

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, November 21, 2016
City Hall Conference Room – 11:30 AM

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

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

After review, Director McCoy made a motion to adopt the minutes of the October 17, 2016 meeting as presented. Second was made by Director Leahy and motion carried unanimously.

Details were outlined by City Manager Coleman and discussion was held concerning the YEDC financial report. After review, Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

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

Discussion was held regarding YEDC grant activities. Details were provided on pending grant applications. DED Dart contacted the Bulots who own the old Yoakum National Bank Building regarding their timeline and projects required to reach commercial viability. No response has been received since that meeting. City staff and Moo-Moo's Food Mart have worked together to determine how to expand the building in order to incorporate the addition and maintain the correct setbacks. Changes to the initial grant application may be submitted by Moo-Moo's that will allow for the additional coolers and additional merchandise without expanding the building. Contact was made with the property owner of LOBO Street, LLC (Stanley Center). The property owner was to have the paint contractor contact Mr. Dart for color scheme and other coordination. No contact has been made as of this date.

DED Dart informed the Board that contact has been attempted with the UP Railroad Company regarding their plans for the property known as Area 2. No response has been received from them as of this date. Contact has been made with the representative from ShopCo regarding the potential of opening a store in Yoakum. Information was received that expansion in this area will not be considered at this time. Retail opportunities were discussed.

Presentation of the YEDC Incentive Work Plan was provided as part of the Director's Report. Discussion was held. Details were reviewed of the ED Director incentive work plan. Quarterly project completion goals were reviewed. Feedback will be requested from the Board as quarters and projects are concluded.

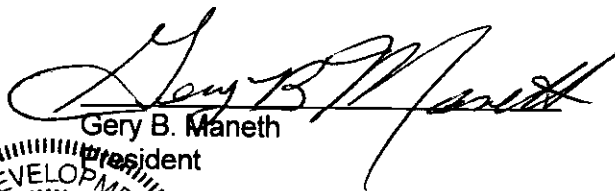
Mr. Dart provided copies of the current Strategic Plan and presented an update of the Demographics section of the Strategic Plan. This is Item A1 of the Incentive Work Plan. The presentation was reviewed and discussed. Suggestions for changes and clarifications were outlined by the Board. Mr Dart presented a timetable to complete Incentive Work Plan items in sections A and B.

President Maneth announce that the Board would enter into Executive Session at 12:28 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). Meeting re-opened to the public at 1:04 PM with no action resulting from Executive Session.


A report was provided by DED Dart on the trip to Bastrop, Texas for a Team Texas event held on October 22, 2016 at the Hyatt-Lost Pines. Required to bring along a business associate. Invited Mark Jemelka and his wife of Circle Y. Mr. Dart also attended the Downtown Association meeting in Killeen, Texas (similar to Main Street Program with broader topics). Provided information on state tax credits available to local businesses. That information will be passed on and building owners will be encourage to take advantage of the programs.

The next regular Board meeting was scheduled for 11:30 AM on Monday, December 19, 2016 at City Hall.

There being no further business, the meeting adjourned at 1:15 PM.


Gery B. Maneth
president

Attest:


Theresa A. Bowe
City Clerk

