

October 21, 2019
Conference Room – 11:30 AM
City Hall

**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
Elorine Sitka..... Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk

ABSENT: Tommy Barre..... Director
Zenith Stevens..... Director
Chuck Dart..... Director of Economic Development

President Maneth called the meeting to order at 11:32 AM.

Motion by Director Sitka to adopt the minutes of the meeting of September 16, 2019 as corrected, and the meeting of October 14, 2019 as presented. Second was made by Director Boone and motion carried unanimously.

City Manager Coleman presented the Financial Report. A written report was provided and questions were posed and addressed. After review, Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

Review was held of the Sales Tax Comparison Report received based on numbers from the Texas State Comptroller. Discussion was held.

Benny Daneshjon and AL Tupusher with Williamson County Investments were acknowledged and made a presentation to the Board regarding the potential plans for the Huth Memorial Hospital. Plans include utilizing tax credits and other methods to bring the building back into service. The first portion of the project would be to make the building safe; acquire the building; immediately fencing off the property to deal with safety concerns; replacing windows or boarding up openings; identify asbestos and then get a structural engineer report. Then the process of abatement would begin. Applying for historical tax credits through federal funding and state funding would be the next step of the process prior to beginning renovations. Once complete, they will request a certificate of occupancy and open up to tenants. The structure is on the top of the most haunted places in the United States. The facility is dangerous due to the medical waste that is in the facility including syringes and x-ray equipment. An obstacle to the process is the unrealistic purchase price. Regardless of the outcome of the sale of the property, Code Enforcement may need to be involved to insure the safety of the public.

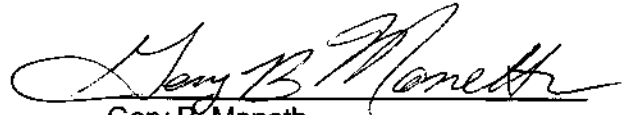
Information was received from City Manager Coleman regarding the regulations surrounding Economic Development Corporations' participation in housing units. Based on the information presented, a determination was made that the YEDC will not be able to participate in construction or renovations of non-affordable housing units.

Under the Directors Report, a written report was provided including retail activity – Tim Respondek plans to be done with the restaurant located on W. May Streets in early October. Other information included publicity, downtown issues, administrative tasks, grant updates, tourism activity, and housing.

President Maneth announced that the Board would enter into Executive Session at 12:15 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 12:34 PM with no action resulting from Executive Session.

Continued discussion was held regarding the seriousness of the issue with the Huth Memorial Hospital building. City Manager Coleman informed the Board that the property owner has been contacted regarding the securing of the building and addressing the electrical issues.

There being no further business, the meeting adjourned at 12:42 PM.



Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk