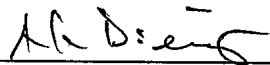


**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
January 7, 2004**

The meeting was called to order by Vice-President Annie Rodriguez at 3:10 P.M. Also present was Harry Smith from Circle Y and attorney Ken Kvinta. President McMullen was absent.

Vice-President Rodriguez called for an Executive Session at 3:10 P.M. to deliberate economic development negotiations. The meeting was re-opened to the public at 4:14 P.M. No action was taken.

Meeting adjourned.

  
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Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
January 26, 2004**

**The meeting was called to order by President Margie McMullen at 6:05 p.m. Present were Annie Rodriguez, Louis Boening, Tommy Barre and Arthur G. Hermann, III. Absent were Tim Faulkner and Allen Dieringer.**

**Tommy Barre moved to approve the minutes of the January 7, 2004, seconded by Arthur G. Hermann, III.**

**Under old business Ernest Gerlach presented the proposal for the Phase II Development for A Strategic Plan for Economic Growth. He stated work could begin by mid February or first of March and would take 6 months to complete. Ernest will be working with Greg Lassman. Louis Boening moved that we enter into a contract with UTSA, Arthur G. Hermann, III second. Motion passed.**

**Calvin Cook reported he had met with Ron Guzman with MEI on the Pershing Square and the project is at 80% completion of design. MEI had to make modification on handicap rails and should have 100% of the design by March. It will then be submitted to TxDot and will take approximately 10 weeks to review and approve the plans. Estimates construction should start by September or October.**

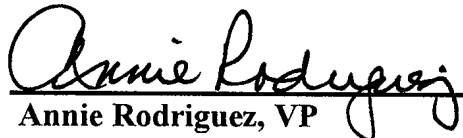
**Mr. Cook reported on the Master Park Plan and passed out an e-mail from Paul Scallion on the Priorities and Implementation.**

**Board went into Executive Session at 6:40 p.m.**

**Meeting was reopened to public at 8 p.m. Action from Executive Session as follows. Tommy Barre moved that we offer Mrs. Harwood \$3,500 per acre for her 14 acres, Arthur G. Hermann, III second. Motion passed.**

**Next meeting will be February 17, 2004 at noon.**

**Meeting adjourned at 8:05 p.m.**

  
Annie Rodriguez, VP

**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS MINUTES**  
**February 17, 2004**


President Margie McMullen called the meeting to order at 12:00 P.M. Board members present were Annie Rodriguez, A.G. Hermann III, Tim Faulkner, Louis Boening, Tommy Barre and Allen Dieringer. The minutes of January 26, 2004 were reviewed and approved with motion by Louis Boening and a second by Tim Faulkner. All present voted to approve. A financial report prepared by City's Finance Director Charlotte Morrow was distributed for review. Travis Kite of Texas Workforce Solutions of the Golden Crescent Area distributed a pamphlet explaining the services available from his agency.

Under old business, a contract is to be presented at the March meeting by Ernest Gerlach on the development of Phase II of the Strategic Plan for Economic Growth. City Manager Calvin Cook also reported meeting with Ron Guzman of Maverick Engineering, Inc. on the Pershing Square Downtown Revitalization Project. Plans are at 60% completion and have been submitted to TxDOT for review. Project construction could possibly start September or October of this year.

Under new business, engineering cost for Phase II of the Pershing Square Project was discussed. Motion by Tommy Barre with a second by Annie Rodriguez to let Greg Lassman pursue grant possibilities. Motion carried.

The Board went into Executive Session at 12:27 PM to deliberate economic development negotiations and re-opened to the public at 1:28 PM. Action resulting from the Executive Session was a motion by Tommy Barre with a second by Tim Faulkner to revise the performance agreement that was presented by Greg Lassman. Motion carried.

The next meeting was scheduled for March 15<sup>th</sup> at 6:00 PM. Meeting adjourned.

  
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Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
March 15, 2004**

The meeting was called to order by President Margie McMullen at 6:00 P.M. All Board members were present. Minutes from the previous meeting of February 17<sup>th</sup> were read and accepted on motion by Tim Faulkner and a second by A. G. Hermann III. Motion carried. No financial report presented.

Visitors present were as follows: Ernest Gerlach and Bob Orr with the U.T.S.A., Gypsy Cole, economic development representative for the Golden Crescent Regional Planning Commission, Travis Kite of the Texas Workforce Solutions of the Golden Crescent area, and Shannon Cantrell from the Office of the Governor.

