MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, January 10, 2011
Conference Room – 12:00 PM

PRESENT: Margie McMullen ..................... President
Anita R. Rodriguez ......................... Vice-President
Tommy Barre .................................. Director
Louis Boening ............................... Director
Tim Faulkner ................................. Director
Arthur Hermann III ...................... Director
Zenith Stevens .............................. Director
Patrick J. Kennedy ................. E/C Development Coordinator
Calvin Cook ............................... City Manager
Gena Jiral ................................ Deputy City Clerk

ABSENT: Theresa A. Bowe ......................... City Clerk

The meeting was called to order by President Margie McMullen at 12:10 p.m. All visitors were acknowledged and welcomed.

Motion was made by Director Boening to adopt the minutes from the meeting of December 14, 2010. A second was made by Director Faulkner; motion carried unanimously.

Mike Milson, Director of Business Services and Planning from Workforce Solutions Golden Crescent gave a presentation on the different programs his agency offers to area businesses and communities. Information was provided the Board concerning these programs. Discussion was held about the Caterpillar and Eagle Ford Shale companies that anticipate moving into the area within the next few years.

Mr. Cook, City Manager provided a copy of the City of Yoakum Guidelines and Criteria for Tax Abatement for their review, which is required every two years. Discussion was held and the recommendation by motion was made by Director Barre to amend the checklist to read Yoakum Economic Development Corporation Board of Directors instead of Economic Development Advisory Board. Director Hermann seconded the motion; motion carried unanimously.

Review and discussion was held concerning the 2008 – 2010 Sales Tax Comparison Report as provided by Mr. Kennedy, Economic/Community Development Coordinator. Yoakum has and continues to do well on their Sales Tax income.

Under the Economic/Community Development Coordinator’s Report, Patrick J. Kennedy, EDFP presented a copy of the Sales Tax Comparison Monthly Report to the Board. This report included the surrounding cities of Cuero, Hallettsville, and Gonzales.

Mr. Kennedy informed the Board that twenty to thirty letters have gone out to individuals for solicitation of financial support for the upcoming swimming pool improvements; $19,000 has been received to date as a result. Yoakum Herald-Times will be publishing the photos of these donation presentations two to three at a time. An application to the Texas Parks & Wildlife Grant Program for $75,000 must be submitted no later than March 1st. Discussion was held regarding the funds received and how they will
be spent. In order to move forward with this project, up to $100,000 in support from the community is being solicited.

The trees have been planted at the Front Street Railroad Park through the Yoakum Rotary Club’s District Assistance Program. An agreement is being developed for a drip line to be used as irrigation for these trees in which the Rotary Club will reimburse the City for the cost. Once all of this has been completed, a ribbon cutting will be held, and a picture published in the paper for recognition.

Mr. Kennedy also provided the Board with a summary of the comments he has received from individuals on the 2010 Yoakum Economic Development Video.

A continuing effort is being made to keep in contact with real estate agents who have the empty buildings for sale. Someone has bought the old Circle Y building on Lott St. and is using it for storage of antiques.

A quarterly status report, prepared by Mr. Kennedy, was provided to the EDC.

The next board meeting was scheduled on Monday, February 7, 2011 at 12:00 p.m. in the City Hall Conference Room. There being no further business, the meeting closed at 1:06 p.m.

Attest:

Theresa A. Bowe
City Clerk

Margie McMullen
President
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, February 7, 2011
Conference Room – 12:00 PM

PRESENT: Margie McMullen ........................................ President
Anita R. Rodriguez ............................................. Vice-President
Tim Faulkner ................................................. Secretary
Tommy Barre .................................................. Director
Louis Boening .................................................. Director
Arthur Hermann III .......................................... Director
Zenith Stevens .................................................. Director
Patrick J. Kennedy .......................................... E/C Development Coordinator
Calvin Cook .................................................. City Manager
Theresa A. Bowe ............................................. City Clerk

ABSENT: None

The meeting was called to order by President McMullen at 12:14 PM.

A motion was made by Director Boening with a second by Director Barre to adopt the minutes from the meeting of January 10, 2011 as presented. Motion carried unanimously.

A financial statement was provided to the Board. After review, Director Hermann made a motion to accept the financial statement as presented. Second was made by Director Rodriguez. Motion carried unanimously.

