

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, October 16, 2017
City Hall Conference Room – 11:30 AM

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

ABSENT: None

President Maneth called the meeting to order at 11:35 AM. Director Elorine Sitka was welcomed and expressed her appreciation for the confidence that the Council has in her to appoint her to this Board.

Director Rodriguez made a motion to adopt the minutes of the September 18, 2017 meeting as presented. Second was made by Director Stevens and motion carried unanimously.

Discussion was held regarding the year-end status of the 2016-2017 EDC grants: twenty-one (21) of the twenty-six (26) approved grants were completed and paid out. A detailed report was provided for Board review indicating a total of \$323,054 in grant funds for last fiscal year.

Information was provided on submitted 2017-2018 grant applications in the order in which there were received: 1) Tim Bulot submitted a request for a Business District Preservation Grant in the amount of \$7,500 for the replacement/repair of the roof, continued rehabilitation of the second floor and renovation into two apartments, purchase and installation of an air conditioner, new hallway ceiling, hallway French doors, framing and sheetrock, and install two awnings over the front doors including dumpster services and demolition of the projects at property located at 207 W. Grand Avenue (the Old Yoakum National Bank Building); 2) Soehnge's Do-It-Center (408 W. Grand Avenue) requested a Business Retail Enhancement Program Grant in the amount of \$10,000 for the purchase of a Bobcat T450 Compact Track Loader and attachments for the purpose of expanding the existing business to provide rental equipment to customers; 3) David Elliot and Ronnie Elliot were present representing Sonic Drive In (706 US Highway 77A South) requesting a Business Retail Enhancement Program Grant in the amount of \$10,000 to assist in replacing the signage pole, to update the point of sale devices at the location, and clean up the property. The partners plan on spending roughly \$150,000 to update the facility, which is anticipated to increase sales up to 6%; 4) County Line Meat Market located at 515 Irvine Street requested a Business Retail Enhancement Program Grant in the amount of \$10,000 for renovation of the interior space, refrigeration upgrades, and signage; 5) Anthony's Nails Spa opening at 514 Lott Street requested a Business Retail Enhancement Program Grant in the amount of \$10,000 to assist with interior renovations, plumbing, installation of a drop ceiling, and electrical upgrades. The business owner was present to provide information and answer questions; 6) Yoakum Heritage Museum located at 312 Simpson Street requested a Community Services Program grant in the amount of \$1,250 for funding assistance to build a fence; the grant

was revised from the original request after the Museum received funding from the GVEC PowerUp Grant; 7) a request was received from Khaos Fashion Boutique for a Business Retail Enhancement Program Grant to assist with a proposed store to be located at 418 Lott Street in the amount of \$2,217.05; no business plan has been developed as of this date; funds would be utilized for interior renovations, shelving, paint, and checkout counter; 8) Rudolph's Inc. located at 401 E. Morris Street requested a Business Retail Enhancement Program Grant in the amount of \$6,040 to assist with painting the interior office, exterior of the building, replace/repair broken windows, and repair panels on the gas pumps; 9) Rudolph's Inc. located at 121 W. Hugo Street requested a Business Retail Enhancement Program Grant in the amount of \$1,583 to assist with the painting of the exterior of the building; 10) Nadir Ali has purchased a building at 302 Front Street and applied for a Business District Preservation Program Grant in the amount of \$7,500 to assist with renovations to the building including improvements to plumbing and electrical. The owner does not have specific plans for the property at this time and environmental issues may need to be addressed prior to any award of funding; 11) the Yoakum Mini Storage applied for a Business Retail Enhancement Program Grant in the amount of \$10,000 for the purchase of a food truck to be placed near the Mini Storage; 12) Robert Kaiser & Dennis Kaiser, owners of the St. Regis Hotel located at 612 Lott Street requested a Business District Preservation Program Grant in the amount of \$7,500 to assist with the replacement of the awning on the building; 13) Lisa Lampley requested a Business District Preservation Program Grant for a building located at 604 Lott Street in the amount of \$7,500 for store front renovation to include replacement of the awning, interior clean up, window repair/replacement, plumbing and electrical improvements, and roof repair; and 14) Get n Go Food Mart requested a Business Retail Enhancement Program grant for the purchase of equipment to begin a Krispy Krunchy Chicken Food, LLC franchise at their location at 508 Irvine Street in the amount of \$5,166.36. Action on grant requests were tabled until the next meeting.

The September Sales Tax Comparison Report was presented for review and discussion was held. Direction was given to staff to request a detailed analysis report from the State.

Director Sitka made a motion to accept the Financial Report as presented. Motion was seconded by Director Hermann and carried unanimously.

An update was provided on the Eddy Packing, Inc grant submissions to the Texas Capital Fund and Economic Development Administration that the City has been assisting the company with. The first application was not approved. As a reminder, the Board was informed that the Texas Capital Funds can be used as matching funds for the Economic Development Administration funds, if received. The second request submitted in September was accepted. The Texas Capital Fund representative will be doing a review of the submission; the timeline has not been outlined as of this date. With the completion of the project, the City Wastewater Treatment Plant will be able to handle Eddy Packing's effluent discharge and hopes to reduce the smell produced from the plant. The improvements will also allow for additional expansion options for the company.

Director of Economic Development Dart provided information under the Director's Report:

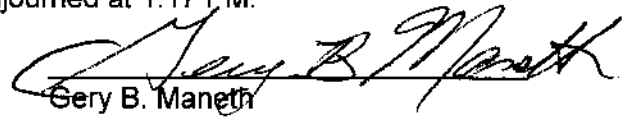
- 1) Retail Strategies training was attended by DED Dart-training included learning how to identify targets, validate the GAP analysis, and validate local demographics (population, workforce, etc.). Information was provided regarding cell phone data being utilized to determine where consumers are from and the specific trade area for Yoakum; determine the correct approach for retailers; and market Yoakum to specific retailers. The information accumulated from these reports will be taken to the ICSC Texas Conference to be held the second week in November in order to provide details to retailers contacted during this event. The Texas Downtown Association Annual Meeting will be held in McKinney, Texas during the same week.

The next Board meeting was scheduled for 5:30 PM on Monday, November 20, 2017 at City Hall; Council will be requested to attend in order to hold a Joint Council/YEDC meeting.


Motion by Director Sitka to elect Gerry Maneth as President, Annie Rodriguez as Vice-President, and Arthur Hermann as Secretary for the 2017-2018 Fiscal Year. Second was made by Director Boone; motion carried unanimously.

The Board entered into Executive Session at 12:47 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 1:17 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 1:17 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk

