REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, January 9, 2012
Conference Room – 12:00 PM

PRESENT: Tim Faulkner, Acting Chairperson
          Tommy Barre, Director
          Arthur Hermann III, Director
          Dave Talbert, Director
          Patrick J. Kennedy, E/C Development Coordinator
          Kevin Coleman, City Manager
          Theresa A. Bowe, City Clerk

ABSENT: Anita R. Rodriguez, Vice-President
         Zenith Stevens, Director
         Vacant, President

The meeting was called to order by Director Faulkner at 12:10 PM and announced that Margie McMullen has tendered her letter of resignation from the Board effective January 5, 2012. Extended the Board’s gratitude to Ms. McMullen acknowledging that she has been the only President the Board has had since its incorporation in May of 1999. Plans will be made to present plaque of recognition to Ms. McMullen at the February 2012 meeting.

A motion was made by Director Hermann with a second by Director Barre to adopt the minutes from the meeting of December 12, 2011 as presented. Motion carried unanimously.

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

Under New Business, the Board heard a presentation from representatives from the Lower Colorado River Authority’s Community Development Department on developing a comprehensive Strategic Economic Development Plan. Mike Tolleson, and Jeremy Ziborosky of LCRA’s Community & Economic Development were present to provide information and receive input from the Board regarding development initiatives. LCRA Area Representative Rick Arnic was also present. Discussion was held and suggestions were made to provide a plan that will be more action oriented, provide for a community survey to determine citizen priorities, and to contemplate a general scope of action to be taken. After further discussion, Director Faulkner asked the LCRA Representatives to return to the February 13, 2012 monthly meeting with a scope of work and outline based on the discussion held.

The 2009-2011 Sales Tax Receipt Comparison Report was presented to the Board for review. Economic/Community Development Coordinator Patrick J. Kennedy provided more detailed information noting the oil and gas activity has exponentially increased the Cuero and Gonzales receipts, and Yoakum and Hallettsville have remained consistent over the last 18 months.

New Business Item regarding “Yoakum Perfect for Your Business Ventures” was delayed until later in the meeting.
Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. Status report on the 2012 Business Enhancement Programs: The new billboards are up on Highway 77A on the outskirts of town provided in part by the Yoakum Area Chamber of Commerce and the YEDC; the roof on the museum is complete; all other participants have been contacted. Staff feels that projects will be completed by the nine (9) month mark. The $50,000 Swimming Pool Improvement Project is in progress; the $18,000 commitment from the YEDC and the $32,000 from community support are in the bank. The goal is to have the project completed by swimming season in 2012.

Returning to New Business Item “Yoakum Perfect for Your Business Ventures” ECD Coordinator Kennedy provided information to the Board. The Board had previously approved $1,000 to develop a video advertisement featuring Yoakum as a business friendly location. Yoakum’s video was provided along with a comparison of the Cedar Hill, Texas video. Discussion was held regarding the potential contents of the video. Providing testimonials was discussed. Consensus of the Board was to utilize the existing video with no changes at this time.

The next regular Board meeting was scheduled for 12:00 PM on Monday, February 13, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:12 PM.

Attest:

Theresa A. Bowe
City Clerk

Tim Faulkner
President
REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, February 13, 2012
Conference Room – 12:00 PM

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

ABSENT:    Dave Talbert............................................Director

The meeting was called to order by Vice-President Rodriguez at 12:10 PM. An election of officers was held to fill the Presidential vacancy. Vice-President Rodriguez made a motion to elect Director Faulkner as President of the YEDC. Second was made by Director Stevens. Motion carried unanimously. To fill the Secretary vacancy left by the election of Director Faulkner to President, Director Faulkner made a motion to elect Director Hermann as Secretary. Motion was seconded by Director Barre and carried unanimously.

Vice-President Rodriguez turned the meeting over to President Faulkner.

A motion was made by Director Hermann with a second by Director Barre to adopt the minutes from the meeting of January 9, 2012 as presented. Motion carried unanimously.

Vice-President Rodriguez made a motion to accept the financial statement as presented. Second was made by Director Barre. Motion carried unanimously.

Under Old Business, Jeremy Ziborosky of LCRA’s Community & Economic Development was present to provide information and receive input from the Board regarding development initiatives. Discussion was held and suggestions were made to provide a plan that will be more action oriented, provide for a community survey to determine citizen priorities, and to contemplate a general scope of action to be taken. After further discussion, including a basic outline of the steps that may be taken regarding developing a comprehensive Strategic Economic Development Plan that will be relevant for the next 6 to 9 month period, a consensus was reached to schedule a work session for the Board members for Wednesday, March 7, 2012 in the City Hall Conference Room beginning at 1:00 PM with the LCRA facilitators, and staff will be invited in later in the meeting. One-on-one interviews will be scheduled with local community leaders to receive additional input and suggestions.

Under New Business, Economic/Community Development Coordinator Patrick J. Kennedy provided information regarding the proposed Community Exposition Center/Rodeo Arena. The Exposition Center was ranked 2nd highest priority in the Parks, Recreation, and Open Space Master Plan Update 2010 (Plan) and a proposed donation of land located just outside the City limits could become part of the project. Annual allocations over the past few years as lined out in the Plan have brought the total available funds to $300,000. The Plan
anticipated funding from a local group that would become responsible and take ownership of the project. No such group has come forward to champion the “Rodeoplex” as discussed. After review, staff was provided direction to contact the land owner and express the Board’s gratitude for the offer, and respectfully release the donor from any perceived obligation.