Under New Business, City Manager Cook provided diagrams and information regarding the development of site plans for the Front Street Railroad Park. Restrictions regarding the type of landscaping that could be placed on the property were reviewed. Drainage issues were discussed. E/CD Coordinator Kennedy provided pictures and postcards of what the park looked like from the early 1900’s. The Yoakum Area Chamber of Commerce has expressed an interest in utilizing the park for the Tom Tom Festival. Staff will research the restrictions for use of the park based on the sales contract with the Railroad. Direction was given to staff to coordinate with the Yoakum Parks Advisory Board with the suggestion to contact the Victoria Chapter of the Master Gardener’s Club for assistance in developing a landscape scheme and guidelines.

MOTION was made by Director Hermann to authorize the expenditure of $100 for the application fee and authorize the submission of an application for the Texas Economic Development Council 2010 Economic Excellence Recognition. Second was made by Director Rodriguez. Motion carried unanimously.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. The comparison indicates that Yoakum’s Sales Tax is up this month from the same period last year.

City Manager Cook provided information regarding the status of the LCRA Community Development Partnership Program being utilized for the soccer field lighting project. Options included: a turnkey project cost of $80,000 through a BuyBoard vendor; a turnkey project cost of $91,000 through a non-BuyBoard vendor; or purchasing the material and contracting each job function to individual contractors at a cost of $75,895. Staff will be recommending that the Council consider the turnkey project cost through the BuyBoard in order to assure a professional installation by a company that specializes in construction in sports lighting, and
would assure the warranties on the equipment and installation of the system. After discussion, Director Hermann made a motion to authorize the expenditure of $50,000 toward the soccer field lighting project. Second was made by Director Faulkner. Motion carried unanimously.

Discussion was held regarding a possible Local Park Grant Program through the Texas Parks & Wildlife Department. Economic/Community Development Coordinator Patrick J. Kennedy provided information. The grant application will be for a proposed project to renovate the Yoakum Municipal Swimming Pool facility. Funding sources may include the Local Park Grant, local contributors, and support if approved, from the YEDC. The maximum funding through the grant is $75,000. Solicitation efforts from the Yoakum Community will continue. If the grant is not approved, the YEDC will re-evaluate their participation. Community donations received will be utilized for the swimming pool project as funding allows, beginning with the roof and then bathhouse improvements. After discussion, Director Hermann made a motion to contribute matching funds up to $75,000 for a Small Community Recreation Grant through the Texas Parks & Wildlife Department for the Yoakum Municipal Swimming Pool Facilities Improvement Project if approved. Second was made by Director Boening. Motion carried with Directors Rodriguez, Hermann, and Boening voting in favor; Directors Faulkner and Barre voting against; Director Stevens abstaining.

The Yoakum Rotary Club's District Assistance Program is in the final stages for the trees to be planted at the Front Street Railroad Park. The club has asked for information from the City regarding the cost of irrigation for the trees, which the City will install and the Rotary Club will pay for. The Club has requested that a small sign to be displayed indicating their contribution. The sign will be unobtrusive to traffic and landscaping.

Mr. Kennedy provided information regarding available commercial properties. Two properties have been sold since the last report. A call was received from a company looking for a 10,000 square feet building and other specifications. Staff is assisting with communication between the interested party and local real estate agents.

A status report was provided on the Business Enhancement Programs. Three projects have been closed out; various other projects are in the latter stages: Yoakum Packing Company has the new sign placed exactly as they had planned it, and the flag poles have been erected; Kathy's Boutique is just about done with the new addition; Shear Hair Design and Jim's Grocery Store have also completed.

The next regular Board meeting was scheduled for 12:00 PM on Monday, March 7, 2011 in the City Hall Conference Room. A suggestion was made by staff to consider changing the April 2011 Board meeting due to a scheduling conflict with the Annual Friends of the Library Spring Luncheon. The Board came to a consensus to change the meeting date and/or time to accommodate for the Board members wishing to attend the Luncheon. There being no further business, the meeting closed at 1:22 PM.

Margie McMullen
President

Attest:
Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, March 7, 2011
Conference Room – 12:00 PM

PRESENT: Margie McMullen..........................President
          Anita R. Rodriguez..........................Vice-President
          Tim Faulkner..............................Secretary
          Tommy Barre..............................Director
          Louis Boening............................Director
          Arthur Hermann III.......................Director
          Zenith Stevens............................Director
          Patrick J. Kennedy......................E/C Development Coordinator
          Calvin Cook.............................City Manager
          Theresa A. Bowe.........................City Clerk

ABSENT: None

The meeting was called to order by President McMullen at 12:10 PM.

