November 19, 2018
Conference Room – 11:30 AM
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:	Gery Maneth	President
	Anita R. Rodríguez	Vice-President
	Elorine Sitka	Director
	Arthur Hermann	Secretary
	Tommy Barre	Director
	Kevin M. Coleman	City Manager
	Chuck Dart	Director of Economic Development
	Theresa A. Bowe	City Clerk
ABSENT:	Whitney Boone	Director
	Zenith Stevens	Director

President Maneth called the meeting to order at 11:35 AM.

Motion by Director Hermann to adopt the minutes of the meetings of October 15 and October 16, 2018 as presented. Second was made by Director Sitka and motion carried unanimously.

Information was presented for the YEDC Financial Report from City Manager Coleman. After review and discussion, Director Sitka made a motion to accept the Financial Report as presented. Motion was seconded by Director Hermann and carried unanimously.

The November Sales Tax Comparison Report was presented for review and discussion was held.

Discussion was held regarding the clawback provisions in conjunction with the Performance Agreement with B Fit Anytime, dba Anytime Fitness to include tying the agreement to sales tax and employment. Corrections were made to the proposed contract and clawback agreement. Motion by Director Hermann to approve the Performance Agreement with revised clawback agreement as amended. Motion was seconded by Director Barre and carried unanimously.

Tammy Steinmann was present to provide information and answer questions regarding a YEDC General Grant request for the Grand Theater. The grant will assist with the development of a second screen. This is the second request; first grant was received in 2015 and the Theater has been a great success. It has provided a sense of community pride and bolstered the downtown area. The estimated renovations will be approximately $317,000. Discussion was held regarding the plan details and utilization of local retailers for supplies and construction. Mrs. Steinmann indicated that if the grant is not received, the project will be delayed due to funding issues. Additional information was presented by Tim Respondek, co-owner of the building where the second screen is planned to be located. A restaurant is scheduled to be placed in the remaining portion of the building; and plans provide for the existing building to be extended by roughly 40 feet on the backside. The Board thanked Mrs. Steinmann and Mr. Respondek for the information and moved on to other business.

Information was presented regarding a Preservation Grant application received from Dudley Lampley for improvements to a downtown building located at 606 Lott Street. After review and discussion, Motion by Director Hermann to approve the grant request in an amount not to exceed $7,500 contingent upon the working with the University of Victoria-Small Business Development

Center, receiving local bids and purchasing material locally if available. Second was made by Director Sitka; motion carried unanimously.

Under the Directors Report, DED Dart provided a written report for distribution. Information was presented regarding Eddy Packing Company, Inc.'s withdrawal from the Texas Capital Fund grant program indicating that a less expensive alternative is being considered to solve the wastewater issue at the facility. With the withdrawal the City will be unable to utilize funding through this specific project for the expansion of the industrial park. Other avenues will be explored. DED Dart has been approached by the Workforce Solutions Golden Crescent Board of Directors for appointment to the board. Responsibilities for participation would include one meeting every two months. Consensus of the YEDC Board was to approve participation so long as the responsibilities do not interfere with DED Dart's day-to-day responsibilities with City functions. The National Register District nomination was submitted on November 5th; a punch list has been presented to the consultant (Rebecca Borchers) for completion prior to finalization. The Board was informed that Take-Out-Pizza Partners contracted to buy a building and have made plans to renovate. A grant request may be received and presented at a future meeting. Questions were posed and addressed regarding the "Alibi" located on Hwy 77A North regarding a change in ownership. Information was presented regarding the changes that are to be presented to City Council on the affordable housing criteria approved by the legislature. A "Thank You" note was presented to the YEDC Board from Morrow Hardware for the assistance provided through grant funds.

Information was reviewed regarding the Project Funding Worksheet for grants in the amount of $10,000 or less. Discussion was tabled for a future meeting.

President Maneth announced at 12:36 PM that the Board would enter into Executive Session to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A, Gov. Code, Sec. 551.072), and to deliberate regarding economic development negotiations as it pertains to the presentation by the Grand Theater (V.T.C.A., Gov. Code, Sec. 551.087). The meeting reopened to the public at 12:54 PM. Action resulting from Executive Session: Motion by Director Sitka to schedule a public hearing for the application received from the Grant Theater for a YEDC General Grant. Motion was seconded by Director Hermann and motion carried unanimously.

There being no further business, the meeting adjourned at 12:55 PM.

Gery B. Maneth
President

YOAKUM ECONOMIC DEVELOPMENT CORPORATION
CORPORATE SEAL OF TEXAS

ATTEST:

Theresa A. Bowe, City Clerk