Discussion was held regarding staff and Board member participation in the inaugural Conference of the Eagle Ford Consortium. E/CD Coordinator Kennedy provided details and documentation for review. All Board members indicated that they would be unable to attend. Motion was made by Director Hermann with a second by Director Rodriguez to authorize expenses for the Economic/Community Development Coordinator to attend the Consortium. Motion carried unanimously.

Director Faulkner presented a proposal to coordinate an appreciation dinner for oil/gas workers in our area. He suggested that the Economic Development Board and the City co-fund the project for $1,000 each. The intention is to invite the area oil/gas workers to a meet, great, and meal as a thank you for the business that has been generated from their presence. Director Faulkner has contacted the Yoakum Area Chamber of Commerce Director Bill Lopez to coordinate for the use and donation of the Community Center for the event. After discussion, Director Barre made a motion to authorize up to $1,000 to fund an appreciation dinner as recommended. Second was made by Director Hermann; motion carried unanimously. Upon request, Director Rodriguez and Director Barre offered their assistance to Director Faulkner to coordinate the event.

E/CD Coordinator Kennedy provided a proposed sketch of the appreciation plaque for the Swimming Pool Improvement Project. After discussion and corrections, the plaque was approved by consensus.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison; E/CD Coordinator Kennedy informed the Board that point of sale information is being researched; a status report on the 2012 Business Enhancement Program was provided: Tommy Cliff’s Radiator Shop has been completed and funds have been released; the Park staff has completed the demolition of the Swimming Pool Improvement Project and bids are being received at this time for the remaining work.

The next regular Board meeting was scheduled for 12:00 PM on Monday, March 12, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:13 PM.

\[Signature\]
Tim Faulkner
President

Attest:

\[Signature\]
Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, March 7, 2012
Conference Room – 12:00 PM

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

ABSENT: None

The meeting was called to order by President Faulkner at 12:15 PM. Newly appointed Director, Gery Maneth was introduced and welcomed. Visitors Margie McMullen, Elorine Sitka, and Nadine Rex were acknowledged. President Faulkner proceed with the presentation of a plaque of appreciation to Margie McMullen for her 12 ½ years of service on the Yoakum Economic Development Corporation Board of Directors as the only President the organization knew until her resignation in January of 2012. Her stellar performance on the Board was acknowledged and the Board extended their gratitude to her for her dedication and hard work over the years.

A motion was made by Director Rodriguez with a second by Director Herman to adopt the minutes from the meeting of February 13, 2012 as presented. Motion carried unanimously.

Director Talbert made a motion to accept the financial statement as presented. Second was made by Director Barre. Motion carried unanimously.

Under Old Business, information was provided regarding the proposed oil and gas industry appreciation dinner. The committee meeting was postponed; the planning process will begin once the meeting has been re-scheduled. At this time, a date and time frame has not been set. Further information will be provided at a later date.

Under New Business, Economic/Community Development Coordinator Patrick J. Kennedy provided information regarding the application for an Economic Excellence Recognition award through the Texas Economic Development Council. This is an annual award that has been established for certain entities to apply. There is a $100 application fee should the Board decide to apply. After discussion and review of the criteria, Director Hermann made a motion to authorize the expenditure of $100 to apply for the Texas Economic Development Council 2011 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. A status report on the 2012 Business Enhancement Program was provided: the roof for the Bluebonnet Youth Ranch is complete and
the sign for House of Guns is in and needs to be erected. Work is still being performed for the Yoakum Municipal Swimming Pool Improvement Project and the recognition plaque is in progress. Mr. Kennedy provided a report on the Eagle Ford Consortium held in San Antonio, Texas on March 1st – 2nd, 2012. Approximately 700 people were in attendance, Congressional speeches discussing the problems, plusses and concerns of the oil industry in the area were provided. Oil companies were present discussing housing, fracking, and drilling. The impact the rigs have on hunters and environmental issues were provided to attendees. Employment issues were discussed. The meeting focused on the public rather than economic development corporations or municipalities; however, the impact on tourism was discussed.

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

Tim Faulkner
President

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, April 9, 2012
Conference Room – 12:00 PM

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

ABSENT:  Gery Maneth ...................................................Director

The meeting was called to order by President Faulkner at 12:07 PM.

A motion was made by Director Hermann with a second by Director Stevens to adopt the minutes from the meeting of March 7, 2012 as presented. Motion carried unanimously.

Director Talbert made a motion to accept the financial statement as presented. Second was made by Director Rodriguez. Motion carried unanimously.

Under Old Business, Economic/Community Development Coordinator Patrick J. Kennedy provided information regarding the procedures followed for the update. Representatives from the LCRA Small Business Development Department performed interviews of local business owners and officials were held over a two day period. Preliminary review of information was held. LCRA representatives will place the priorities in number order and provide a more narrow scope of the proposed plan.

Information was provided regarding the oil and gas industry appreciation dinner. The committee meeting was held and the planning process has begun. The dinner has been planned for Tuesday, May 15, 2012, social hour beginning at 6:30 PM with the meal to begin at 7:30 PM. Economic Development Board members, City Council, and staff are encouraged to attend. Gery Maneth and his crew will be cooking for the event. Director Rodriguez has been provided a list of addresses for oil and gas industry businesses working in the Yoakum area. A meeting has been scheduled for this day, April 9, 2012 to discuss further plans. Invitations will be sent out. Compilation of the list was discussed.