A motion was made by Director Boening with a second by Director Rodriguez to adopt the
minutes from the meeting of February 7, 2011 as presented. Motion carried unanimously.

A financial statement was provided to the Board. After review, Director Barre made a
motion to accept the financial statement as presented. Second was made by Director Hermann.
Motion carried unanimously.

Under New Business, Directors Stevens and Barre along with Economic/Community
Development Coordinator Patrick J. Kennedy attended “Competing to Win in a Challenging
Environment: Stick to the Basics” held in Gonzales Texas on February 9, 2011 and provided a
report to the Board. Directors and E/CD Coordinator Kennedy received suggestions from the
presenter regarding Yoakum’s new economic development video clip and the current website. A
suggestion was made by the seminar presenters for Yoakum to partner with the Railroad on
economic development efforts. The utility service territory was discussed. City Manager Calvin
Cook explained to the Board that the utility service area is determined by the Public Utility
Commission and was set many years ago, and is basically unchangeable without consensus
between the utility providers. Discussion was held regarding a possible planning session at the
next Board meeting for evaluating the Strategic Plan.

Discussion was held regarding the National Development Council 2011 Academy held in
Washington, D.C. The Academy is held once every two (2) years for three (3) days in May. After
discussion, Director Rodriguez made a motion to authorize the E/CD Coordinator to attend the
Academy. Second was made by Director Hermann; motion carried unanimously.

Under the Economic/Community Development Coordinator Status Report, information was
provided regarding the Sales Tax Comparison. The comparison indicates that Yoakum’s Sales
Tax is up the first two (2) month period. Discussion was held regarding a break down of where the
funds are being collected from being used as an economic development tool. Staff informed the
Board that the information may only be acquired upon request from the Mayor. Discussion was
held regarding the improvement projects and the impact the projects have had on Yoakum's image.

An update was provided on the status of the LCRA Community Development Partnership Program for the new soccer field lighting project. Four metal poles with lights have been installed at the soccer fields. Progress continues on this project.

The application for the Texas Parks & Wildlife Small Community Park Grant Program was submitted by the March 1st deadline for the Swimming Pool renovation project. The City Council held the required public hearing in which comments were received by various entities from the community. Over $28,000 has been collected at this time and solicitation for this project will continue for an additional two (2) months. Grant notifications will be received in August of 2011.

Yoakum Rotary Club's District Assistance Program (DAP) was discussed. City staff will install a drip line to the trees that have been planted and the Yoakum Rotary will pay for the material and installation. A small sign will be erected indicating the Rotary's contribution. The project is complete.

Of the Business Enhancement Programs, most have been completed and closed out. The last project will be for the Yoakum Area Chamber of Commerce for advertising for the Tom Tom Festival. During the next round of the application process, staff is planning on holding a short training session on the cost reimbursement process and how the funds will be distributed. Information was reviewed on completed projects.

Information was provided regarding contacts made with potential business prospects to come to Yoakum. Later this month, a representative from the Caterpillar establishment in Victoria will conduct a phone interview with the City. More details will be forthcoming. E/CD Coordinator Kennedy has been making efforts to visit with the company representatives, and was finally able to schedule a telephone interview. Eddy Packing Company will hold a job fair on Saturday, March 12, 2011 in coordination with the Texas Workforce Solutions. The job fair will be held at the Yoakum Community Center and will be attempting to fill at least 150 new jobs. Phil White, the new Production Manager for Eddy Packing has invited the Board for a tour of the facilities. The Board discussed potential acknowledgement of the company for their employment efforts in Yoakum.

The Parks & Recreation Advisory Board will be meeting to discuss the Front Street Railroad Park and staff will be contacting the Master Gardner's in Victoria in an attempt to gain assistance from people in the process of getting their Master Gardener certification.

The next regular Board meeting was scheduled for 12:00 PM on Tuesday, April 12, 2011 in the City Hall Conference Room. There being no further business, the meeting closed at 12:55 PM.

Attest:

Theresa A. Bowe
City Clerk

Margie McMullen
President
The meeting was called to order by President McMullen at 12:00 PM.

Mr. John Jones, Facility Manager with Caterpillar North American Hydraulic Excavator Facility – Victoria was present and provided a presentation informing the Board of the extent of Caterpillar’s business and plans for the Yoakum/Victoria area. Questions were received and addressed from Board members, a Golden Crescent Workforce Solutions representative, and others in the audience.

