

August 19, 2019  
Conference Room – 11:30 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  
Kevin M. Coleman ..... City Manager  
Chuck Dart ..... Director of Economic Development  
Theresa A. Bowe ..... City Clerk

ABSENT: None

President Maneth called the meeting to order at 11:36 AM.

Kerry Rhotenberry was welcomed as a guest and provided information regarding a new tenant of her building located on Lott Street. Bliss Med Spa will be opening in the downtown building. Tenants fill the three spaces in her building for which the YEDC provided grant funding. The purpose of her visit to the YEDC was to emphasize shortages in downtown parking and to ask the YEDC to address them. Mrs. Rhotenberry indicated that she would be applying for tax credits as allowed through the Texas Historical Commission which was made possible by the actions of the YEDC.

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

Motion by Director Rodriguez to adopt the minutes of the special meeting of July 26, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.

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

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

Discussion was held regarding the resubmittal of the application to the Texas Historical Commission for a National Register District. Rebecca Borchers was present to provide details regarding the amendments and adjustments made to the application. Changes were made as requested by the Texas Historical Commission. Ninety percent of the adjustments requested have been made as of this date. Completed information will be presented and a tentative decision date is scheduled for December of 2019. The application was organized by street and surveyed roughly 150 properties including the TexTan Buildings; tax records, history books, newspaper articles, and interviews were conducted to compile the information. A three part form was developed and was utilized to develop the National Register District Application. The proposed boundaries were reviewed which included Hickey Street. The application submitted is titled "The Yoakum Commercial Historic District." After additional photos are compiled and additional properties are included, the application will be resubmitted.

After review and discussion, motion was made by Director Barre to approve additional funding for Rebecca Borchers for complete resubmittal of the National Register District nomination in an amount not to exceed \$5,000. Motion was seconded by Director Sitka and carried unanimously.

Information was presented regarding a Retail Enhancement Grant application from Taqueria Vallarta Yoakum located at 614 Irvine Street for assistance with new signage. After discussion, Director Boone made a motion to approve a Retail Enhancement Grant in an amount not to exceed \$4, 059.38 to Taqueria Vallarta Yoakum. Second was made by Director Barre and motion carried unanimously.

Presentation of a proposed Fiscal Year budget was presented for review. After discussion, Director Sitka made a motion to recommend the proposed budget to the City Council for approval as presented. Motion was seconded by Director Hermann and carried unanimously.

President Maneth will be attending the Retail Live! networking event scheduled for August 21, 2019 in Austin, Texas in place of Director of Economic Development Dart.

Discussion was held regarding the transition of the Director of Economic Development position. Site selector information should be forwarded to appropriate staff; the Wayfinding Sign Project should be complete prior to DED Dart's retirement date; Christmas Lighting Program information will be collected and provided for staff completion; handouts for new employees or Board members were distributed; information on the Armory building will be compiled and passed on, as well. According to the the Army Reserve representative, there are no asbestos issues in the building.

The Community in Schools of the Golden Crescent outreach program will not be continuing at the Yoakum Independent School District. Staff was asked to coordinate a joint YEDC and YISD School Board meeting to discuss the possibility of partnering to continue the outreach program.


Information was presented regarding the former Huth Memorial Hospital Building located at 402 Hubbard Street. Investors have expressed interest and are considering applying for Federal and State tax credits to assist with the renovation and rehabilitation of the building to transition the location into a Senior Housing complex. The next step will be to visit the property to determine the feasibility of the project, and if deemed suitable, apply for the tax credits.

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. No discussion was held.


President Maneth announced that the meeting would enter into Executive Session at 12:29 PM to deliberate the appointment, 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 12:46 PM with no action resulting from Executive Session.

A "Thank You" letter was received from Complete Hometown Therapy with an update on the steps taken to improve the new location.

There being no further business, the meeting adjourned at 12:46 PM.

  
Gery B. Maneth  
President

ATTEST:

  
Theresa A. Bowe, City Clerk