E/CD Coordinator Kennedy provided information regarding the 2012 Business Enhancement Program. Embroidery Express was unable to wait for the contractor that was proposed in the initial application and the business owner completed the majority of the work themselves; therefore, that business was not compensated by the Economic Development Corporation. Cliff's Radiator shop has been completed and the project is closed. The Bluebonnet Youth Ranch roof has been completed and the project is closed. The Yoakum Museum project is closed, and the Yoakum Area Chamber of Commerce project is closed. Contact has been made with the other seven grantees to determine the status of those projects.
Several roof repairs are lined up. As a summary: five of the twelve are complete and projects are on schedule.

City Manager Kevin Coleman provided an update on the Municipal Swimming Pool Improvement Project. Demolition has been complete and the plumber is on site putting in the new schematic for the plumbing. Slab should be complete in a week and the roof structure construction is scheduled to begin within the next week. A dedication event will be planned as completion becomes more apparent. Staff may attempt to plan the event in coordination with the Tom Tom Festival depending on the completion of construction timing. Recognition plaque is complete and has been delivered.

Under New Business, an invitation to the Annual I-10 Corridor meeting was extended to the Board. The meeting will be held on Friday, April 13th at 10:00 AM at the Yoakum Community Center. The presentation will be Eagle Ford Shale – The Game Changer, presented by Enterprise Products representatives.

A presentation was provided regarding the possibility of participating in a development study of the area on the demand of housing or RV facilities. The Economic Development Corporations in Yoakum and Cuero have been invited to partner with a consulting group, BBC out of Colorado to determine the need for housing and RV facilities in our area. Discussion was held, and suggestions were provided. After review, staff will continue to monitor progress and bring any recommendation back to the EDC at a later date.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. A list of commercial properties available in and around Yoakum was provided for review. Staff is attempting to coordinate the property owners with any potential purchasers.

President Faulkner announced that the Board would be entering into Executive Session at 12:40 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 1:05 PM, with no action resulting from Executive Session.

The next regular Board meeting was scheduled for 12:00 PM on Monday, May 14, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:05 PM.

Tim Faulkner
President

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, May 14, 2012
Conference Room – 12:00 PM

PRESENT: Tim Faulkner...........................................President
Anita R. Rodriguez..............................................Vice-President
Arthur Hermann III.............................................Secretary
Tommy Barre.....................................................Director
Gery Maneth.......................................................Director
Dave Talbert.......................................................Director
Patrick J. Kennedy..............................................E/C Development Coordinator
Kevin Coleman...............................................City Manager
Theresa A. Bowe................................................City Clerk

ABSENT: Zenith Stevens........................................Director

The meeting was called to order by President Faulkner at 12:17 PM. All Directors except for Director Stevens were in attendance. LCRA Community and Economic Development Department representatives Jeremy Zaborowski and Mike Tolleson were present along with LCRA Representative Rick Arnic.

A motion was made by Director Rodriguez with a second by Director Hermann to adopt the minutes from the meeting of April 9, 2012 as presented. Motion carried unanimously.

Director Maneth made a motion to accept the financial statement as presented. Second was made by Director Hermann. Motion carried unanimously.

Under Old Business, LCRA Representatives from the Community and Economic Development Department provided information gathered from interviews perform of local business owners and officials. A draft of the revised Strategic Plan was provided for Board review. Educational needs, a target industry study, regional recruitment and marketing partnerships, support for existing businesses, development of a real estate strategy for business recruitment, workforce development, housing, tourism and community enhancements, and community awareness of the Economic Development were discussed. The Board specifically requested that workforce development be placed as a separate item as priority number 4. The approaches that other cities have taken will be reviewed and additional information will be presented at a later date.

The oil and gas industry appreciation dinner was cancelled due to lack of participation.

E/CD Coordinator Kennedy provided information regarding the 2012 Business Enhancement Program. Karl’s Flowers has been completed and closed out. All other applicants have been contacted and each has an action plan for completion.

The Municipal Swimming Pool Improvement Project continues to move forward. The pool will be in functional form prior to opening on Memorial Day weekend. Once the project is finalized, a ribbon cutting ceremony will be held.
Under New Business, the Board accepted the Texas Economic Development Council 2011 Economic Excellence Award. The 2011 award marks the fifth consecutive year the YEDC has been acknowledged by the TEDC for economic development strides in our community.

Discussion was delayed until the June meeting for the update on the “Yoakum – Perfect For Your Business Ventures” video, and on the preparation of the 2013 Enhancement Program.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. A status report was provided on industrial suppliers, vacant buildings, and projects in progress. Certain available buildings were discussed, and a request from the Governor’s office is being responded to. Information was provided regarding the quarterly Yoakum hotel receipts for 2008 through 2011. Discussion was held regarding a proposed hotel on US Highway 77A. Staff reported that no plans have been received at this time. Questions were received on the Dennis Wauson property located on US Highway 77A. Staff reported that the property had been purchased but are not aware of any determined plans at this time.

The next regular Board meeting was scheduled for 12:00 PM on Monday, June 11, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:29 PM.

