

REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, January 11, 2016
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Larry Leahy.....Director
Tim McCoy.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance

ABSENT: None

President Maneth called the meeting to order at 11:32 AM.

A motion was made by Director McCoy to adopt the minutes from the meeting of December 14, 2015 as presented. Second was made by Director Rodriguez; motion carried unanimously.

After review, Director Hermann made a motion to accept the financial report as presented. Second was made by Director Leahy and motion carried unanimously.

President Maneth opened a public hearing to receive information and provide for citizen comment on a proposed allocation of Type B Sales Tax Funds for an application received from the owners of The Grand Theatre for funding assistance to renovate the building located at 212 W. May Street.

Tammy and Phillip Steinmann were present to provide information and answer questions regarding a request for assistance for the renovation and re-opening of The Grand Theater located at 212 W. May Street. The property owners are working on bringing the facility up to acceptable building standards and plan to open the theater for entertainment purposes for the citizens of Yoakum and the surrounding areas. It is their hope to help rejuvenate the downtown area. Mr. Charles Proschko was present to apprise the Board of his support of the project. After receiving citizen comments, the public hearing closed.

The Sales Tax Comparison Report was provided for review. Discussion was held.

Discussion was held regarding the appropriation of funds to the Business District Preservation Grant Fund. Amendment details were provided by the City Manager. After review, Director Leahy made a motion to amend the budget to allocate \$7,500 from the Contingency Fund into the Business Enhancement Grant Program. Motion was seconded by Director Barre and carried unanimously.

Review was held and a motion was made by Director Barre to approve the amendment of the Performance Agreement with Precision Saddle Tree, Inc. making the agreement effective

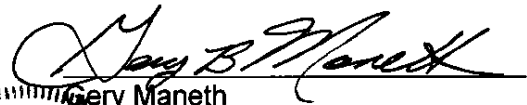
upon completion of the project and renewing the timeline for a five year period. Second was made by Director Leahy; motion carried unanimously.

President Maneth announced that the Board would enter into Executive Session at 12:00 PM for the deliberation of economic development negotiations with The Grand Theater (V.T.C.A., Gov. Code, Sec. 551.087), and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 5510.74). Meeting reopened to the public at 1:00 PM.

Action resulting from Executive Session: motion by Director McCoy to commit a \$150,000 grant to The Grand Theater specifically allocating \$50,000 initially for sound system and seating, and the remaining \$100,000 upon opening. Second was made by Director Hermann and motion carried unanimously.

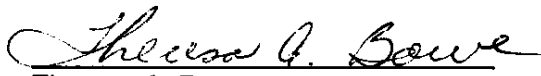
The next regular Board meeting was scheduled for 11:30 AM on Monday, February 8, 2016 at City Hall.

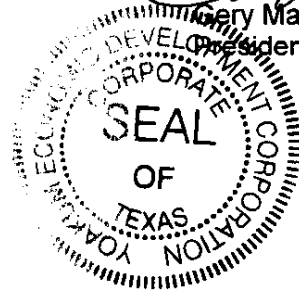
There being no further business, the meeting adjourned at 1:05 PM.



Gary Maneth
President

Attest:


Theresa A. Bowe



**REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, February 8, 2016
City Hall Conference Room – 11:30 AM**

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Larry Leahy.....Director
Tim McCoy.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance

ABSENT: Tommy Barre.....Director

President Maneth called the meeting to order at 11:32 AM.

A motion was made by Director McCoy to adopt the minutes from the meeting of January 11, 2016 as presented. Second was made by Director Rodriguez; motion carried unanimously.

After review, Director Leahy made a motion to accept the financial report as presented. Second was made by Director McCoy and motion carried unanimously.

The February 2016 Sales Tax Comparison Report was unavailable at the time of the meeting.

City Manager Coleman provided an overview of options for roof repair at the Yoakum Community Center. After review and discussion of staff recommendations, consensus of the Board was to recommend to the City Council to approve the most cost effective option of installing a membrane roof system.

After discussion regarding funding options for the Yoakum Community Center rehabilitation project, Director Hermann made a motion to commit \$100,000 to the overall project. Motion was seconded by Director Leahy and carried unanimously.

Information was not available from the Yoakum Little League for a proposed grant to assist with the purchase of an equipment storage building. The request may be posed to the Board at a later date.

Discussion was held regarding proposed dates for this year's Spring Business Appreciation Luncheon. Staff will coordinate with the Yoakum Area Chamber of Commerce for use of the Community Center for Wednesday, May 11, 2016; catering will be coordinated with JR's Barbecue, and staff will make a request to local businesses for door prizes. Confirmation of the date and details will be provided at the next Board meeting.