A motion was made by Director Herman with a second by Director Boening to adopt the minutes from the meeting of March 7, 2011 as presented. Motion carried unanimously.

After review, Director Barre made a motion to accept the financial statement as presented. Second was made by Director Rodriguez. Motion carried unanimously.

Under New Business, E/CD Coordinator Kennedy presented the Board with the Texas Economic Development Council 2010 Economic Excellence Award. The award was received at the Texas Economic Development Council meeting held April 27 in Sugar Land, Texas.

Under the Economic/Community Development Coordinator Status Report, the monthly Sales Tax Comparison Report was presented and reviewed.

A review was held on the status of the Strategic Plan 2009: the historic preservation survey has stalled due to a death of one of the coordinators.

Excerpts from the Strategic Plan were presented to the Board for review which included the following items: Promote the Retail Business Sector; Existing, Vacant Buildings in Downtown Yoakum (there has not been recent contact with individuals associated with that project); Union Pacific Railroad Property; and Electric Service Area Considerations. The Board was reminded that the Strategic Plan is currently two (2) years of age, although parts of it were developed as a three (3) year plan. After review, it was determined that the railroad property issue would be placed on the next agenda for further discussion of options regarding the railroad property.

The soccer field lighting project through the LCRA Community Development Partnership Program has been completed. Staff will be planning a ribbon cutting to publicize the completion of the project.
A letter was received by City-Manager Cook from the Texas Parks & Wildlife Small Community Park Grant Program regarding deficiencies outlined from a previous contract. These deficiencies had been addressed prior to receiving the letter and staff has scheduled a conference call with grant administrators in order to clarify and correct any issues still outstanding.

A report was provided on the Business Enhancement Programs. All projects have been completed except for the Yoakum Area Chamber of Commerce. The banners have been completed and City staff is waiting on the invoice. Recognition has been given to YEDC for their contribution. The design was created by the Chamber. Kathy’s Boutique will be scheduling a formal ribbon cutting.

A status report was given for the Front Street Railroad Park activities. The Parks & Recreation Advisory Committee contacted the Victoria Master Gardeners Association with a request for assistance. The Master Gardeners response indicated that the project will not fit their venue at this time; however, two (2) representatives did arrive to coordinate with staff on a design. After discussion, it was decided that a more modern design would be desirable. Once a new concept has been construed, another request can be submitted to the Master Gardeners Association for assistance.

The Yoakum Rotary Club has put the sign up for acknowledgment of the trees donated in the Front Street Railroad Park.

The next regular Board meeting was scheduled for 12:00 PM on Monday, June 13, 2011 in the City Hall Conference Room. There being no further business, the meeting closed at 1:00 PM.

Margie McMullen
President

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, June 13, 2011
Conference Room – 12:00 PM

PRESENT: Margie McMullen ........................................... President
          Anita R. Rodriguez ........................................... Vice-President
          Tim Faulkner .................................................... Secretary
          Tommy Barre ..................................................... Director
          Louis Boening ..................................................... Director
          Arthur Hermann III ............................................. Director
          Zenith Stevens ..................................................... Director
          Patrick J. Kennedy .............................................. E/C Development Coordinator
          Calvin Cook ...................................................... City Manager
          Theresa A. Bowe ................................................ City Clerk

ABSENT: None

The meeting was called to order by President McMullen at 12:00 PM.

A motion was made by Director Hermann with a second by Director Boening to adopt the minutes from the meeting of May 9, 2011 as presented. Motion carried unanimously.

A financial statement was provided to the Board. After review, Director Faulkner made a motion to accept the financial statement as presented. Second was made by Director Hermann. Motion carried unanimously.

Under New Business, Mr. Brandon Wilhite of Catalyst Commercial Consultants was present to provide information regarding the services available through that company. Catalyst Commercial Consultants do real estate and retail analysis in order to assist cities with retail recruiting by comparing available resources with the demand for properties. They would start by building a merchandising plan/playbook, and then stay to communicate the benefits of Yoakum to the retailers. Questions were received and addressed. The Board thanked Mr. Wilhite for the information.

Discussion was held regarding the 2011-2012 Economic Development Corporation Budget. Line item discussion was held on the enhancement programs, exposition complex project, swimming pool improvements, and marketing assistance. Direction was given to staff not to allocate funds for marketing assistance. Changes discussed and a revised version will be presented at the next regular meeting.