Ernest Gerlach reviewed his plans on the economic growth for the City of Yoakum. Bob Orr plans to see what phases of the previous Plan were successful and those that were not successful. Motion by Louis Boening to proceed with Phase II of the Strategic Plan for Economic Growth for the City of Yoakum with a second by Tim Faulkner. Motion carried.

Greg Lassman introduced Shannon Cantrell with the Office of the Governor, South Texas Region, headquartered in San Antonio. Cantrell explained that her functions were to be a liaison between the local economic development board and the Governor's Office for activity regarding economic development.

An old business update on the Pershing Square Project by Calvin Cook was that the project is 90% completed with MEI's submission to TxDOT and revisions are to be made. Construction is still to begin September or October of this year.

Co-Chairman of the Parks Planning Committee Tony Villa presented an overview of the Parks and Recreation Open Space Master Plan. A joint meeting with the City Council will be held on Tuesday, April 13, 2004 to hear the Master Parks Plan presentation by Planner Paul Scallon with the LCRA.

The Corporation Board of Directors went into Executive Session at 6:48 PM to deliberate economic development negotiations (V.T.C.A., Gov. Code, Section 551.087) and later re-opened to the public at 7:48 PM. Tim Faulkner made the motion to approve a performance agreement as discussed in Executive Session and seconded by Annie Rodriguez. Motion carried.

The next meeting was scheduled for April 19, 2004 at 6:00 PM. Meeting adjourned.

  
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Allen Dieringer, Secretary

**MINUTES OF THE JOINT MEETING OF THE  
ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS AND CITY COUNCIL  
April 13, 2004**

The meeting was called to order by President Margie McMullen at 5:30 P.M. All Board members were present along with the Yoakum City Councilmembers.

Paul Scallon, Parks Planner with the Lower Colorado River Authority presented the Master Parks Plan covering the City Park, Centennial Park and Mack Jamison Park with information on grants that are available. Priorities of the Plan are outlined along with recommended implementation periods. LCRA grant applications to provide funding for matching grants must be filed by December 15, 2004 for consideration.

After discussion, a motion was made by Tommy Barre to adopt the Master Parks Plan with a second by Louis Boening. Motion carried.

Meeting adjourned at 6:15 P.M.

  
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Allen Dieringer, Secretary

**MINUTES OF THE  
ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
May 3, 2004**

The meeting was called to order by President Margie McMullen at 6:00 P.M. All Board members were present. Minutes from the previous meetings of March 15<sup>th</sup> and April 13, 2004 were received with a motion by Tommy Barre and a second by A. G. Hermann III to accept as presented. Motion carried. A financial report was distributed by City Finance Officer Charlotte Morrow.

Under Old Business, Gregory Lassman reported the update to the Strategic Plan by Ernest Gerlach had been postponed to the fall of the year perhaps September because of the upcoming summer vacation months. Old Business also included an update on the Pershing Square Project by City Manager Calvin Cook. Mr. Cook reported that based on the engineer's estimated cost the project construction cost should fall into the projected budget.

The Corporation Board went into Executive Session at 6:18 P.M. to deliberate on economic development negotiations (V.T.C.A. Gov., Code Section 551.087) and was re-opened to the public at 7:27 P.M. Action taken was to adopt a Performance Agreement between the Y.E.D.C. and Circle Y on motion by Tim Faulkner with a second by Louis Boening. Motion carried.

The next meeting was set for June 21<sup>st</sup> at 6:00 P.M. The meeting adjourned at 7:45 P.M.

  
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Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
May 25, 2004**

President McMullen called the meeting to order at 12:05 P.M. All Board members were present except for Tommy Barre. Also in attendance were Steve Tucker and Mark Jemelka representing Circle Y Saddles, Inc.

At 12:06 P.M., President McMullen called for an Executive Session and closed the meeting to the public to deliberate on economic development negotiations (V.T.C.A., Gov. Code 551.087). The meeting was re-opened to the public at 12:27 P.M.

Louis Boening motioned to adopt the amended Performance Agreement with Circle Y Saddles, Inc. The motion was second by Annie Rodriguez. Motion carried.

The meeting adjourned at 12:30 P.M. The next meeting is scheduled for June 21<sup>st</sup> at 6 PM.

  
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Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
June 7, 2004**

A special called meeting was opened by President Margie McMullen at 6:05 PM. All Board members were present along with City Manager Calvin Cook.

