

ECONOMIC DEVELOPMENT BOARD

MINUTES OF

FEBRUARY 16, 1999

The meeting was called to order at 1:18 p.m. Absent were Louis Boening, Dwayne Nall and Mike Behrens.

The purpose of this meeting was to review the Summary of Economic Development Activities for 1998; review the 1998 Goals and Objectives; to discuss and develop Goals and Objectives for 1999; to review draft of Yoakum Economic Development Corporation Articles of Incorporation and Bylaws; and discuss any other pertinent matters concerning economic development and to make any new recommendations to city council.

The board was advised of the resignation of Economic Development Director John Allen.

Board members reviewed the Activity Summary Report for January through December 1998. Comment was made concerning the Facility Disposition Committee. The Hospital District Board was not aware of any incentives needed by the prospect interested in the old hospital structure. Comment was also made concerning the Abatement Administration. Tandy Brands and Yoakum Nursing and Rehabilitation will be reminded of the abatement annual reporting requirement.

Board members reviewed the 1998 Goals and Objectives. Discussion of Creation / Retention of Jobs resulted with questions of the communication between former ED Director and local businesses. Comments were made that the city may need to contact Double D Ranchwear after being informed there may be miscommunication between this business and the former ED Director. This board supports the ongoing effort of promoting open communications.

Under the goal of development of housing / rental property in the city, City Manager Al Veselka informed the board there is interest and activity, but a small city alone may not be able to attract developers / builders. He informed the board the city is working with a consortium of other communities also examining these issues.

Discussion of the goal to co-operate with the Hospital Board received continued support of this board. The Board continues to support the recruitment of at least one family oriented restaurant and a grocery store to the area.

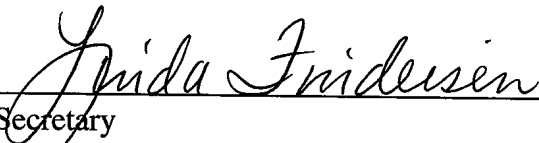
After discussion and review of 1998 Goals and Economic Development Corporation Articles, this Board has set Goals and Objectives for 1999.

- 1) To encourage city council to pursue hiring another person to fill the ED Director position and to continue pursuing goals and objectives set forth
- 2) To pursue current prospect / occupant for the old hospital building
- 3) This Board extends a positive hand in joining together the City Council, Chamber of Commerce and Economic Development Board in a strategic planning workshop
- 4) To complete the operations of the Economic Development Corporation
- 5) To assist in co-ordinating downtown retail promotions

Chairman Trott advised that the Yoakum Industrial Foundation Board of Directors had discussed the possibility of dissolving the Foundation Corporation; that there also had been some discussion that if and when the Corporation was dissolved the assets of the Corporation would be transferred to a successor or other organization.

After discussion David Barnes moved, second by Dennis Kutach that the Yoakum Economic Development Advisory Board recommend to City Council and to the Yoakum Industrial Foundation that upon the Foundation's dissolution, the Foundation's assets be transferred to the Yoakum Economic Development Corporation and that this recommendation be communicated to the City Council and the Yoakum Industrial Foundation. The motion was approved by unanimous vote.

With no other business the meeting was adjourned 2:35 p.m.


Secretary


Chairman

**ECONOMIC DEVELOPMENT ADVISORY BOARD
MEETING OF MAY 18, 1999**

The meeting was called to order at 1:15 P.M. Absent were: Linda Findeisen, Larry Brandt, David Barnes, and Vic Novak. Also present were City Manager Al Veselka, Gladys Jiral and a group of interested individuals (see attached list).

Chairman Trott stated the first order of business - report on the status of the creation of the Economic Development Corporation. The Chairman gave some background of the Advisory Board and its efforts to date. With the adoption of the additional 1/2 percent sales tax and upcoming effective collection date of October 1, 1999 State law requires an Economic Development Corporation be established by the City Council in order to handle funds. City Manager Veselka advised that the Council had selected Board members, who have agreed to serve, and the ordinance with their appointments included would be considered for second and final reading.

The next order of business was to report on the status of the Board's recommendation to pursue the hiring of a person to fill the Economic Development Director's position. This was discussed by the City Council and tabled until a later date. The Board again stressed their recommendation to continue this position as a full time employee. It was noted that the City Manager and staff were working with any and all prospects.


As a matter of information, Mr. Veselka reported that since January 1999, approximately 20 new businesses had opened or had changed ownership. He advised that the May State Comptroller's report shows Yoakum's sales tax collection was 14.47% above last year for retail sales. Louis Boening noted that the Yoakum Industrial Foundation has sold property to existing companies for expansions within the Industrial tract.


Under other matters, Bernice Watson addressed the Board stating that the group's purpose in attending the meeting was to offer their help in any way possible to clean up the downtown area in order to try to stimulate new businesses within Yoakum. They suggested things like "Adopt a Block Program"; getting student groups involved in cleaning windows, displaying art class work, etc. Also discussed were dilapidated houses and weedy lots especially along the city's main thoroughfares in addition to abandoned or junked vehicles.