A draft of the proposed application criteria for the 2012 Enhancement Programs was presented for review and discussion. Direction was given to staff to make create individual sheets for each category.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. A three-year comparison was provided indicating 2008 as Yoakum’s record year. Presently Yoakum is on target to exceed 2008.

Information was provided by Director Barre regarding the Union Pacific Railroad property issue as listed in the 2009 Strategic Plan. Information regarding the hazardous waste site was discussed. A suggestion was made to partner with the railroad company to utilize unused property owned by the railroad company for beneficial purposes.
The LCRA Community Development Partnership Program for the Soccer Field Lighting has been completed. A ribbon cutting will be planned.

Status updates were presented on the Business Enhancement Programs for 2011. All projects for the 2011 program have been completed. Grant recipients for the 2012 programs will be announced at the October 2011 meeting.

Staff has coordinated with the Master Gardeners of Victoria and been provided with ideas on the Front Street Railroad Park design concept. A suggestion was made to do away with the original design based on the old photos and postcards, and base the concept on a more modern design. A draft concept was presented that will be taken to the Parks & Recreation Advisory Committee and the Yoakum Area Chamber of Commerce for additional input and recommendations.

The Governor’s Office Prospect Lead on Project Cinderella was discussed. The Governor’s Office sent a request for information. Community qualifications and property specifications were provided.

The next regular Board meeting was scheduled for 12:00 PM on Monday, July 11, 2011 in the City Hall Conference Room. There being no further business, the meeting closed at 1:17 PM.

Attest:

Theresa A. Bowe
City Clerk

Anita R. Rodriguez
Vice - President
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, July 12, 2011
Conference Room – 12:00 PM

PRESENT: Anita R. Rodriguez ........................................Vice-President
Tim Faulkner ..........................................................Secretary
Louis Boening ..........................................................Director
Arthur Hermann III ..................................................Director
Zenith Stevens .........................................................Director
Patrick J. Kennedy ....................................................E/C Development Coordinator
Calvin Cook ..........................................................City Manager
Theresa A. Bowe ......................................................City Clerk

ABSENT: Tommy Barre ................................................Director
Margie McMullen ....................................................President

The meeting was called to order by Vice-President Rodriguez at 12:00 PM.

A motion was made by Director Hermann with a second by Director Boening to adopt the minutes from the meeting of June 13, 2011 as presented. Motion carried unanimously.

A financial statement was provided to the Board. After review, Director Faulkner made a motion to accept the financial statement as presented. Second was made by Director Boening. Motion carried unanimously.

A Public Hearing was opened to receive information and hear citizen comments on proposed allocation of Type B Sales Tax funds to Handy Stop Nursery. Allan Sommer was present to provide information and answer questions. The application was reviewed and the project discussed. Mr. Sommer thanked the Board for the funds received as a result of the 2010 Application Process. The project has improved the curb appeal and parking is good. Economic/Community Development Coordinator Patrick J. Kennedy provided information regarding the Performance Agreement and Repayment of Interest Agreement, as well as the current Agreements in effect. Hearing no further comments from the public, the Public Hearing closed.

Motion by Director Boening to approve the application as presented in an amount not to exceed $10,000. Second was made by Director Hermann, and motion carried unanimously.

A Public Hearing was opened to received information and hear citizen comments regarding the proposed operating budget and work plan for Fiscal Year 2011-2012. E/CD Coordinator Kennedy presented the information to the Board. There being no comments received from the public, the Public Hearing closed.

Director Hermann made a motion to recommend the 2011-2012 Budget and Work Plan for submission to the City Council for approval. Motion was seconded by Director Faulkner and carried unanimously.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. A three-year comparison was provided indicating 2008 as Yoakum’s record year. Presently Yoakum is on target to exceed 2008.
Information was reviewed on the application criteria for the 2012 Enhancement Program. There are now three (3) separate forms; one for each program. Applications will be available from July 31, 2011 through September 23, 2011.

A ribbon cutting ceremony was held on July 5th to commemorate the installation of the soccer field lighting. A representative from LCRA was present to be included in the photo. Cabling and other issues will be addressed to finalize the grant received from the Lower Colorado River Authority.

The application has been submitted for the Texas Parks & Wildlife Small Community Park Grant Program. At this time the Department has suspended almost all grants. The Small Community Grant Program will no longer be available unless federal funds are available.

