

MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, December 19, 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
	Tim McCoy.....	Director
	Zenith Stevens.....	Director
	Kevin Coleman.....	City Manager
	Theresa A. Bowe.....	City Clerk
	Sandra Jacob.....	Director of Finance
	Chuck Dart.....	Dir of Economic Development
ABSENT:	Larry Leahy.....	Director

President Maneth called the meeting to order at 11:44 AM. Guests were welcomed.

Director Barre made a motion to adopt the minutes of the November 21, 2016 meeting as presented. Second was made by Director Hermann and motion carried unanimously.

Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Stevens and carried unanimously.

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

Under Director's Report, information was presented on the plans requested from Tim Bulot regarding the renovations and time frame for the old Yoakum National Bank building located on West Grand Avenue. Three-year plan was provided; broken down to the first year plan. The owners have been working on the building for a year and a half; the downstairs is complete and will be renting the facility out for events. Planning on beginning the renovation of the upstairs in January. Details were discussed regarding the infrastructure changes. Consideration of an elevator installation was reviewed. Upon recommendation by DED Dart, President Maneth called for a motion. Director McCoy made a motion approve an application for funding from Tim Bulot for renovations to the Yoakum National Bank building. Motion was seconded by Director Hermann and carried unanimously. (Note: formal action placed on January agenda).

Continuing with the Director's report: an update was provided for the grant programs. No significant changes to the projects as of this date. Details were provided on the renovations planned for the Stanley Center at the corner of Irvine and W. Grand Avenue. Information was provided on Shopco – that company has revised its plans for moving into Texas and will not be opening stores in this area of Texas for some time. Contact was made with an Austin-based broker that sells businesses and makes suggestions for relocation of businesses from surrounding areas that would be a fit for Yoakum. The next Business Essentials meeting is scheduled for January 10, 2017 with a topic of - "Outages Happen-Are You Prepared." Information was provided regarding the previous Business Essentials - 13 attendees, representing 10 businesses, 2 businesses signed up for Go Texan Program because of that meeting. Texas Workforce information – information was provided on a "Maker's Place." The goal of this type of program is to create an environment for innovation; to encourage the creation of new businesses and providing tools for demonstration. In order to develop such a project, potential sponsors would need to be recruited. DED Dart has spoken with Shirley

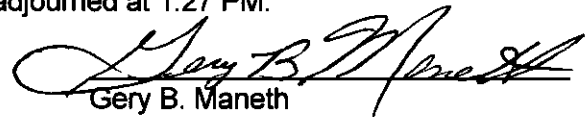
Summers with the Small Business Development Center of University of Houston-Victoria to help with a business plan for the project. Also discussed was a need for a real estate policy. Eddy Packing has made an offer to assist with the renovation of the tennis courts at the City Park; discussion was held. Mr. Dart made the Board aware of the implementation of certain social media accounts created in an effort to increase the public's awareness of the YEDC. He has set up a Twitter account, a Facebook page, and information has been placed in the Victoria Advocate newspaper. A meeting of regional economic development professionals has been established to create a regional outreach. A suggestion was made to apply for a national register district; possibly develop a Downtown Association, hold a meeting to provide information on tax credits, and consider advertising the business district boundaries. Creating a national register district alleviates the individual property owners from applying for historical designation for the building. Mr. Dart has plans to make direct contact with local businesses and building owners in order to do surveys, ask for details and suggestions on improvements to the City. Information was provided regarding the Community Health Challenge sponsored by HEB; the Kickoff event will be held in January 2017. Details will follow. A suggestion was made to consider revision of the Strategic Plan and Goals of the Economic Development Plan; a workshop will be set up to go through the plan in detail and revise to a more current set of goals.

Presentation was provided of the YEDC Director's draft update of the EDC Strategic Plan. Changes were outlined and reviewed. Major changes involved workforce development, creating a business expansion and retention survey, work with schools on training programs to encourage a space for a Maker's Space, develop a long term real estate strategy, and continue the supporting role for additional housing options. Research and promote regional recruitment activities; participate in select Team Texas events; foster community awareness of the YEDC; and development a Downtown Revitalization program - 1st step is to develop an historic district; and creating a volunteer plan. Continued review will be held at a future meeting.

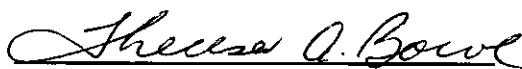
President Maneth announce that the Board would enter into Executive Session at 1:05 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). Meeting re-opened to the public at 1:26 PM. With no action resulting from Executive Session.

The next regular Board meeting was scheduled for 11:30 AM on Monday, January 19, 2017 at City Hall.

There being no further business, the meeting adjourned at 1:27 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk

