

ANNUAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, September 17, 2018
City Hall Conference Room – 11:30 AM

PRESENT: Gery B. Maneth.....President
Anita R. Rodriguez.....Vice-President
Tommy Barre.....Director
Whitney Boone.....Director
Arthur G. Hermann III.....Secretary
Elorine Sitka.....Director
Zenith Stevens.....Director
Theresa A. Bowe.....City Clerk
Chuck Dart.....Dir of Economic Development

ABSENT: Kevin Coleman.....City Manager

President Maneth called the meeting to order at 11:33 AM and opened the meeting to the public.

Director Sitka made a motion to adopt the minutes of the August 20, 2018 meeting as corrected. Second was made by Director Stevens and motion carried unanimously.

The September Sales Tax Comparison Report was presented for review and discussion was held. Detailed information has been requested from the Texas State Comptroller for presentation at the October meeting.

Vice-President Rodriguez made a motion to accept the August Financial Report as presented. Motion was seconded by Director Stevens and carried unanimously.

Election of officers was held: motion was made by Director Barre to elect Gery Maneth as President, Anita R. Rodriguez as Vice-President, and Arthur Hermann as Secretary. Second was made by Director Stevens and motion carried unanimously.

Discussion was held regarding participation in the proposed reinstatement of the Downtown Christmas Lighting Program initiated by the Yoakum Area Chamber of Commerce. A map of the proposed locations to be covered was provided for review. Property owners will be contacted if funding is identified. The Chamber has agreed to pay up to \$3,500 of the \$7,000 estimated cost of purchase of the lights which will cover approximately 7,000 feet; and has submitted a grant request to cover the other half of the cost of the project. Liability waivers have been forwarded to the City Attorney for review and recommendation. After discussion, Director Hermann made a motion to approve the grant request in an amount up to \$3,500 for the Downtown Christmas Lighting Program to the Yoakum Area Chamber of Commerce. Motion was seconded by Director Boone and carried unanimously.

Ches Bostwick was present to provide an update to the Board regarding the development of the restaurant located on Highway 77A North. Plans have been received from the architect, estimates are being obtained from contractors, with an estimated \$500,000 personal investment. Consideration has been given to downsizing the original proposed square footage of the building and a revised timeline estimates an opening date of the summer or fall of 2019. The owner is considering a second entrance way; signage was discussed. The services may include restaurant

service and catering. The Board thanked Mr. Bostwick for the update and wished him the best with the proposed project. Funding request may be brought to the Board at a later date.

Consideration of a grant request in the amount of \$10,000 from Anytime Fitness was held. Discussion was held regarding the use of local suppliers and contractors for the renovation project for a specific portion of the building located at 201 Hwy 77 A South. The Board tabled action and requested additional details on possible use of the local contractors and suppliers for the project.

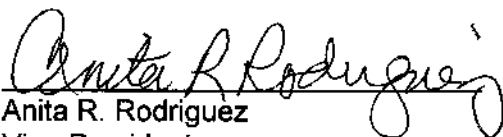
Discussion was held regarding the Downtown Survey. Recommendations were reviewed including the completion of the Nation Register District, creating a downtown advisory committee, and establishing the City's role as outlined in the former Main Street Program. The Christmas Lighting Program provides an ideal catalyst to introduce the idea of a downtown advisory committee.

DED Dart has completed the downtown survey requirements as discussed to qualify for the bonus incentive payment. After discussion, motion by Director Hermann to approve bonus payment to Chuck Dart in the amount of \$2,000. Second was made by Director Sitka and motion carried unanimously.

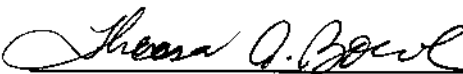
DED Dart presented the Directors report. Written report was reviewed including retail activity. The project profile change on the Anytime Fitness grant request will be adjusted. Information was presented regarding an opportunity through the Texas Department of Agriculture Texas Capital Fund for sidewalk improvements in the downtown area to assist with ADA compliant sidewalks. The application could provide a \$250,000 grant from the State with a \$75,000 match from the City. The deadline for application is October 31, 2018. Support from at least 50% of the businesses affected by the renovations would be required. Consensus of the Board was to move forward with the process of the grant request. The property located at 614 Irvine Street was discussed; a taqueria is planning to open at the location. Review was held regarding contract services for chain companies that will allow them to utilize contractors from their own company without penalty on the project profile. The Planning and Zoning Commission will meet this evening regarding the downtown zoning project. The proposals may be brought to the downtown business owners for review and discussion prior to bringing before Council. DED Dart informed the Board of the Retail Live event he attended. Possibilities for the building located at 206 Highway 77A South were reviewed.

The Bi-Annual Joint City Council/YEDC meeting was discussed and tentatively scheduled for October 16, 2018 at 5:30 PM.

There being no further business, the meeting adjourned the meeting at 12:40 PM.


Anita R. Rodriguez
Vice-President

Attest:


Theresa A. Bowe
City Clerk