The City Manager noted that there are specific required legal procedures and time frames for demolition of substandard houses, mowing weedy lots and removal of old cars and that the City on an ongoing basis continues to work to correct non-compliant

properties. The group again noted they wanted to do whatever they can to clean up the town in order to further its growth. Chairman Trott suggested that they visit with Councilmembers to let them know of their ideas/suggestions and willingness to help in any way possible.

The Chairman thanked all attending for their interest, enthusiasm and support. The meeting was closed.


Chairman


Acting Secretary

Sign Up List
May 18, 1999

Louis J. Boening - P.O. Box 429, YKM
BRENDA BROWN Rt 4 Box 125-B Ym.
Cheryl ~~Miller~~ 293-~~7537~~ X-126
Marge McMullen " 2394 104
Audrey Gray " 2394 105
Spady Carter " 2394 109
Lindsay Lucia 611 E. Hochheim (H) 293-7675(W) 293-1016
Amelia Hicks 716 Josephine 293-7752
Christine Begon 293 7420
Bernice ^{509 E.} ~~Stanton~~ ~~Hanzaker~~ 293-7003
Brenda ~~Thompson~~ 292-2007
JoAnn Jureya ^{201 Kent St. #} ^{Yorkham, TX} 293-2309/741-2519
Moris Harpin 293-5642 202 West Grand
Weyman ~~Adams~~ 293-7860
DENNIS KUTACH 293-3592
EARL F. WYATT, III ISDALE DR, YORKUM 293-6985

ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
MEETING OF AUGUST 16, 1999
6:00 P.M.

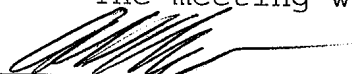
MEMBERS PRESENT: Carroll Carter
Tim Faulkner
Dennis Kutach
Ken Kvinta
Margie McMullen
John S. Sanchez
John Trott

MEMBERS ABSENT: None

OTHERS PRESENT: Charles Kvinta, Jr., City Attorney
A. J. Veselka, City Manager

- The Board meeting was held in the City Council Room of the Public Works Building behind the City Hall at 900 Irvine St. Directors had received a copy of Ordinance No. 1735 approving and authorizing the creation of the Yoakum Economic Development Corporation, and a copy of the Corporation's Articles of Incorporation and By-Laws with notice of the meeting. Directors did not have questions requiring review of same.
- A review and discussion of the general duties of the Board and selection of officers was held. It was noted that the By-Laws provide that officers shall be elected at the annual meeting of the Board in September of each year. The Board set the annual meeting for September 2, 1999 at 1:00 P.M. in the City Council Room by motion and second. All voted aye.
- The Board discussed the duty to develop or cause to be developed, a strategic economic development plan for the city. City Manager Veselka advised that he had participated in such a project with assistance from Mr. Ernest J. Gerlach, Director of the Center for Economic Development, The University of Texas at San Antonio and had been in contact with Mr. Gerlach several months ago to assist with the development of a strategic plan for the city. The project was postponed when this Corporation was in process of creation.

The Board requested that Mr. Gerlach be invited to visit the city and also to discuss a strategic planning project at a meeting to be held at a time Mr. Gerlach's schedule would allow.
- The Board discussed the expansion of Yoakum businesses and the location of new businesses to the community.
- The meeting was closed.


A. J. Veselka
Acting Secretary

ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
MEETING OF AUGUST 26, 1999
12:00 NOON

MEMBERS PRESENT: Carroll Carter
Tim Faulkner
John S. Sanchez
Ken Kvinta
Dennis Kutach
John Trott
Margie McMullen

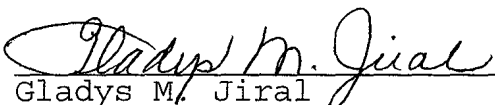
MEMBERS ABSENT: None

OTHERS PRESENT: Ernest J. Garlich, Consultant
A. J. Veselka, City Manager
Gladys Jiral, City Clerk

- The Board meeting was held in the Municipal Court Room and began with the introduction of Ernest J. Gerlach, consultant on the Strategic Planning Project, by City Manager Veselka. A box lunch was served during the meeting.
- Mr. Gerlach outlined the services provided through the Center of Economic Development with The University of Texas at San Antonio.
- General discussion was held over items such as retail base dwindling, competition with Victoria, low unemployment, wages, out of town employment, under-employment, restaurants, housing, school system, entertainment, marketing Yoakum etc.
- A one day strategic planning session was discussed with a possible date of October 7th at the Yoakum Housing Authority Meeting Room. An alternate method for strategic planning was also discussed, that is, to meet with the several identified boards at times the boards regularly meet and to meet on the same days with identified business owners, managers, and community persons on a one to one basis. It was the consensus that this method could provide the broad based participation desired.