President McMullen called for an Executive Session at 6:06 PM and closed the meeting to the public to deliberate on economic development negotiations (V.T.C.A., Gov. Code 551.087). The meeting was re-opened to the public at 7:22 P.M.

No action resulted from the Executive Session. The meeting adjourned.

  
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Allen Dieringer, Secretary



**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
June 15, 2004**

✓2 A special meeting was called to order by President McMullen at 2:05 P.M. All Board members were present along with City Manager Cook. Present from Circle Y were Steve Tucker, Rex Jones, Mark Jemelka and Harry Smith. President McMullen called for an Executive Session at @:06 P.M. to deliberate on economic development negotiations (V.T.C.A., Gov. Code 551.087). The meeting was later re-opened to the public at 3:31 P.M.

No action resulted from the Executive Session and the meeting adjourned.

  
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Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS MINUTES**  
**June 25, 2004 at 2:00 P.M.**

The meeting was called to order by President Margie McMullen at 2:05 P.M. Annie Rodriguez was the only Board member absent. Minutes from the previous meetings of May 3<sup>rd</sup>, May 25<sup>th</sup>, June 7<sup>th</sup> and June 15, 2004 were approved on motion by Tommy Barre and a second by Tim Faulkner. Motion carried. A written financial report was distributed by City Finance Officer Charlotte Morrow.

President McMullen introduced visitors – Judy Langford with Langford Community Management Services, Sharla Pohl, Ruth Carter and Larry Brandt representing the Yoakum Area Chamber of Commerce, and Pat Kennedy a candidate for the Economic/Community Development Coordinator's position.

President McMullen addressed the Chamber's concerns of Circle Y Saddles moving out of Yoakum to Cuero and their request if there was anything the Chamber could do to keep Circle Y in Yoakum. President McMullen stated that the Economic Development Board was aggressively pursuing all avenues to retain Circle Y in Yoakum.

The Board of Directors went into Executive Session at 2:15 P.M. to deliberate on economic development negotiations (V.T.C.A. Gov., Code Section 551.087) and was later re-opened to the public at 3:17 P.M. No action resulted.

Discussion of the proposed 2004-05 budget was held. Tommy Barre made the motion to approve the budget with a second by A. G. Hermann III. Motion carried.

The next meeting was set for July 12<sup>th</sup> at 2:00 P.M. The meeting adjourned at 4:10 P.M.

  
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Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
July 12, 2004 at 2:00 P.M.**

President Margie McMullen called the meeting to order at 2:03 P.M. Board member Allen Dieringer was absent. On motion by Arthur Hermann with a second by Tim Faulkner, the minutes from the meeting of June 25, 2004 were approved. Motion carried. The written financial report presented by City Finance Officer Charlotte Morrow was accepted.

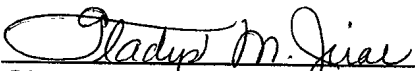
A public hearing was opened by President McMullen to receive comments and/or questions on the proposed Y.E.D.C. Operating Budget and Work Plan for Fiscal Year 2004-2005. The previously adopted budget was available showing the amounts allocated to specific line items as discussed. The Budget and Work Plan will be presented to the City Council for approval at their meeting of July 13<sup>th</sup>. The Board received no questions or comments and the hearing was closed to public comment.

City Manager Cook reported that Maverick Engineering had submitted the 100% completion plans on the Pershing Square Downtown Project to the City staff, and the Yoakum and Austin TxDOT offices for review. If no major changes are needed, the project could possibly be let in October with construction to start in December possibly January 2005. Plan review is expected to take several weeks. Revised project estimates were also received showing the cost to be slightly below the estimated budget. If the project were let in October, the matching funds from the City (Y.E.D.C. funds and contributions) would have to be paid to the State sometimes in September.

Economic/Community Development Coordinator Pat Kennedy advised the Board that the Parks and Recreation Advisory Board had met on June 28<sup>th</sup> electing officers and reviewing the priorities of the Master Parks Plan. Another meeting will be held tonight to address the Plan and how it applies to the point systems used by both the Lower Colorado River Authority and the Texas Parks and Wildlife in their grant applications.

The Board of Directors went into Executive Session at 2:37 P.M. to deliberate on economic development negotiations (V.T.C.A. Gov., Code Section 551.087) and was later re-opened to the public at 3:29 P.M. No action resulted.

The next meeting was set for Monday, August 16th at 5:00 P.M. The meeting adjourned.

