

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION BOARD OF DIRECTORS
Monday, December 18, 2017
City Hall Conference Room – 11:30 AM

PRESENT: Gery B. Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Whitney Boone.....Director
Elorine Sitka.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Chuck Dart.....Dir of Economic Development
Sandra Jacob.....Director of Finance

ABSENT: Zenith Stevens.....Director

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

Director Rodriguez made a motion to adopt the minutes of the October 16, 2017 meeting as presented. Second was made by Director Sitka and motion carried unanimously.

Motion by Director Hermann to adopt the minutes of the October 24, 2017 meeting as presented. Second was made by Director Barre; motion carried unanimously.

Motion was made by Director Sitka to adopt the minutes of the Joint Meeting of the City Council and the YEDC of November 20, 2017 as presented. Motion was seconded by Director Barre and carried unanimously.

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

Director Sitka made a motion to accept the Financial Reports from September and October as presented. Motion was seconded by Director Hermann and carried unanimously.

Information was provided regarding the discussion held at the Joint City Council/YEDC meeting on November 20, 2017 at the City Hall Conference Room. Four priorities were identified, including: 1) retail development, targeting the available buildings along US Hwy 77A; 2) new housing stock, of which the council and board expressed a preference for townhomes for sale or rental; 3) historic downtown, including completion of the National Register District (which will create a mechanism for Federal and State support). The YEDC Board is planning a workshop to review guidelines and possibly refocus the grants that are currently available. Conversations held in the meeting also included revision of zoning ordinances to include a zoning overlay, preservation ordinances and vacancy ordinances. Outreach is either underway or planned within the community in the form of surveys, community meetings, and possibly creating a community advisory board to include the needs of the users and property owners. 4) Industrial development, which the board and council recognized as important to the long term viability of the community. The council and board indicated its top priority is downtown revitalization, followed by new housing and increasing retail. Discussions were also held concerning efforts in the Code Enforcement Department to eliminate dilapidated structures. These issues are currently being driven on a complaint


basis. Council requested staff to research the possibility of initiating limitations on the type of material that may be used on the outside of structures

An update was provided on the Eddy Packing, Inc. grant submissions to the Texas Capital Fund and Economic Development Administration that the City has been assisting the company with. City Staff and Eddy Packing executives met with Texas Capital Fund representatives in early December to review the timeline. There is a three-year window for Eddy Packing to complete the construction and make reports on employment responsibilities. Contract initiation dates are still undetermined. Eddy Packing is under direction from their corporate office to fund as much of the construction as possible out of reserve funds and not debt. With the completion of the project, the City Wastewater Treatment Plant will be able to handle Eddy Packing's effluent discharge and hopes to reduce the smell produced from the plant. The improvements will also allow for additional expansion options for the company; however, lift station improvements are required to service the facility regardless of expansion.

Director of Economic Development Dart provided information under the Director's Report: 1) DED Dart attended the ICSC Texas Conference and Texas Downtown Association meetings in November. Individual companies were approached through ICSC and will be followed up with throughout the year for potential retailers on a periodic basis; 2) review was held of the housing initiative. The City has been approached by a company proposing an affordable housing initiative to the Yoakum area; the facility is intended to be a rental facility with 60 to 70 units in a gated residential area with a swimming pool; 3) information was provided on the downtown vision survey. DED Dart suggested a formal vision process with an outside facilitator. Cost estimates will be brought back for Board consideration at a later date. Rebecca Borchers continues her work on the National Register District and is currently presenting information to the Texas Historical Commission on the project. Information was provided on the YEDC's social media presence: a Facebook page has been created and is being monitored, as well as an email newsletter being distributed.

A grant workshop was proposed to tailor the current grants more appropriately; discussion was held regarding a suitable day. After discussion, DED Dart was provided direction to send out an email with proposed dates to determine the most convenient date for all Directors.


There being no further business, the meeting adjourned at 12:31 PM.



Gery B. March

President

Attest:



Theresa A. Bowe
City Clerk

