

REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, October 13, 2014
City Hall Conference Room – 11:30 AM

PRESENT: Tim Faulkner.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Gery Maneth.....Director
Larry Leahy.....Director
Kevin Coleman.....City Manager
Sandra Jacob.....Director of Finance
Theresa A. Bowe.....City Clerk

ABSENT: Zenith Stevens.....Director

The meeting was called to order by President Faulkner at 11:35 AM.

A motion was made by Director Hermann with a second by Director Rodriguez to adopt the minutes from the meetings of September 8, 2014, and September 15, 2014 as presented. Motion carried unanimously.

Motion by Director Maneth to accept the financial report as presented. Second was made by Director Hermann and motion carried unanimously.

Information was provided on Enhancement Grant Applications received for Fiscal Year 2015. After review of applicants and discussion of stipulations, Director Maneth made a motion to approve applications received from Zimmerman Electric and Handy Stop Nursery in the amount of \$10,000 each for the Business Retail Enhancement. Motion was seconded by Director Leahy and carried unanimously.

Motion was made by Director Rodriguez to approve Business District Preservation Program Grant applications from Robert Kaiser & Dennis Kaiser for 612 Lott Street, Tim Bulot for 207 W. Grand Avenue, and Yoakum Packing Company for 500 Front Street in the amount of \$7,500 each. Second was made by Director Barre; motion carried unanimously.

Director Leahy made a motion to approve Community Services Program Grant applications for Yoakum Heritage Museum in the amount of \$2,820.00, for Hochheim Prairie Hermann Sons in the amount of \$5,000, for the Yoakum Food Pantry in the amount of \$5,000, and for the Ambassadors for Christ of Texas in the amount of \$5,000 as requested by each. Motion was seconded by Director Barre; motion carried unanimously.

Tom Stellman with TIP Strategies was present to provide information on the final marketing plan. Mr. Stellman reviewed the drawing points of Yoakum, i.e. competitive tax rate, incentive programs, and the proposed gas plant; being on the edge of the Eagle Ford Shale and in the path of growth from the Caterpillar plant in Victoria, Texas; access to land, available commercial buildings, and major employers. Challenges were discussed such as the branding, not being on a major thorough-fare, and the struggle to find staff for the expanding health care industry in the area. Mr. Stellman touched on industries that would be a good fit for the

community: engineering firms, IT professionals, specialty agriculture, and health care expansion. Questions were presented and addressed; the plan recommends specifically creating relationships with certain entities, having a specific person to be a business support person and not just a City liaison, building the relationship with Caterpillar Inc., finding a use for the Tandy Brands Building, developing the downtown area, and publicizing/utilizing the website. The development of creative activities to bring potential investors to Yoakum was also discussed. After discussion, the Board thanked Mr. Stellman and TIP Strategies for the work provided for the marketing plan.

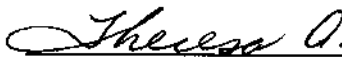
An application for the New Retail Program had been submitted by Ernest Elizondo for Ernie's Detail Shop at 312 Front Street opened on March 19, 2014. The 6-month threshold has been met; however, ownership has changed. After discussion, Director Maneth made a motion to authorize the funding of \$5,000 for a new retail business established under the New Retail Program. Second was made by Director Rodriguez; motion carried unanimously.

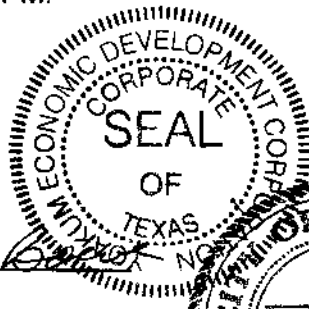
City Manager Coleman provided a report of the 2014 Enhancement Programs. Funding provided for each program and recipient was reviewed. Certain projects were reduced in size and funding for those project were pro-rated to the appropriate amounts.


At 12:37 PM, President Faulkner announced that the Board would convene into Executive Session to deliberate the appointment, employment, and duties of the Economic/Community Development Director position (V.T.C.A., Gov. Code, Sec. 551.074), and to deliberate regarding economic development negotiations for a business prospect (V.T.C.A., Gov. Code, Sec. 551.087). The meeting re-opened to the public at 1:15 PM with no action resulting.

The next regular Board regular meeting was scheduled for 11:30 AM on Monday, November 10, 2014 in the City Hall Conference Room. There being no further business, the meeting adjourned at 1:16 PM.

Attest:


Theresa A. Bowe
City Clerk




Tim Faulkner
President