  
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Gladys M. Jiral, Acting Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
August 16, 2004 at 5:00 P.M.**

President Margie McMullen called the meeting to order at 5:12 P.M. Motion by Louis Boening with a second by A. G. Hermann III to approve the minutes of the July 12<sup>th</sup> meeting. Motion carried. A written financial report by City Finance Officer Charlotte Morrow was presented.

Under old business, City Manager Calvin Cook presented an update on the Pershing Square project. The project is being reviewed by TxDOT. Tentative date for start up of construction should be January of 2005.

Pat Kennedy gave an update on the Master Parks Plan and distributed literature from Leather & Association Custom Design for Community Built playgrounds. Concept is designed by kids and built by volunteer labor from the community. The Board advised Mr. Kennedy to go forward with the project.


Mr. Kennedy also suggested that the Strategic Plan Update be postponed to a later date. Board directed Kennedy to notify Ernest Gerlach of the postponement.

Under new business, President McMullen presented a draft resolution supporting the review of House Bill 2292 and its impact on local and rural communities. Motion by A. G. Hermann III with a second by Annie Rodriguez to adopt the resolution. Motion carried.

Pat Kennedy presented information on the Habitat for Humanity Program in Yoakum, DeWitt County. Discussion ensued and Board advised Kennedy to procure more information and present at the next meeting.

The Board went into Executive Session at 6:18 P.M. to deliberate regarding economic development negotiations. The meeting was re-opened to the public at 7:03 P.M. with no action resulting.

The next meeting was scheduled for September 20, 2004 at 5:00 P.M. There being no further business, the meeting adjourned


  
Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
August 23, 2004 at 4:00 P.M.**

The meeting was called to order at 4:00 P.M. by President Margie McMullen. All directors were present. The Board went into Executive Session at 4:12 P.M. to deliberate regarding economic development negotiations (V.T.C.A., Gov. Code 551.087). The meeting was re-opened to the public at 6:19 P.M.

Action resulting from the Executive Session was on motion by Tommy Barre to offer a first option to a manufacturing concern of 6.84 acres in the Industrial Foundation Tract with utility improvements and up to \$100,000 for site preparations. The second option is to apply for a Texas Capital Fund Grant subject to provisions of that program. The motion was second by Annie Rodriguez. Motion carried.

The meeting adjourned at 6:28 P.M.

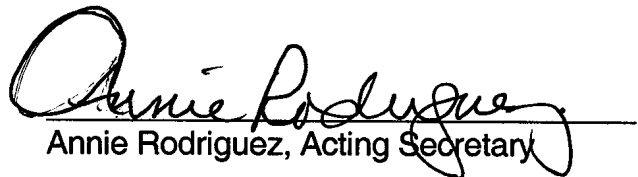
  
Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
September 10, 2004 at 1:00 P.M.**

The meeting was open to the public and called to order at 1:00 P.M. by President Margie McMullen. Allen Dieringer was unable to attend. The Board went into Executive Session at 1:02 P.M. to deliberate regarding economic development negotiations (V.T.C.A., Gov. Code 551.087). The meeting was re-opened to the public at 2:34 P.M.

Action resulting from the Executive Session was on motion by Arthur Hermann III to offer Circle Y the 6.84 acres in the Industrial Foundation Tract and up to \$100,000 for site improvements, and to request City Council to approve the development of the Texas Capital Fund Real Estate Development Program through the Texas Department of Agriculture. The motion was second by Tim Faulkner. Motion carried.

The meeting adjourned at 2:34 P.M.

  
Annie Rodriguez, Acting Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
September 20, 2004 at 5:00 P.M.**

President Margie McMullen called the meeting to order at 5:03 PM. Director Tim Faulkner was not present. Minutes of August 16<sup>th</sup>, August 23<sup>rd</sup> and September 10<sup>th</sup>, 2004 were approved with a motion by Louis Boening and second by A. G. Hermann III. A printed financial report was presented by City Finance Officer Charlotte Morrow.

Election of officers followed with a nomination of Margie McMullen, President, Annie Rodriguez, Vice-President and Allen Dieringer, Secretary. A motion was made by Louis Boening with a second by A. G. Hermann, III to elect by acclamation. Motion carried.

Under old business, Pat Kennedy introduced Cynthia Joseph Staley, Executive Director with Habitat for Humanity along with Ken Markert, DeWitt County representative for Habitat for Humanity. The Board discussed projects in Victoria and Cuero and advised Kennedy to look towards involving Yoakum in this project.

Mr. Kennedy discussed the Master Parks Plan and advised that a \$150,000 grant application with the L.C.R.A. would be submitted by December 15, 2004.

