

September 21, 2020
Yoakum City Hall
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Arthur Hermann..... Secretary
Anita R. Rodríguez..... Director
Terry Stokes..... Executive Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk

ABSENT: Sean Mooney..... Director
Zenith Stevens..... Director
Vacant..... Director

President Maneth called the meeting to order at 11:34 AM and guests were welcomed.

Motion by Director Rodriguez to elect Gery Maneth as President, Whitney Boone as Vice-President, and Arthur Hermann as Secretary. Second was made by President Maneth; motion carried unanimously.

Secretary Hermann made a motion to adopt the minutes of the meeting of August 17, 2020 as presented. Motion was seconded by Vice-President Boone and carried unanimously.

Under the President's Report, information was provided by Vice-President Boone regarding the Executive Committee's meetings. Grant timelines were presented by Executive Director Stokes. The program ended September 1st. One application was submitted after the August 2020 meeting. An application from Handy Stop Grocery was approved for funding by the Executive Committee. President Maneth expressed his appreciation to the Board for authorizing the committee to approve funding for grant applications under the pandemic guidelines.

Discussion was held regarding candidate recommendations to the City Council for a nominee to fill the YEDC unexpired term vacated by Tommy Barre. Paper ballots were distributed. Votes were counted by City Clerk Bowe with Linda Schmidt receiving the majority vote. Consensus of the Board was to make a recommendation to the City Council to appoint Linda Schmidt to the YEDC Board of Directors.

Discussion was held regarding a joint meeting with the City Council. President Maneth requested that Directors provide topics for discussion to be included on the agenda for that meeting.

Plans were discussed for orientation of the new Board member and coordination a new strategic plan for the Board. The October meeting was scheduled for 11:00 AM to provide ample time for discussion.

Under the Executive Director report, review was held of the Small Business Sustainability and Economic Recovery Program Financials. All funding has been distributed with the exception of Handy Stop Grocery which is still in process.

Review was held of a Business District Preservation Grant Application from Timary Rehabilitation Ventures. Discussion was held regarding the funding viability of the project through the YEDC. The project does not appear to be utilized for the generation of income, although the upstairs housing units could be used for workforce housing. Executive Director Stokes indicated that he would make contact with the applicant to assist the owners with assistance on a marketing plan regardless of whether the grant funding was approved. After discussion, Director Hermann made a motion to approve funding for a Business District Preservation Grant to Timary Rehabilitation. Motion was seconded by Vice-President Boone and carried unanimously.

Motion by Director Rodriguez to approve a one-year extension to the contract with Yoakum General Store Business Retail Enhancement Grant. Second was made by Director Hermann and motion carried unanimously.

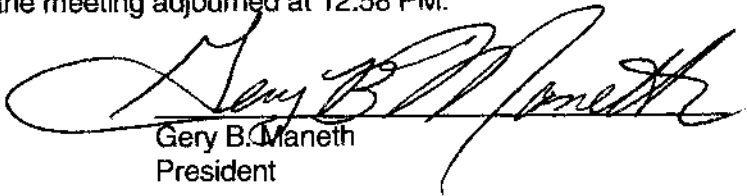
Information was presented regarding the YEDC's Strategic Planning Project. Executive Director Stokes provided details regarding economic resilience programs to be discussed, contact with downtown building owners, and rental fees that are increasing. Kathy Kelley was present and provided feedback on the buildings in the downtown area and issues that she sees within the downtown area. Direction was provided to Executive Director Stokes to produce an open letter to the downtown business owners with suggestions that could help Yoakum grow and encourage them to rethink the use of each of the buildings. Traditional grant programs will be reviewed; suggestions were made to create two additional adhoc committees. Executive Director Stokes is reaching out to grant recipients and meeting with community leaders to provide insight into the goals and activities of the YEDC.

Articles that may be of interest to the Board regarding economic development were presented for review.

Information was presented regarding the YEDC 2020-2021 Budget.

President Maneth announced that the Board would enter into Executive Session at 12:46 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting re-opened to the public at 12:57 PM with no action resulting from Executive Session.

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


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