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, June 11, 2012
Conference Room – 12:00 PM

PRESENT: Tim Faulkner .................................................. President
Anita R. Rodriguez .................................................. Vice-President
Arthur G. Hermann III ............................................ Secretary
Tommy Barre .......................................................... Director
Gery Maneth .......................................................... Director
Zenith Stevens .......................................................... Director
Dave Talbert ........................................................... Director
Patrick J. Kennedy .................................................. E/C Development Coordinator
Kevin Coleman .......................................................... City Manager
Charlotte Morrow .................................................. Finance Director
Theresa A. Bowe ...................................................... City Clerk

ABSENT: None

The meeting was called to order by President Faulkner at 12:15 PM. All Directors were in attendance. LCRA Community and Economic Development Department representative Jeremy Zaborowski was present.

A motion was made by Director Rodriguez with a second by Director Maneth to adopt the minutes from the meeting of May 14, 2012 as presented. Motion carried unanimously.

Director Talbert made a motion to accept the financial statement as presented. Second was made by Director Hermann. Motion carried unanimously.

Under Old Business, Jeremy Zaborowski, LCRA Representative from the Community and Economic Development Department provided a draft of the revised Strategic Plan for Board review. Information was provided for the data portion of the three-part plan. The project is on track based on the timeline previously determined. After discussion and suggestions, the Board was informed that a second draft will be presented at the July Board meeting.

A review was held of the 2012 Business Enhancement Program. None of the remaining projects have been completed since the May meeting.

The Municipal Swimming Pool Improvement Project continues to move forward. Staff hopes to have the bathhouses open within the next two weeks. Safety precautions have been taken to ensure public safety during the construction.

Under New Business, an update was held on the 2013 Enhancement Program. Revised applications were provided for review. Consensus from the Board was to provide one application cycle per year and for staff to utilize the revised application. Additional revisions may be initiated in order to include the point structure. Further discussion and review will be held at a future meeting.

Needed changes to the Tom Tom Festival banner were discussed. After review, Director Rodriguez made a motion to authorize the expenditure of funds not to exceed $1,000 to
have additional wording included on the new banner indicating “banner partially funded by the YEDC”. Second was made by Director Stevens. Motion carried unanimously.

Suggested changes were presented for the “Yoakum – Perfect For Your Business Ventures” video, specifically the inclusion of information regarding the Yoakum Girls Golf Team accomplishments. Further discussion was held. Motion was made by Director Rodriguez to authorize the discussed changes on the video. Motion was seconded by Director Maneth and carried unanimously.

Potential expenses were reviewed for the 2012-2013 Economic Development Corporation Budget.

Under the Economic/Community Development Coordinator Status Report, information was provided regarding the Sales Tax Comparison. A status report was provided on industrial suppliers, vacant buildings, and projects in progress. Certain available buildings were discussed, and a request from the Governor’s office is being responded to. Questions were received and addressed regarding local railroad property.

The next regular Board meeting was scheduled for 12:00 PM on Monday, July 9, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:30 PM.

Attest:

Tim Faulkner
President

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, July 9, 2012
Conference Room – 12:00 PM

PRESENT:      Tim Faulkner..............................................President
              Anita R. Rodriguez..................................Vice-President
              Arthur G. Hermann III..............................Secretary
              Tommy Barre...........................................Director
              Gery Maneth...........................................Director
              Zenith Stevens........................................Director
              Dave Talbert............................................Director
              Patrick J. Kennedy....................................E/C Development Coordinator
              Kevin Coleman..........................................City Manager
              Charlotte Morrow......................................Finance Director
              Theresa A. Bowe.........................................City Clerk

ABSENT:      None

The meeting was called to order by President Faulkner at 12:10 PM. All Directors were in attendance. LCRA Community and Economic Development Department representatives Mike Tolleson and Jeremy Zaborowski were present. President Faulkner thanked the Board members for their participation and encouraged each person to voice any questions or comments throughout the meeting.

A motion was made by Director Maneth with a second by Director Hermann to adopt the minutes from the meeting of June 11, 2012 as presented. Motion carried unanimously.

Director Rodriguez made a motion to accept the financial statement as presented. Second was made by Director Stevens. Motion carried unanimously.

President Faulkner opened a Public Hearing to hear public comment on the proposed operating budget and work plan for Fiscal Year 2012-2013. No citizens were present for comment. The Board reviewed the plan. Discussion was held with regard to increasing the marketing budget in order to hire an outside source for development of a new YEDC website, and the increase in sales tax revenue. The Board was informed that any unspent contingencies roll into the fund balance. After review, the Public Hearing was closed.

Jeremy Zaborowski and Mike Tolleson, LCRA Representatives from the Community and Economic Development Department provided another draft of the revised Strategic Plan for Board review and outlined the changes initiated from the previous meeting’s discussion. Consensus was reached by the Board to review the action plan each quarter in order to track progress made in the previous quarter and plan goals for the coming quarter. After discussion and suggestions, the Board was informed that the final Strategic Plan will be presented for consideration at the August Board meeting and if adopted by the City Council, will become effective October 1, 2012.

Discussion and changes were made to the proposed 2012-2013 Budget and Work Plan including the increase in the advertising and marketing line item to $8,000 and the previously discussed increases in the Enhancement Programs. Motion was made by Director Barre to
approve the 2012-2013 Budget and Work Plan and recommend approval to the City Council. Motion was seconded by Director Talbert and carried unanimously.