The Board requested Mr. Gerlach prepare a proposal for planning services, using the alternate method discussed, for the Board's consideration at the September 2, 1999 annual meeting.

- The meeting was closed.



Gladys M. Jiral
Acting Secretary

**Economic Development Corporation
Board of Directors
Meeting of September 2, 1999
1:00 P.M.**

Members Present: Tim Faulkner
 John S. Sanchez
 Ken Kvinta
 Dennis Kutach
 John Trott
 Margie McMullen

Members Absent: Carroll Carter

Others Present: A. J. Veselka, City Manager
 Ernest J. Gerlach, Consultant
 Glenn Blundell, Representing Hon. Charles J.
 Rother, Lavaca County Judge
 Bob Orr

The meeting was called to order at 1:00 P.M.

Election of Officers:

John Trott nominated Margie McMullen for President, seconded by Ken Kvinta. John Trott nominated Dennis Kutach for Vice-President, seconded by Tim Faulkner. John Trott nominated Ken Kvinta for Secretary-Treasurer, seconded by John Sanchez. Nominations ceased and the nominees were elected by acclamation.

UTSA Planning Proposal

Mr. Gerlach presented the Board with a draft of Establishing a Vision and Strategic Planning Process for Yoakum. The four phase proposal was discussed. Bob Orr would serve as a facilitator on Phase 2. The fees for the project were discussed. Mr. Gerlach's fee is paid by a grant. The cost to the Board can be taken care of at the beginning or at the end of the project.

The Board stressed a clear desire for all factions of the community to be included in Phase 2. It was further noted that economic development includes more than just jobs. It also includes infrastructure, housing, downtown revitalization, etc.

Mr. Gerlach stated that the next step would be for the Board and the University to enter a formal written agreement.

John Trott moved for Mr. Gerlach to move on with preparation of a final proposal. Dennis Kutach seconded the motion. Motion carried.

Other Business

City Manager Veselka agreed to work on an administrative services agreement between the Board and the City.

The status of the vacant economic development position was discussed.

Adjournment

There being no further business, John Trott made a motion to adjourn which was seconded by John Sanchez. The motion carried. The meeting adjourned at 2:30 P.M.

Ken Kvinta
Secretary

ECONOMIC DEVELOPMENT CORPORATION

October 7, 1999

Members present: Tim Faulkner
John S. Sanchez
Ken Kvinta
Dennis Kutach
John Trott
Carroll Carter
Margie McMullen

Others present: A.J. Veselka, City Manager
Ernest Gerlach, Consultant
Bob Orr

The meeting was called to order at 6:00 p.m. by President McMullen.

UTSA Planning Proposal

The effort to communicate the Board's project to the community was discussed and clarified. It will be several days of full multi-group sessions each day.

John Trott made a motion for the Board to accept the UTSA planning proposal. Carroll Carter seconded the motion. The proposal was accepted by unanimous vote. President McMullen was also given the Board's authority to execute the agreement and any other necessary documents to complete the deal.

It was discussed that Plan's goal was to look 2 or 3 years ahead. The focus area of our project should be the area included in the Yoakum Independent School District boundary. The community focus groups should have 20 to 25 people present. The Board discussed priorities in talking to various community groups about this project. Mr. Gerlach said the purpose of meeting with the various civic groups and businesses prior to the focus groups was to: 1) brief the organization as to our project, 2) get feedback, and 3) invite the group to one of the community forums. It is also important that the Board identify key people in each organization that the group should target and make sure Bob Orr or Mr. Gerlach and a few of the Board members get to discuss this project with these key individuals.

It was tentatively set that the four focus group sessions would be in November, during the third week and would be both in the afternoon and in the evening to attempt to attract different groups at different times. The community strategic planning meeting will be December 1, 1999 from 9:00 a.m. to 4:00 p.m. The strategic planning meeting would be followed by a meeting in early January to refine the strategic plan.

Other Business

The City Manager is studying four applications for Economic Development Director. He is also working on an Administrative Services Agreement between the City and the Board. This should make it clear as to what services the City will provide to the Board. Mr. Veselka also reported that the first sales tax payment from the state should be available in December.

There being no further business, the meeting was adjourned.

Ken Kvinta
Secretary-Treasurer

LAW OFFICES OF

KVINTA, KVINTA & KVINTA
ATTORNEYS AND COUNSELORS AT LAW

CHARLES J. KVINTA
CHARLES J. KVINTA, JR.
KENNETH E. KVINTA

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YOAKUM, TEXAS 77995

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November 16, 1999

Mr. Al Veselka
City Manager
City of Yoakum
P. O. Box 738
Yoakum, TX 77995

RE: Economic Development Corporation

Dear Mr. Veselka:


Enclosed please find the Economic Development Corporation Minutes from October 7th. Please send me a list of the members' addresses so that I can send each one a copy in advance of the next meeting.

Thank you for your cooperation.

Sincerely,


Kenneth E. Kvinta

KEK/mw
Encl.


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