Staff has coordinated with the Master Gardeners of Victoria and been provided with ideas on the Front Street Railroad Park design concept. They are in the early stages of developing a concept for that park. Parking and loading issues for the business along Front Street were discussed.

The Governor's Office Prospect Lead on Project Cinderella was discussed. Round 2 was sent for review last week. Yoakum is currently still in contention for the project. The firm will be coming to Texas in the coming month to review the presented properties. Staff will be staying in contact with the Governor's Office for updates.

The next regular Board meeting was scheduled for 12:00 PM on Monday, August 8, 2011 in the City Hall Conference Room. There being no further business, the meeting closed at 12:30 PM.

Attest:

Theresa A. Bowe
City Clerk
ANNUAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, September 12, 2011
Conference Room – 12:00 PM

PRESENT:  Margie McMullen .................................................. President
Anita R. Rodriguez ...................................................... Vice-President
Tommy Barre .................................................................. Director
Tim Faulkner .................................................................. Secretary
Arthur Hermann III ...................................................... Director
Zenith Stevens .............................................................. Director
Dave Talbert ................................................................. Director
Patrick J. Kennedy ...................................................... E/C Development Coordinator
Theresa A. Bowe ........................................................ City Clerk

ABSENT:  A. J. Veselka .......................................................... Interim City Manager

The meeting was called to order by President McMullen at 12:00 PM. President McMullen presented out-going Director, Dr. Louis Boening, with a plaque of recognition for 10 years of service to the Yoakum Economic Development Corporation Board. Mr. Dave Talbert was welcomed as a new Director as appointed by the City Council.

An election was held among the members for President, Vice-President, and Secretary as prescribed by Section V. of the By-Laws of the Corporation. A motion was made by Director Barre to elect Margie McMullen as President, Annie Rodriguez as Vice-President, and Tim Faulkner as Secretary. Seconded was made by Director Stevens. Motion carried unanimously.

A motion was made by Director Hermann with a second by Director Rodriguez to adopt the minutes from the meeting of July 11, 2011 as presented. Motion carried unanimously.

A financial statement was provided to the Board. After review, Director Faulkner made a motion to accept the financial statement as presented. Second was made by Director Hermann. Motion carried unanimously.

Under New Business, Economic/Community Development Coordinator Patrick J. Kennedy provided information regarding a proposed Performance Agreement and Repayment of Interest Agreement with Handy Stop Nursery (II). This agreement will include the second phase of the Handy Stop Nursery expansion/improvement project. If approved, funds will be utilized to assist with increasing the growing and parking areas. This will be another five (5) year performance agreement and include the stipulation to maintain five (5) fulltime employees. The agreement includes a repayment schedule (clawback provision) if employment/hiring guidelines are not met by the applicant. Handy Stop Nursery did meet the 50 point criteria required by the application process. After discussion, Director Hermann made a motion to authorize the President to execute the Performance Agreement and House Bill 1196 Repayment of Interest Agreement for Handy Stop Nursery (II). Second was made by Director Rodriguez and motion carried unanimously.

E/CD Coordinator Kennedy provided information regarding a Regional Partnership with the cities of Cuero and Gonzales for a marketing project that would include excerpts from each city. Mr. Kennedy explained the marketing project and provided an example of an advertisement flyer that would be developed in coordination between the three (3) cities. After discussion, Director Hermann made a motion to provide direction to the Economic/Community
Development Coordinator to proceed with caution in pursuing the Regional Partnership project and bring back additional information for the Board’s review and possible action at a later Board meeting. Second was made by Director Faulkner. Motion carried unanimously.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. The county seats are receiving larger dollar amounts according to the report, because the sales tax is based on point of origin. Yoakum is still on target to exceed 2008 record and are still producing a steady increase in revenue from sales tax.

Information was reviewed on the application criteria for the 2012 Enhancement Program. Staff held two (2) meetings for potential applicants to explain the process and provide assistance in completing the forms. Fourteen (14) individuals participated in the meetings and applications have been received. The deadline for receiving applications is September 23, 2011. Staff will provide copies for the Board’s review and ranking at the October Board meeting.