An update was held on the 2012 Enhancement Program. The roof project for Hub City Motors is nearing completion. Staff is still working with DeWitt Poth & Sons on a project for the empty building on Lott Street. The Assembly of God Church had made application to improve a youth facility and provide air conditioning; however, it does not appear that the project will be realized and no funds will be expended from the Community Services Enhancement Program for that project. Ashley Furniture has not informed Staff of any progress on the roof project for their building. Embroidery Express opted to complete construction in-house instead of utilizing a contractor; therefore, the project will be ineligible for reimbursement.

The Municipal Swimming Pool Improvement project is progressing. The bathhouses are now opened to the public and near final completion. Once the bathhouse portion is complete, Phase II will be to take out the kiddie pool and improve the sidewalk surrounding the pool area.

Review was held regarding the revised 2013 Enhancement Program and the applications corresponding with each Program. Questions were received and addressed. Motion was made by Director Maneth to approve the 2013 Enhancement Program as presented. Second was made by Director Barre. Motion carried unanimously.

Under the Economic/Community Development Coordinator Status Report, President Faulkner provided a break down of the sales tax revenue received and where it is dispersed to. Patrick J. Kennedy provided information regarding the Sales Tax Comparison between sales tax revenue received by Yoakum, Cuero, Hallettsville, and Gonzales. A status report was provided on industrial suppliers, vacant buildings, and projects in progress. The building located on Highway 77A known as Paradise Cove has been torn down in preparation for a new hotel to be constructed in its place. Certain available buildings were discussed. Questions were received and addressed regarding other local properties.

The next regular Board meeting was scheduled for 12:00 PM on Monday, August 13, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:15 PM.

Tim Faulkner
President

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, August 13, 2012
Conference Room – 12:00 PM

PRESENT:  Tim Faulkner .................................................. President
          Anita R. Rodriguez ................................................. Vice-President
          Arthur G. Hermann III ........................................... Secretary
          Tommy Barre .......................................................... Director
          Gery Maneth .......................................................... Director
          Zenith Stevens .......................................................... Director
          Dave Talbert .......................................................... Director
          Patrick J. Kennedy ................................................... E/C Development Coordinator
          Kevin Coleman ........................................................ City Manager
          Charlotte Morrow ..................................................... Finance Director
          Theresa A. Bowe ....................................................... City Clerk

ABSENT:  None

The meeting was called to order by President Faulkner at 12:09 PM. All Directors were in attendance. Sandra Jacob was introduced and welcomed as the newly hired Comptroller/Deputy Finance Director.

A motion was made by Director Rodriguez with a second by Director Hermann to adopt the minutes from the meeting of July 9, 2012 as presented. Motion carried unanimously.

Director Maneth made a motion to accept the financial statement as presented. Questions were received and addressed concerning the Second was made by Director Talbert. Motion carried unanimously.

The final Strategic Plan from the Lower Colorado River Authority (LCRA) Community Economic Development Department was presented. President Faulkner suggested a monthly review of the plan and asked Directors to bring the document to each monthly meeting for reference. After review and discussion, motion was made by Director Maneth to approve the plan as presented. Second was made by Director Hermann. Motion carried unanimously.

An update of the 2012 Business Enhancement Program indicated three projects that are not complete. Cottage Computers, Ashley Furniture, and DeWitt Poth & Sons are waiting on contractors to complete construction. Embroidery Express unfortunately did not follow through with the terms of the contract and were not funded. The Youth Community Center project has not been completed due to the unavailability of the matching funds from the applicant.

Four Question and Answer sessions have been planned for the 2013 Enhancement Program. Applications will be received through September 21, 2012. Under the Business Retail Enhancement Program, applicants must coordinate with the University of Houston – Small Business Development Center (SBDC) to develop a business plan. The business plan is not presented to the Board. The Board receives a letter from the SBDC confirming the completion of the plan by the applicant. Suggestions were made regarding the application format and signature lines being added for the SBDC representative.
The marketing video project was discussed. A revised name was presented as "Yoakum - Hub of South Central Texas". Plans are to coordinate with local businesses for inclusion in the video. Also to be included is information on the Girls Golf Team accomplishments, and a segment on the Tom Tom Festival.

E/CD Coordinator Kennedy provided information to the Board regarding an update to the YoakumUSA website. Work is in progress and the organization assisting with the update feels that there are easy fixes for the concerns related to the site. Funding needed could be just under a few hundred dollars.

Under the Economic/Community Development Coordinator Status Report, a Sales Tax Comparison report was provided for review. Discussion was held of the State Sales Tax numbers, and information was provided regarding the difference between Type A and Type B Sales Tax allocations. Staff attempt to respond to a Governor's Office request for a facility of 150,000 sq. ft. Unfortunately, the presented facility did not meet the requirements of the requested specifications. The hotel under construction is progressing well and owners are in the process of determining a name for the facility. Staff is assisting the owner with an application for assistance through the EDC regular program or the Enhancement Program. Staff is also checking on abatement programs. Questions were presented and addressed regarding certain properties. President Faulkner brought discussion to the Board regarding the EDC Article of Incorporation and By-Laws. Consensus was to place a review of the documents for the September Board meeting. Board was informed of a 1-day Sales Tax training will be held in Austin and in Corpus Christi in December for those interested in participating.

