made by Director Barre with a second by Director Leahy. Motion carried unanimously.

Under the Director of Economic Development Report, the Yoakum Economic Development Corporation received a certificate of achievement for Economic Development Excellence from the Texas Economic Development Corporation awarded at the mid-year conference. The Victoria College has a conference and education center that will have 500 people. It is a state of the art building and available for education programs. She is still cataloging the downtown businesses, researching incubators, will be touching base with DE Webworks to get the website updated, and the first Lunch and Learn is scheduled for tomorrow, June 9, 2015 at 11:30 AM at City Hall. On June 10, 2015 she will attend a tour of Farm Pac, and June 11, 2015 will be attending a seminar - Women Certified Businesses in Victoria, Texas. June 26, 2015 she will attend Tax Training; Conoco Philips will host a lunch for Economic Development on July 8, 2015; the 2<sup>nd</sup> Lunch and Learn on disaster preparedness will be held on July 14, 2015. Attended a tour of Circle Y and Hochheim Prairie Insurance. Will be taking further tours and outlining the agenda for the July meeting. Information regarding the grant applications was provided. Additional information was provided on new businesses opening recently. By-laws and charter were provided for the Board's information.


City Manager Coleman provided a report: a draft report has been received from the engineer regarding the wastewater treatment issue with Eddy Packing Co. Inc. An update was provided regarding the procedures

At 12:56 PM, President Maneth announced that the Board would convene into Executive Session to deliberate regarding economic development negotiations for a business prospect (V.T.C.A., Gov. Code, Sec. 551.087), to deliberate the appointment of a Yoakum Economic Development Corporation Director (V.T.C.A., Gov. Code, Sec. 551.074) and to deliberate the employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). The meeting re-opened to the public at 1:36 PM. Action resulting from Executive Session: Motion by Director Hermann to recommend to City Council that Tim McCoy be appointed as a Director to the Yoakum Economic Development Corporation Board of Directors. Second was made by Director Leahy. Motion carried unanimously.

The next regular Board meeting was scheduled for 11:30 AM on Monday, July 13, 2015 at City Hall. There being no further business, the meeting adjourned at 1:37 PM.

  
Gery Maneth  
President

Attest:

  
Theresa A. Bowe  
City Clerk