The application submitted for the Texas Parks & Wildlife Small Community Park Grant Program has not been funded. E/CD Kennedy reminded the Board that a fund raising project had been held and almost $33,000 has been collected from the public; a grant in the amount of $75,000 was being requested from the State; and contingent upon receiving the grant funds, the ED Board had committed up to $75,000 to match the grant funds. The Texas Parks & Wildlife Commission met on August 25th to receive staff recommendations on grant funding. The City of Yoakum tied for 5th place in the ranking; two (2) places below the cut off to receive funding. After review of the scoring, staff noted that Yoakum had 5 points deducted for non-compliance with previously funded projects. A letter from the City Manager and Mayor was sent to the State asking for help in identifying any funds for this project since it was rated the number one (1) priority in this community as per our Master Parks and Open Space Use Plan. Staff requested direction from the Board. Questions were presented and addressed. Direction was provided to the E/CD Coordinator to provide costs on each portion of the project (bath houses, restroom cover, etc.) and details of the in-kind services that will be provided by City staff, to the Board. The Board also suggested that a public announcement not be made at this time until more information on the cost of the project is received.

The landscape/layout design of the Front Street Railroad Park was discussed. At the suggestion of the Yoakum Garden Gate Club, a new design was presented that does not utilize the original design from years ago. Representative from the Master Gardeners and Yoakum Garden Gate Club provided a design concept for the Board’s review. The concept was coordinated with the Yoakum Area Chamber of Commerce and there does not appear to be a conflict. The Parks Recreation Advisory Committee recommended that the presented outline be developed into a graphic/photo depiction. Discussion was held regarding the parking concept. Suggestions were made that the parking be left as parallel and not utilize an angle parking concept due to the truck traffic from the businesses along Front Street. Another suggestion was made to utilize the north side of Nelson Street strictly for parking. A revised concept will be provided at a later Board meeting.

Staff has responded to three (3) leads received from the Governor’s Office on potential prospects for business location to Yoakum. No response has been received on any of the prospects at this time.

President McMullen announced that the Board would be entering into Executive Session at 1:02 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072) and the meeting closed to the public.
The meeting re-opened to the public at 1:23 PM, with no action resulting from Executive Session.

The next regular Board meeting was scheduled for 12:00 PM on Monday, October 10, 2011 in the City Hall Conference Room. There being no further business, the meeting closed at 1:24 PM.

Margie McMullen
President

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, October 10, 2011
Conference Room – 12:00 PM

PRESENT: Margie McMullen ...........................................President
Anita R. Rodriguez ......................................................Vice-President
Tommy Barre ..............................................................Director
Tim Faulkner ..............................................................Secretary
Arthur Hermann III ......................................................Director
Patrick J. Kennedy ......................................................E/C Development Coordinator
A. J. Veselka ...............................................................Interim City Manager
Theresa A. Bowe .........................................................City Clerk

ABSENT: Zenith Stevens ...................................................Director
Dave Talbert ..............................................................Director

The meeting was called to order by President McMullen at 12:00 PM. A motion was made by Director Hermann with a second by Director Faulkner to adopt the minutes from the meeting of September 12, 2011 as presented. Motion carried unanimously.

A financial statement was provided to the Board. After review, Director Rodriguez made a motion to accept the financial statement as presented. Second was made by Director Hermann. Motion carried unanimously.

Under New Business, Economic/Community Development Coordinator Patrick J. Kennedy provided information on the applicants for the Business Retail Enhancement Program, Business District Preservation Program, and the Community Services Program to assist with the review and prioritization of the program recipients. Three applications were received for the Business Retail Enhancement Program; five were received for the Business District Preservation; and four were received for the Community Services Program. Applications and descriptions of projects were reviewed and discussed. Questions were received and addressed. After discussion, Director Faulkner made a motion to fund all twelve applications ((Business Retail: Cottage Computer Systems, Inc. - $6,500.00; Ashley Furniture - $9,750.00; and Harley’s House of Guns - $6,506.92) (Business District Preservation: DeWitt Poth & Son - $7,500.00; Karl’s Flower & Gift Shop - $6,947.22; Hub City Motors - $5,855.16; Embroidery Express – Dianna Hanzelka - $1,825.00; and Cliff’s Radiator Shop - $3,287.60), and (Community Services: Bluebonnet Youth Ranch - $4,860.00; Youth Community Fellowship Center - $5,000.00; Yoakum Heritage Museum - $4,650.00; and Yoakum Area Chamber of Commerce - $1,310.00)), and amend the budget for an additional $14,000 to include funding for all applicants. Second was made by Director Rodriguez, motion carried unanimously.

