

November 16, 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
Sean Mooney.....Director
Anita R. Rodriguez.....Director
Linda Schmidt.....Director
Zenith Stevens.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: None

President Maneth called the meeting to order at 11:35 AM and guests were welcomed.

Vice-President Boone made a motion to adopt the minutes of the meeting of October 19, 2020 and the Joint City Council/YEDC meeting of October 19, 2020 as presented. Motion was seconded by Director Mooney and carried unanimously.

City Manager Coleman provided details on the Fiscal Year Final Financial Report. Clarification was provided on the \$5,000 unpaid COVID-19 Paycheck Protection Plan applied for by Handy Stop Grocery; the funds were paid to the applicant the previous week and reflected in the report. Questions were posed and addressed. After discussion, Director Rodriguez made a motion to accept the Financial Report as presented. Second was made by Director Hermann and motion carried unanimously.

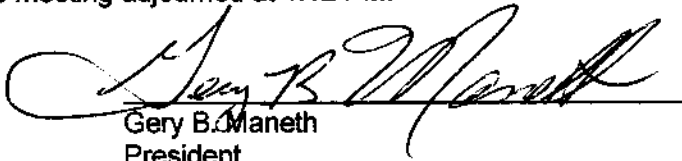
Under the President's Report, discussion was held regarding YEDC Board liaisons for community entities. Goals and objectives were discussed. Director Mooney provided information on discussion held with City Council regarding volunteer code enforcement assistants to enforce City Code violations as a first step on an anonymous basis. The City Attorney will be looking into liability issues that may be associated with the project. Vice-President Boone indicated that she will be meeting with the Yoakum Independent School District Board on training programs and entrepreneurship. Director Rodriguez will be working with the Planning and Zoning Commission. Director Stevens and President Maneth will be working with the judges of each county to determine county-wide goals that could include Yoakum and work with each in an effort to relocate businesses into the area. Director Hermann will be working with both county appraisal districts to outline efforts surrounding property tax modification that may encourage businesses to locate in the Yoakum area. Suggestions were provided to Director Mooney to work with City Council on ordinance enforcement to relieve the City of blighted areas. Additional discussion was held regarding the programs that could be developed with the Yoakum ISD including scholarships for trade field such as plumbing, electrical, welding, etc.

An update was provided on the property purchased at 306 Irvine Street. Current plans are to demolish the structure and create additional parking for the downtown area. Disposal of the asbestos material will be handled by River City Demolition in the amount of \$14,000 which includes the final State inspection. Legacy Disposal has been contracted for the remaining demolition work after the asbestos material is safely removed.

Under the Executive Director report, a thank you note from Complete Hometown Therapy was presented for the assistance that the Board had provided to the company. A flyer from Lavaca County encouraging residents to shop local was provided for review. A report from the Perryman Group on Type A and Type B Sales Tax projects was provided. Discussion was held regarding partnering with the school district. A report was provided regarding a grant from the Timary Rehabilitation Ventures that had been submitted in September of 2020. The recipient is requesting a partial payment for work completed in the amount of \$7,500. Receipts received indicate work completed in the amount of \$6,500 prior to the application process. The performance agreement stipulates that work must be done within the application process and completed prior to release of funds. After review, direction of the Board was to respond to the applicant and indicate that documented work appears to be completed prior to the application process and is ineligible for funding; receipts may be submitted that apply to the work done within the application period for consideration; or if additional work is to be done, the applicant may reapply. Motion by Director Mooney to deny the request for partial payment. Second was made by Director Rodriguez and motion carried unanimously.

Strategic Plan priorities were discussed including community aesthetics, the need for additional housing and attracting housing developers, the need to increase the workforce housing and mid to upper class housing; encourage naturalized citizens that can establish successful businesses by networking with those who have established businesses currently; working a two-prong approach to import businesses and support home grown businesses; consider a business incubator project to support local entrepreneurs. Grant and incentive programs were reviewed; plans are to build upon the established programs. Details were discussed of each grant program. Information was presented on the Golden Crescent Regional Planning Commission's Yoakum related activities: Executive Director Stokes serves as Chair to the Economic Development Board for the GCRPC which includes seven counties. Economic Development Related news articles from the past month were provided for review. The Board rescheduled the December 2020 monthly meeting to December 14, 2020 at 11:30 AM.

There being no further business, the meeting adjourned at 1:12 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

