

December 17, 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. Rodriguez.....Vice-President
Arthur Hermann.....Secretary
Elorine Sitka.....Director
Tommy Barre.....Director
Whitney Boone.....Director
Zenith Stevens.....Director
Kevin M. Coleman.....City Manager
Chuck Dart.....Director of Economic Development
Theresa A. Bowe.....City Clerk

ABSENT: None

President Maneth called the meeting to order at 11:34 AM.

Motion by Director Sitka to adopt the minutes of the meetings of October 29, 2018 and November 19, 2018 as corrected indicating Zenith Stevens as absent from the November 19, 2018 meeting. Second was made by Director Stevens and motion carried unanimously.

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

The December Sales Tax Comparison Report was presented for review and discussion was held. Staff has ordered the detailed report for review at the next meeting.

Information was presented regarding a Business Retail Enhancement grant application from Complete Hometown Physical Therapy at 206 US Hwy 77A South. Owner Kevin Chance was present to provide information and answer questions. The orthopedic physical therapy clinic opened in Yoakum in 2016 at a downtown location. The relocation to 206 Hwy 77A South will allow the business to expand and service their clients more efficiently and provide additional space to be leased out for executive space. The project includes a LED sign for which the owners are requesting a grant in the amount of \$10,000. Construction estimates were provided for review.

Chris Cherry was present to provide information and answer questions regarding a Business District Preservation grant application for Cherry Lane Developments at 123 W. May Street. Plans include in three phases of development. First, a restaurant on the ground floor of two story buildings; second, a lettable space in the single story; and third, a shared office space on the second floor.

Discussion was held regarding the Performance Agreement with B Fit Anytime, dba Anytime Fitness including previous suggestions from the Board to tie the agreement to sales tax and employment.

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. The estimated renovations will be approximately \$317,000. Discussion was

held regarding the plan details and utilization of local retailers for supplies and construction. 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 the public hearing.

President Maneth opened a public hearing to receive citizen comments on proposed funding of \$125,000 in conjunction with the Grand Theater at 212 W. May Street. Hearing no comments from the public, the public hearing closed.

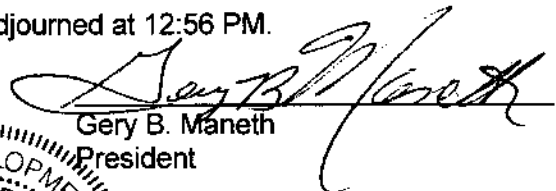
Under the Directors Report, DED Dart provided a written report for distribution. The preliminary Downtown Zoning Map was presented for review; includes an inventory of parking spaces. The Annual Business Appreciation Luncheon coming up in May. Two speaker opportunities were considered. Direction was provided to DED Dart to research an economist/consultant as a potential speaker. Questions were posed regarding the Grand Theater performance agreement.

President Maneth announced at 12:22 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 12:24 PM.


Action resulting from Executive Session: 1) Motion by Director Rodriguez approve the Performance Agreement amendment structure as recommended by City Attorney for the Grand Theater for a YEDC General Grant in the amount of \$125,000. Motion was seconded by Director Sitka and motion carried unanimously; 2) Motion by Director Sitka to approve grant funds in the amount of \$10,000 to Complete Hometown Physical Therapy for the location of 206 US Hwy 77A South. Second was made by Director Stevens. Motion carried with Director Boone abstaining and all other members voting in favor. 3) Motion by Director Herman to approve a Business District Preservation grant for Cherry Lane Developers at 123 W. May Street in the amount of \$7,500 as requested. Motion was seconded by Director Boone and carried unanimously; and 4) Motion by Director Sitka to approve the Performance Agreement with revised clawback agreement as presented for B Fit Anytime, LLC dba Anytime Fitness located at 201 US Hwy 77A South. Motion was seconded by Director Hermann and carried unanimously.

Information was presented regarding the proposed Project Funding Worksheet for grant requests \$10,000 or less. Forms were presented for review. Direction was provided regarding revisions to the details required within the forms for both the Retail Enhancement and Business District Preservation applications.

There being no further business, the meeting adjourned at 12:56 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