City Manager Cook reported on the Pershing Square Project. Bid opening by TxDOT on this project should occur in the middle of October and construction is still tentative for January 2005.

Under new business, a contract was discussed for Langford Community Management Services to develop a Capital Fund application according to the Texas Capital Fund Project Guidelines. Motion to enter into a contract for \$2,500 was made by A. G. Hermann III with a second by Louis Boening. Motion carried.

President McMullen closed the meeting to the public at 6:18 PM to deliberate the purchase of real property (V.T.C.A., Gov. Code, Sec. 551.072). The Executive Session closed at 6:27 PM with the meeting re-opened to the public. No action resulted from the Executive Session.

The next Board meeting was scheduled for October 18, 2004 at 5:00 PM. There being no further business, the meeting closed.

  
Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
October 18, 2004 at 5:00 P.M.**

President Margie McMullen called the meeting to order at 5:05 PM. Director Tommy Barre was not present. Minutes of September 20<sup>th</sup> were approved with a motion by A.G. Hermann III and second by Louis Boening. A printed financial statement was presented by City Finance Officer Charlotte Morrow.

Under old business City Manager Calvin Cook gave an update on the Pershing Square Project. Construction should still be on scheduled once changes have been accepted.

Pat Kennedy presented an update on the City of Yoakum Capital Fund application for Circle Y Saddles, which has to be submitted by November 5, 2004. There was a motion by A. G. Hermann III with a second by Annie Rodriguez to employ J. Nyles Steinmann to do an update appraisal on the 6.84 acres in the Industrial Foundation tract.

Under new business, Pat Kennedy discussed the adoption of a resolution in support of the City's L. C. R. A. Partnership in Parks application for \$150,000. A motion was made by Tim Faulkner with a second by A. G. Hermann III to submit Resolution No. 4 as presented.

The next meeting was scheduled for November 15, 2004 at 5:00 PM. With no further business, the meeting closed.

  
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Allen Dieringer, Secretary



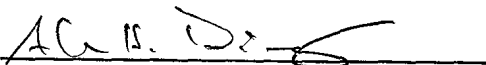
**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
November 15, 2004**

President Margie McMullen called the meeting to order at 5:00 P.M. All Directors were present. Minutes of October 18<sup>th</sup> were approved with a motion by Louis Boening and second by A. G. Hermann, III. A printed financial report was presented by City Finance Office Charlotte Morrow.

Under Old business Calvin Cook presented an update on the Pershing Square Project. Texas Historical Commission has not accepted certain changes therefore the project is on hold until this problem is resolved.

Pat Kennedy gave an update on the Texas Capital Fund application submitted by the City for Circle Y. Results should be known by year end. Report on City's Partnership in Parks with LCRA is to be submitted for project funding.

Next meeting is scheduled for December 13, 2004 at 12:00 P.M. There being no further business, the meeting adjourned.

  
Allen Dieringer, Secretary

**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MINUTES  
December 13, 2004**

President McMullen called the meeting to order at 12:20 P.M. All Directors were present. Minutes of the November 15<sup>th</sup> meeting were approved with motion by Louis Boening and second by A. G. Hermann III. A printed financial report was presented by City Finance Officer Charlotte Morrow. President McMullen recognized guest Travis Kite and Robin Foster.

Under old business, Calvin Cook presented an update on the Pershing Square Project. Senator Armbrister has contacted the Texas Historical Commission but no action has resulted from this contact to date. If no approval from Commission is given, Cook will seek an alternative plan so project may commence.

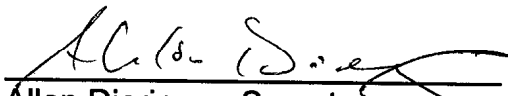
Pat Kennedy gave an update on the Texas Capital Fund application submitted for Circle Y. Steve Tucker is to present a declaration to the City Council that Circle Y will have to relocate out of the State of Texas if funding is not received.

Kennedy discussed and provided to the Board a copy of the updated/revised Application for Project Funding which is to be used should any business have an inquiry for assistance.

The next item discussed by Kennedy was the City's Partnership in Parks Project. Application was submitted but results will not be known until June 2005.

The final agenda item was that the Dewitt County Habitat for Humanity Board is actively seeking land, etc. for project development and Karen Jamison from Yoakum was appointed to this Board.

Under new business, the next meeting will be held on January 17, 2005 at 12:00 P.M. in the Council Room. There being no further business, the meeting adjourned.

  
Allen Dieringer, Secretary