

**REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, August 10, 2015
City Hall Conference Room – 11:30 AM**

PRESENT: Gery Maneth..... President
Anita R. Rodriguez..... Vice-President
Tommy Barre..... Director
Larry Leahy..... Director
Tim McCoy..... Director
Zenith Stevens..... Director
Kevin Coleman..... City Manager
Theresa A. Bowe..... City Clerk
Sandra Jacob..... Director of Finance
Debbie Sadler..... Director of Economic Development

ABSENT: Arthur G. Hermann III..... Secretary

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

A motion was made by Director McCoy with a second by Director Rodriguez to adopt the minutes from the meeting of July 13, 2015 as presented. Motion carried unanimously.

The Board recognized Mr. Tyler Kusak with Yoakum Packing Company. Mr. Kusak was present to make a request for funding of a project at 500 Front Street. This is an amended request from a previous submission for assistance with an awning. The company has decided that funding would be better utilized for a project to demolish and remove the concrete structure on property located across from the manufacturing plant and construct a gravel parking lot for employee vehicles. After review of the request and discussion, Director McCoy made a motion to approve the request for a Business District Preservation Program grant to Yoakum Packing Company in the amount of \$7,500. Second was made by Director Stevens; motion carried unanimously.

Estimates, financial statements, and an accountant's review report for the Yoakum Area Chamber of Commerce were presented for review in coordination with a request for funding for improvements to be made to the Yoakum Community Center. Discussion was held regarding roof repairs/replacement and interior renovations. After discussion, Director Rodriguez made a motion to authorize a YEDC commitment of up to \$100,000 for improvements to the Yoakum Community Center. Motion was seconded by Director Leahy and carried unanimously.

The Financial Report was presented for review. Discussion was held regarding the prioritization of the allocation of funds. President Maneth appointed Directors Leahy, McCoy, and Barre to a committee to work with Director of Economic Development Sadler to prioritize funding. Motion to accept the Financial Report as presented was made by Director Leahy with a second by Director Stevens. Motion carried unanimously.

Director of Finance Sandra Jacob presented additional information regarding the investment options and laws that concern how economic development corporations may invest their funds. After discussion, direction was provided to staff to place an agenda item for the September meeting to make decisions on funds that would not be protected by FDIC and ask a representative from Yoakum National Bank to attend to provide additional information concerning the issue.

The Sales Tax Comparison Report was not available for review at the time of the meeting.

Quarterly business luncheons were proposed to be hosted by the YEDC. The first would be held on August 19, 2015 and provide details for businesses with 50 or more employees information on the Affordable Health Care Act that is being implemented. After discussion, Director McCoy made a motion to approve the funding of quarterly Business Luncheons to address business topics. Second was made by Director Rodriguez; motion carried unanimously.

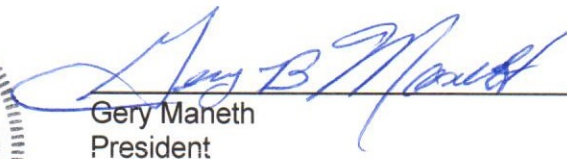
Information was provided by President Maneth regarding the sale of the Tandy Brand Building located on ~~West Gonzales Street~~ Airport Road. Plans for the building have not been shared by the new owners. The relocation project by the furniture company has been postponed for at least one year due to the economy. Information was provided regarding new manufacturing taking place at the Caterpillar plant in Victoria, Texas. President Maneth asked Directors McCoy and Leahy to accompany him to a meeting with Caterpillar representatives prior to September 10, 2015.

Under the Director of Economic Development Report, DED Sadler provided an update on the grant programs: the sprinkler system project that had been approved for Circle Y Saddles, Inc. may not be completed by the September 30th deadline and may be brought back to the Board at a later date. Information was provided on the Team Texas event, the Lunch and Learn held on July 14th, and the next Lunch and Learn to be held in October. The spreadsheet outlining the downtown buildings has been completed and updates are being made to the YEDC website. She will be holding one-on-one conversations with business owners regarding grant requests; meetings with Texas Gas Service to assist Ranger Gates with gas service, the Golden Crescent Workforce Commission, and a tax training in Houston, Texas will be attended. Discussions have been held with the CFO from the Yoakum Community Hospital concerning the proposed Dialysis Center. Suggested the vacated Alco Building for lease to provide the services until a facility can be built. Questions concerning the presentation made by Mark Manning and David Brown on the property located at 77A were posed.

City Manager Coleman provided a report: information was provided regarding the request from Eddy Packing Company, Inc. for the expansion of City Sewer Service to the facility on Airport Road in the Industrial Park. A report from the engineer has been completed and sent to the Texas Commission on Environmental Quality (TCEQ). The response from TCEQ indicated to proceed and that the agency has the right to regulate and inspect at any time. Eddy Packing is changing their internal process to assist with the treatment of the effluent coming from the facility. City staff will continue to monitor the flow to determine what changes need to be made to the City facility. A timeline and detailed process will be established and provided as it is developed. Director Leahy posed a question regarding emergency water supply for the City. City Manager Coleman explained that the City draws off of four wells; at any given time, only two wells must be active in order to maintain the average daily maximum.

The next regular Board meeting was scheduled for 11:30 AM on Monday, September 14, 2015 at City Hall. There being no further business, the meeting adjourned at 12:55 PM.




Gery Maneth
President

Attest:


Theresa A. Bowe
City Clerk