The next regular Board meeting was scheduled for 12:00 PM on Monday, September 10, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:00 PM.

Tim Faulkner
President

Attest:

Theresa A. Bowe
City Clerk
ANNUAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, September 10, 2012
Conference Room – 12:00 PM

PRESENT:
Tim Faulkner ........................................ President
Anita R. Rodriguez ................................. Vice-President
Arthur G. Hermann III ......................... Secretary
Tommy Barre ........................................ Director
Gery Maneth ........................................ Director
Zenith Stevens .................................. Director
Dave Talbert ...................................... Director
Patrick J. Kennedy ......................... E/C Development Coordinator
Kevin Coleman ................................. City Manager
Charlotte Morrow .......................... Finance Director
Theresa A. Bowe ............................... City Clerk

ABSENT: None

The meeting was called to order by President Faulkner at 12:15 PM. All Directors were in attendance. Representative from Yoakum Nursing and Rehabilitation were introduced and welcomed.

A motion was made by Director Hermann with a second by Director Maneth to adopt the minutes from the meeting of August 13, 2012 as presented. Motion carried unanimously.

Director Barre made a motion to elect Tim Faulkner as President, Anita Rodriguez as Vice-President, and Arthur Hermann as Secretary for the Yoakum Economic Development Board of Directors. Motion was seconded by Director Stevens and carried unanimously.

Director Rodriguez made a motion to accept the financial statement as presented. Questions were received and addressed. Second was made by Director Talbert. Motion carried unanimously.

A presentation was heard from Yoakum Nursing and Rehabilitation Center. Michael Chavez, Amanda Frank, and Katherine Kornegay provided information regarding the services the company and employees provide, introduced plans for the facility, and reviewed the goals to enhance and assist the community. In summation, Mr. Chavez expressed the gratitude of Yoakum Nursing and Rehabilitation to the Economic Development Corporation Board of Directors for their support of Yoakum.

Review was held of the YEDC Articles of Incorporation and By-Laws, and information was provided regarding Texas Economic Development Sales Tax for local officials. Discussion was held regarding the possibility of applying to become a Type A Sales Tax entity as well as a Type B Sales Tax entity. Contaminated railroad property and clean up was discussed. Notes from President Faulkner were provided and reviewed.

The Administrative Services Contract with the City of Yoakum was reviewed. President Faulkner reminded the Board that major projects should be taken to the City Manager for distribution to City Staff and not directly to City Staff in order to comply with the chain of command. He also reminded the Board that funding of project were the decision of the Board; project funding greater than $50,000 requires approval of the City Council.
Yoakum Hospitality, LLC provided an application for project funding through the YEDC “Regular” program. Review and discussion was held regarding the preliminary application criteria. After debate, Director Talbert made a motion to accept an application for review from Yoakum Hospitality, LLC. Second was made by Director Maneth. Director Hermann abstained. Motion carried with all other Directors voting in favor.

Monthly review of the 2012 Strategic Plan was held. Direction was given to Staff to produce a quarterly status report to be distributed to the Board.

Under the Economic/Community Development Coordinator Status Report, the monthly Sales Tax Comparison Report was provided and reviewed indicating an 18% gain for Yoakum during the month of August. An update was given of the 2012 & 2013 Business Enhancement Programs. Ashley Furniture and DeWitt Poth & Sons will not be able to complete their project at this time. Cottage Computers is still under construction and will be completed within the next three (3) week. The Yoakum Community Fellowship Center was unable to meet the match requirement. Embroidery Express did the work themselves, and therefore was unable to qualify for the program. Four question and answer sessions were held for the 2013 Business Enhancement Program. Six people attended the meetings and one application is already on file.

No new information was available regarding the Yoakum Municipal Swimming Pool Improvement Project. The remaining balance of the pool project fund will be tabled until next budget year.

E/CD Coordinator Kennedy provided information to the Board regarding an update to the YoakumUSA website. He will be meeting with a group from Victoria, Texas to determine the best route for the YoakumUSA website. Review was provided on the status of industrial suppliers, vacant buildings, and project in progress. HEB is interested in a portion of the Railroad property and negotiations are underway. The Railroad Company does not seem to be interested in negotiating the sale of any of the remaining property. The Tex Tan property is not being purchased by HEB. No other potential purchasers have been disclosed. The old Huth Memorial Hospital on Hubbard Street is being considered for renovation by the owners. Information was provided to the Board for State Sales Tax Workshop opportunities, and the EDC Coordinator provided a review of the recent training seminars and consortiums attended.

The next regular Board meeting was scheduled for 12:00 PM on Monday, October 8, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:22 PM.

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, October 8, 2012
Conference Room – 12:00 PM

PRESENT:  Tim Faulkner.................................President
          Anita R. Rodriguez..........................Vice-President
          Arthur G. Hermann III.....................Secretary
          Tommy Barre................................Director
          Gery Maneth.................................Director
          Dave Talbert.................................Director
          Patrick J. Kennedy.........................E/C Development Coordinator
          Kevin Coleman..............................City Manager
          Charlotte Morrow..........................Finance Director
          Theresa A. Bowe.............................City Clerk

ABSENT:  Zenith Stevens.............................Director

The meeting was called to order by President Faulkner at 12:09 PM. All Directors were in attendance. Mike Patel and Srinivas Thimmamaraju of Yoakum Hospitality, LLC were introduced and welcomed.