The Board considered renewal of memberships in certain economic development programs. After discussion, E/CD Coordinator Kennedy was given direction to use his own discretion as to whether to bring the programs to the Board for recommendation, and to not renew the Texas Rural Development GO TEXAN Program licensing.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. Mr. Kennedy pointed out to the Board the slight decrease for Yoakum for the first time this year. Yoakum is still on target for a record high year.
Information was provided regarding the design concept for the Front Street Railroad Park. Mr. Kennedy spoke with representatives with Yoakum Packing regarding the parking issues discussed at the last EDC Board meeting and have determined that the angle parking will be sufficient for Yoakum Packing’s business traffic. Members from the Yoakum Garden Gate Club provided the concept and staff will be meeting with the computer designer to bring the concept into a presentable format for the Board’s review.

Prospect leads from the Governor’s Office were reviewed. Mr. Kennedy provided the Board with information that was discussed at the 50th Anniversary of the Economic Development Council meeting held in Ft. Worth, Texas. Members met with representatives from the Governor’s Office; however, Yoakum has not been contacted for any further prospect leads at this time. Staff reiterated that it is not the City’s job to sell property, but to assist the broker’s as we are able.

A follow up report was provided for the Municipal Swimming Pool Improvement Project cost estimates. Mr. Kennedy worked with Community Services Director Derrick Smith to produce cost estimates on the Project. In order to cover the bath house, completely refurbish the bath house, eliminate the Kiddie Pool, paint, and produce a recognition sign, the estimated cost is roughly $50,000. Currently, funding stands at $32,000 from the public in donations. After discussion, Director Hermann made a motion to go forward with the Project and the Economic Development Corporation will provide funding in an amount not to exceed $18,000. Second was made by Director Rodriguez. Motion carried unanimously.

President McMullen announced that the Board would be entering into Executive Session at 12:35 PM to deliberate the employment or evaluation of the Economic/Community Development Coordinator (V.T.C.A., Gov. Code, Sec. 551.074) and the meeting closed to the public.

The meeting re-opened to the public at 1:11 PM, with no action resulting from Executive Session.

The next regular Board meeting was scheduled for 12:00 PM on Monday, November 7, 2011 in the City Hall Conference Room. There being no further business, the meeting closed at 1:15 PM.


Attest:

Theresa A. Bowe
City Clerk

Anita R. Rodriguez
Vice-President
The meeting was called to order by Vice-President Rodriguez at 12:00 PM. Economic/Community Development Coordinator Patrick J. Kennedy introduced Kelly Chandler, Jeff Points, and Laurie Carter with Cub Scout Troop 228.

A motion was made by Director Hermann with a second by Director Barre to adopt the minutes from the meeting of November 7, 2011 as presented. Motion carried unanimously.

A financial statement was provided to the Board. After review, Director Faulkner made a motion to accept the financial statement as presented. Second was made by Director Barre. Motion carried unanimously.

Under New Business, the Board received the Annual Economic Development Report for Fiscal Year 2010-2011 and was informed that the report will be presented to the City Council at their December Council meeting.

Information was provided regarding membership to the TexasOne Program through the Texas Economic Development Corporation. Economic/Community Development Coordinator Kennedy recommended that the Board authorize the Tier Five Sponsorship. After discussion, Director Faulkner made a motion to approve the Tier Five Sponsorship in the TexasOne Program in the amount of $1,000 per year for three (3) years. Second was made by Director Talbert; motion carried unanimously.

A presentation was heard and a request was made by the Cub Scout Troop 224 for assistance in the rental of a hall large enough for the Troop members to invite their families to see them receive awards at their Annual Blue & Gold Banquet. The Troop has been relying on the use of non-profit organizations facilities to hold the banquet. After a short discussion, Director Faulkner made a motion to authorize the expenditure of $500 through the Community Services Program (marketing/advertising) to be used as needed for the Cub Scout Troop 224 Blue & Gold Banquet. Motion was seconded by Director Stevens and carried unanimously.
Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. Mr. Kennedy provided information to the Board regarding the Yoakum Area Chamber of Commerce Quarterly Business Breakfast to be sponsored by the YEDC. The guest speaker will be John Jones from Caterpillar of Victoria, Texas and was invited by the YEDC to make the presentation. Vice-President Rodriguez congratulated Director Zenith Stevens on receiving the Administrator of the Year Award.

The next regular Board meeting was scheduled for 12:00 PM on Monday, January 9, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 12:45 PM.

Attest:

Theresa A. Bowe
City Clerk

Tim Faulkner
Secretary/Treasurer