

September 16, 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
Whitney Boone.....Director
Zenith Stevens.....Director
Kevin M. Coleman.....City Manager
Chuck Dart.....Director of Economic Development
Theresa A. Bowe.....City Clerk

ABSENT: Tommy Barre.....Director

President Maneth called the meeting to order at 11:34 AM.

Motion by Director Boone to adopt the minutes of the meeting of August 19, 2019, the meeting of September 11, 2019 held at 11:00 AM, and the meeting of September 11, 2019 held at 4:00 PM as presented. Second was made by Director Hermann and motion carried unanimously.

City Manager Coleman presented the Financial Report. A written report was provided and questions were posed and addressed. A correction to the Administrative Services line item was outlined on the provided Budget Worksheet. After review, Director Rodriguez made a motion to accept the Financial Report as corrected. Motion was seconded by Director Sitka and carried unanimously.

Review was held of the Sales Tax Comparison Report received based on numbers from the Texas State Comptroller. Discussion was held. Yoakum's sales tax revenue is up 40% from the previous year, indicating an unusual increase.

Director Rodriguez made a motion to elect Gery Maneth as President, Whitney Boone as Vice-President, and Arthur Hermann as Secretary for the upcoming year to the Yoakum Economic Development Board of Directors. Second was made by Director Sitka; motion carried unanimously.

Tim Bulot was present to provide information an answer questions regarding a Preservation Grant application for property located at 207 West Grand Avenue. Mr. Bulot made application of funding in the amount of \$7,500 and provided a work chart of accomplishments to date, as well, as goals for the property going through January 2020. An Attorney General's opinion has been requested to determine if sales tax funds may be utilized for this type of project. The timeline for the return of the opinion was reviewed with Mr. Bulot. The consensus of the Board was to table the request until a decision has been received from the Texas Attorney General's Office. Mr. Bulot provided additional information regarding the use of contractors instead of handling the construction himself. Written documentation was provided.

Visitors were welcomed. Representatives from "We Buy Ugly Houses" out of Victoria, Texas introduced themselves and indicated that they were buying homes in the surrounding area and offer

any assistance they may be able to. The company purchases single family homes to renovate and sell. The company prefers to work with local contractors for the renovation work and would expressed an interest in working with the YEDC on housing in the area.

President Maneth provided details regarding the Retail Live! Event attended in Austin, Texas. Mr. Maneth indicated that the event was not ideal for a rural city such as Yoakum and did not recommend continued annual attendance in the future. However, documentation from Retail Strategies was received that could be utilized to set goals that would provide the criteria that retailers often look for in a community.

Discussion was held regarding the scheduling of the Bi-Annual Joint City Council/YEDC meeting. Council will be available on October 14th at 5:30 PM. The regular YEDC meeting would be the following Monday on October 21st.

Information was presented regarding the search firms interviewed to provide consulting services for the Director of Economic Development position. After discussion, Director Rodriguez made a motion to award the contract to Next Move, Inc. of New Orleans, LA. in an amount of \$14,435 plus additional travel expenses as outlined in the original proposal. Motion was seconded by Director Boone and carried unanimously.

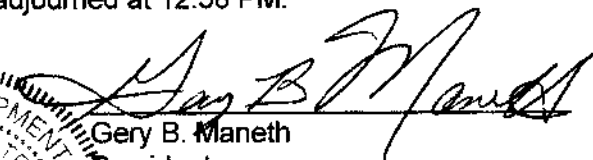
Under the Directors Report, DED Dart provided a written report including retail activity, publicity, downtown activity, small business activity, administrative activity, grants, tourism, workforce, and housing. Details were discussed regarding the recent tour of the Huth Memorial Hospital by potential investors. The investors are still interested and have a plan for asbestos abatement. Remaining equipment will need to be removed and renovations will need to be outlined. The investors are interested in the type of incentive that may be offered from the YEDC and additional information from the Attorney General's Office to determine if apartments qualify for use of sales tax revenue funding. The investor has been asked to do a preliminary plan, present a timeline and cost analysis. Information was presented from Rebecca Borchers regarding the National Register District resubmission. The application will be resubmitted in October. Funding for the completion of the project in the amount of \$3,800 will be applied to Fiscal Year 2018-2019 Budget; the remaining \$1,200 will be moved to the Fiscal Year 2019-2020 Budget. Grant funding was reviewed and an update was provided on the Handy Stop renovation project. The Wayfinding Sign design suggestions were presented for review with a recommendation to move forward with the Yoakum "Y" symbol implemented.

President Maneth announced that the Board would enter into Executive Session at 12:27 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 reopened to the public at 12:58 PM with no action resulting from Executive Session.

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

ATTEST:


Theresa A. Bowe, City Clerk


Gery B. Maneth
President