A motion was made by Director Hermann with a second by Director Maneth to adopt the minutes from the meeting of September 10, 2012 as presented. Motion carried unanimously.

Director Rodriguez made a motion to accept the financial statement as presented. Second was made by Director Hermann; motion carried unanimously.

President Faulkner opened a public hearing to receive information and citizen comments on proposed allocation of Type B Sales Tax funds for an application received from Yoakum Hospitality, LLC. Mr. Patel and Mr. Thimmamaraju were present to provide information and answer questions. The Board thanked the gentlemen for their corporation’s confidence in our community and the investment that they are making. The hotel is a 38 unit project; research was done on the community to determine the size of the hotel being built. Currently, “the Black Gold Inn” is the planned name of the hotel. The preliminary application was reviewed. Additional parking area plans were reviewed that incorporates parking for large trucks. Occupancy projection rate is 85% for the first year. The building will consist of a metal roof and a rock exterior for the front area. At this time, no meeting rooms are planned. With no comments being received from the public, the public hearing closed at 12:21 PM.

Director Rodriguez made a motion to direct staff to proceed with the Performance Agreement process with Yoakum Hospitality, LLC for the use of Type B Sales Tax funds in the amount of $50,000. Second was made by Director Maneth. Motion carried with Director Hermann abstaining.

The Board gave direction to staff to develop guidelines regarding the amount of funds that will be allowed and standards that could be set.

Applications for the Business Retail Enhancement Program, the Business District Preservation Program, and the Community Services Program were provided for review.
Discussion was held regarding revising the application forms. After review of all applications, Motion was made by Director Talbert to approve all applications as presented and utilize remaining funds from the previous year’s budget to cover the budget overage. Second was made by Director Rodriguez; motion carried unanimously.

The monthly review of the 2012 Strategic Plan was held, including discussion regarding training programs to implement in the Yoakum ISD High School; corporation in marketing with surrounding cities; and newsletters for the paper, bank and utility stuffers to provide information to the public about what the EDC does.

Under the Economic/Community Development Coordinator Status Report, a Sales Tax Comparison report was provided for review. Discussion was held of the State Sales Tax numbers. Information was provided regarding the Yoakum-Hub of South Central Texas video. Staff hopes to begin production next week and believes the Board will be pleased with the results. A meeting is scheduled next week with the City Manager and other staff to review options for the proposed EDC website and the current websites being hosted by the City of Yoakum. A status report was provided regarding the correspondence between the City Attorney and Union Pacific Railroad on property currently owned by the railroad.

The next regular Board meeting was scheduled for 12:00 PM on Monday, November 12, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:14 PM.

Tim Faulkner
President

Attest:

Theresa A. Bowe
City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, November 5, 2012
Conference Room – 12:00 PM

PRESENT: Tim Faulkner, President
Anita R. Rodriguez, Vice-President
Arthur G. Hermann III, Secretary
Tommy Barre, Director
Gery Maneth, Director
Dave Talbert, Director
Patrick J. Kennedy, E/C Development Coordinator
Kevin Coleman, City Manager
Charlotte Morrow, Finance Director
Theresa A. Bowe, City Clerk

ABSENT: Zenith Stevens, Director

The meeting was called to order by President Faulkner at 12:06 PM. All Directors were in attendance with the exception of Director Stevens. Tom Kelley and Chris Kvinta of Yoakum Independent School District were introduced and welcomed.

A motion was made by Director Barre with a second by Director Hermann to adopt the minutes from the meeting of October 8, 2012 as presented. Motion carried unanimously.

After review and discussion of the October 2012 Financial Report, Director Maneth made a motion to accept the financial statement as presented. Second was made by Director Rodriguez; motion carried unanimously.

Director Hermann made a motion to authorize the President to execute a Performance Agreement and Repayment of Interest Agreement outlined by House Bill 1196 with Yoakum Hospitality, LLC for funding in the amount of $50,000 through the EDC’s Program utilizing Type B Sales Tax funds, contingent upon final review by the Economic Development Board at the next Board meeting and acceptance by the City Council at the November and December 2012 Council meeting as recommended. Second was made by Director Maneth.

As stipulated in the EDC By-Laws, presentation was made of the Fiscal Year 2011-2012 Annual Report. Board members were asked to review the document and provide staff with any suggested changes prior to presentation of the document to the City Council at their November 13, 2012 meeting. No action was necessary or taken.

The monthly review of the 2012 Strategic Plan was held, including discussion regarding training programs to implement in the Yoakum ISD High School. Mr. Tom Kelley and Mr. Chris Kvinta with the Yoakum Independent School District were present and discussed the possibility of partnering with the YEDC to develop training programs to develop Yoakum’s workforce. Mr. Kelley will get with the School counselor to determine interest from the students and will contact the Yoakum Hospital administrator to begin conversations for a partnership with the Hospital District, as well. The YISD representatives will return at the December Board meeting for additional discussion. E/C Development Coordinator Kennedy provided the Board
with information from John Jones of Caterpillar. Mr. Jones will have the Caterpillar marketing staff contact the EDC office for a meeting to develop a strategy for approaching suppliers.

