

REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, November 9, 2015
City Hall Conference Room – 11:30 AM

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

ABSENT: None

President Maneth called the meeting to order at 11:40 AM.

A motion was made and seconded to adopt the minutes from the meeting of October 12, 2015 as presented. Motion carried unanimously.

The Sales Tax Comparison Report was provided for review. Discussion was held.

The Public Hearing to receive citizen comments on a proposed allocation of Type B Sales Tax funds was not held. A&D Propane, Inc. dba Propane Exchange, Inc. has withdrawn the application previously submitted.

Discussion was held regarding the Sales Tax Refund/Reimbursement Fund Grant Program. After review, a motion was made by Director Barre to revise the program to provide a \$5,000 grant available to new businesses staying open for a six (6) month period; and allowing the application previously submitted by the Bleu boutique to become retro-active and allow that business to be eligible for the \$5,000 grant. Second was made by Director McCoy and motion carried unanimously.

An application was received from Martha York, owner of Diamond S Diner. The Board reviewed the application dated October 8, 2015. The application will be revisited at the February 2016 meeting to confirm that guidelines have been met by the business and funding will be considered at that time.

Revisions were discussed regarding the funding cycle of the Enhancement Grant Programs. Several businesses that could qualify through the Programs have expressed interest in utilizing the Board's assistance. Discussion was held regarding timeframes, budgeting issues, and possibly amending the applications. Motion by Director Hermann to change the frequency of the receipt of Enhancement Grant Program applications to a monthly cycle. Second was made by Director Rodriguez; motion carried unanimously.

Director of Economic Development Sadler provided information regarding the development of a marketing plan. An example plan was provided for review from Site Location Partnership of Flower Mound, Texas. Discussion was held regarding investigating the firm's success with recent clients. Direction was given to DED Sadler to gather details and provide additional information at the December meeting.

Conversation was held regarding the possibility of purchasing land for industrial park purposes; possible sites were discussed. Extended discussion was held regarding the City's property tax rate and electric territory was discussed in relation to how to improve the City's ability to expand. Consensus of the Board was to table the issue of purchasing land and asked the DED Sadler to research the options.

The Financial Report was presented and reviewed; questions were posed and addressed. Motion was made by Director McCoy to accept the Financial Report as presented. Second was made by Director Hermann; motion carried unanimously.

Budget amendments were discussed, specifically regarding the Enhancement Program Grant funds that could be allocated for the revised monthly cycles. Consensus of the Board was to advertise the Business Retail

Enhancement and the Community Service Enhancement programs as open since funds remain in those budget line items. All funds from the Business District Preservation Program have been allocated and no further funding is available through that grant program.

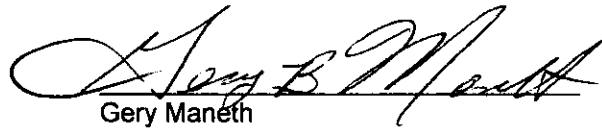
Under the Director of Economic Development Report, written information was provided to the Board for review regarding commercial properties available. Information on training that had been attended, as well as, businesses that have been visited was presented. Flyers for the International Center of Shopping Centers (ICSC) were handed out. Discussion was held regarding locations available for a physical therapist that may be considering Yoakum for a new business. An update was provided on the Enhancement Grant programs. Review was held regarding the grant approved to Precision Saddle Tree in the previous budget year. DED Sadler was given direction to contact the owner to determine the status of the sprinkler system project for that business.

City Manager Coleman provided a report regarding the City sanitary sewer services to the Eddy Packing Company. The City has begun taking a part of Eddy Packing's effluent. Additional details were provided regarding the amounts being accepted by the City's system and the cost to Eddy Packing. Mr. Pete Ryholt asked the City Manager to explain to the Board that the Texas Commission on Environmental Quality (TCEQ) violations that occurred were prior to his supervisory capacity and efforts are in motion to bring Eddy Packing into 100 % compliance.


The next regular Board meeting was scheduled for 11:30 AM on Monday, December 14, 2015 at City Hall. A joint meeting with the City Council will be scheduled prior to the December regular meeting.

President Maneth announced that the Board would enter into Executive Session at 12:57 PM to deliberate regarding economic development negotiations for commercial or financial information from Shopko Hometown of Ashwaubenon, WI. seeking to locate in or near the City of Yoakum (VTCA, Gov. Code Sec. 551.087). The meeting re-opened to the public at 1:24 PM; no action resulted from Executive Session.

There being no further business, the meeting adjourned at 1:24 PM.


Gery Maneth
President

Attest:


Theresa A. Bowe
City Clerk