Under the Economic/Community Development Coordinator Status Report, a Sales Tax Comparison report was provided for review. Discussion was held of the State Sales Tax numbers. Staff reminded the Board of the Economic Development Sales Tax Training that will be offered through the Texas Economic Development Council in Austin, Texas on December 14, 2012. Arrangements will be made to accommodate any Board member wishing to attend. A viewing of the Yoakum-Hub of South Central Texas video was provided. The Board provided staff with suggested changes to be addressed. The video will be reviewed and revised for a final version to be presented to the Board. Information was provided regarding the proposed EDC website; budgeted funding for this project is $5,000. A status report was provided on industrial suppliers, vacant buildings, and current projects: Livengood Feed has closed; and Joe Hagan has purchased the old Tandy Brands office building on W. Gonzales. The Swimming Pool Improvements Project continues. The “kiddie pool” is to be removed, and cosmetic issues are being worked through, including new sidewalks and a new entrance way. Americans with Disabilities Act compliance issues are also being addressed.

The next regular Board meeting was scheduled for 12:00 PM on Monday, December 10, 2012 in the City Hall Conference Room. There being no further business, the meeting closed at 1:06 PM.

Attest:

Theresa A. Bowe
City Clerk

Tim Faulkner
President
REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, December 10, 2012
Conference Room – 12:00 PM

PRESENT: Tim Faulkner, President
Anita R. Rodriguez, Vice-President
Arthur G. Hermann III, Secretary
Tommy Barre, Director
Gery Maneth, Director
Zenith Stevens, Director
Dave Talbert, Director
Patrick J. Kennedy, E/C Development Coordinator
Kevin Coleman, City Manager
Sandra Jacob, Director of Finance
Theresa A. Bowe, City Clerk

ABSENT: None

The meeting was called to order by President Faulkner at 12:15 PM. All Directors were in attendance. Visitors present were Tom Kelley of Yoakum Independent School District; and Mr. Mike Patel and Srinivas Thimmaraju of Yoakum Hospitality, LLC.

A motion was made by Director Maneth with a second by Director Hermann to adopt the minutes from the meeting of November 5, 2012 as presented. Motion carried unanimously.

After review of the November 2012 Financial Report, Director Talbert made a motion to accept the financial statement as presented. Second was made by Director Rodriguez; motion carried unanimously.

Director Talbert made a motion to approve a final Performance Agreement and Repayment of Interest Agreement outlined by House Bill 1196 with Yoakum Hospitality, LLC for funding in the amount of $50,000 through the EDC’s Program utilizing Type B Sales Tax funds, and final acceptance by the City Council at the December 2012 Council meeting as recommended. Second was made by Director Maneth. Motion carried unanimously. Documents were executed in duplicate originals and provided to Mr. Patel for his records. One original was retained for YECD records.

Discussion was held regarding the re-distribution of contingency funds from the previous Fiscal Year Budget into the 2012-2013 Fiscal Year Budget for funding in the current Enhancement Program. After review, Director Herman made a motion to recommend to the City Council an amendment to the 2012-2013 YECD Budget to decrease the current contingency fund by and place those funds into the Enhancement Program line item. Second was made by Director Rodriguez. Motion carried unanimously.

The monthly review of the 2012 Strategic Plan was held, including continued discussion regarding vocational training programs that may be implemented in the Yoakum ISD High School in coordination with the Yoakum Hospital. Mr. Tom Kelley with the Yoakum Independent School District were present and provided an update regarding the possibility of partnering with the Yoakum Hospital to develop training programs to develop Yoakum’s
workforce. The School counselor found a substantial interest from the students for a program of this nature, and currently there are seven (7) Yoakum High School students are attending classes in Hallettsville as part of a nursing program through the Victoria College Nursing Program. An invitation will be extended to the administrator of the Victoria College Nursing Program to address the Directors at the January Board meeting.

E/C Development Coordinator Kennedy provided the Board with correspondence from the North American Hydraulic Excavator Facility (Caterpillar). ECD Coordinator Kennedy will contact Caterpillar to determine dates that a small group of YEDC Board Members may be able to visit the facility, meet the staff, and continue discussions.

The Board was reminded that January will be the first month of the second quarter fiscal year and a report on the 2012 Strategic Plan activities and accomplishments will be provided. The Board will have the opportunity to review the Strategic Plan and determine if any revision is needed to priorities.

Under the Economic/Community Development Coordinator Status Report, a Sales Tax Comparison report was provided for review. Staff and certain Board Members will be attending the Economic Development Sales Tax Training through the Texas Economic Development Council in Austin, Texas on December 14, 2012.

The final version of the “Yoakum-Hub of South Central Texas” video was approved upon motion by Director Hermann with a second by Director Stevens. The motion carried unanimously.

Information was provided regarding the proposed EDC website; consensus was made on the Home Page as presented.

A status report was provided on industrial suppliers, vacant buildings, and current projects: E/C Development Coordinator Kennedy has made contact with a chemical company as a potential new business. Zoning needs have been discussed with the company and details are under discussion. The company is recruiting prospects for warehousing distribution locations.

The next regular Board meeting was scheduled for 12:00 PM on Monday, January 14, 2013 in the City Hall Conference Room. There being no further business, the meeting closed at 1:22 PM.

Tim Faulkner
President

Attest:
Theresa A. Bowe
City Clerk