Director Leahy made a motion to renew memberships in the Texas Economic Development Council and Team Texas organizations, and establish City Manager Kevin Coleman as point of contact. Second was made by Director Rodriguez and motion carried unanimously.

Motion by Director McCoy to recommend to the City Council to approve the Performance Agreement in the amount of \$150,000 (\$50,000 for equipment, \$100,000 upon opening). Second was made by Director Leahy; motion carried unanimously.


President Maneth announced that the Board would enter into Executive Session at 11:51 AM for the deliberation of economic development negotiations with The Grand Theater (V.T.C.A., Gov. Code, Sec. 551.087), and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 5510.74). Meeting reopened to the public at 12:15 PM with no action resulting from Executive Session.

The next regular Board meeting was scheduled for 11:30 AM on Monday, March 14, 2016 at City Hall.

There being no further business, the meeting adjourned at 12:16 PM.


Gery Maneth
President

Attest:


Theresa A. Bowe
City Clerk



**REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, March 14, 2016
City Hall Conference Room – 11:00 AM**

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Larry Leahy.....Director
Tim McCoy.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance

ABSENT: None

President Maneth called the meeting to order at 11:00 AM.

A motion was made by Director Hermann to adopt the minutes from the meeting of February 8, 2016 as presented. Second was made by Director Barre; motion carried unanimously.

After review, Director Rodriguez made a motion to accept the financial report as presented. Second was made by Director McCoy and motion carried unanimously.

The March 2016 Sales Tax Comparison Report was provided for review. Discussion was held. The City is on course for estimated budget.

Motion was made by Director Leahy to authorize the President to execute a final Performance Agreement and Repayment of Interest Agreement with Phillip and Tammy Steinmann, LLC DBA The Grand Theatre. The agreement does not require a certain number of employees, it does provide for clawback provisions including the repayment of the original \$50,000 should the business not open. Second was made by Director Hermann; motion carried unanimously.

Director McCoy made a motion to approve an application for a Business Retail Enhancement Program Grant for Cooper Auto Center contingent upon submission of additional documentation from the business owner. Motion was seconded by Director Leahy and carried unanimously.

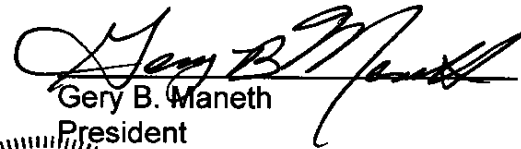
The Spring Local Business Appreciation Luncheon has been scheduled for May 11, 2016. Staff is working through the menu and invitations will go out in mid-April.

President Maneth announced that the Board would enter into Executive Session at 11:12 AM to deliberate the appointment, employment, evaluation, and duties of the


Director of Economic Development (V.T.C.A., Gov. Code, Sec. 5510.74). Meeting re-opened to the public at 1:21 PM with no action resulting from Executive Session.

The next regular Board meeting was scheduled for 11:30 AM on Monday, April 18, 2016 at City Hall.

There being no further business, the meeting adjourned at 1:22 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



SPECIAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Wednesday, March 30, 2016
City Hall Conference Room – 9:00 AM

PRESENT:	Gery Maneth.....	President
	Anita R. Rodriguez.....	Vice-President
	Arthur G. Hermann III.....	Secretary
	Tommy Barre.....	Director
	Larry Leahy.....	Director
	Tim McCoy.....	Director
	Zenith Stevens.....	Director
	Kevin Coleman.....	City Manager
	Theresa A. Bowe.....	City Clerk
	Sandra Jacob.....	Director of Finance

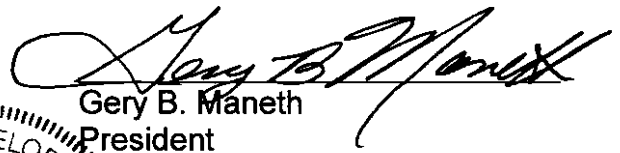
ABSENT: None

The meeting was called to order by President Maneth and opened to the public at 9:00 AM.

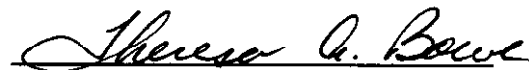
The Board entered into Executive Session to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074) at 9:00 AM.

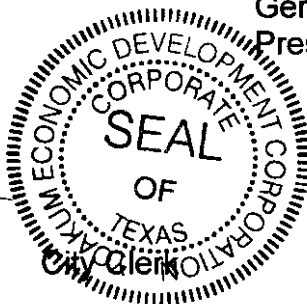
The meeting reopened to the public at 9:50 AM with no action resulting.

There being no further business the meeting adjourned.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



SPECIAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Wednesday, March 30, 2016
City Hall Conference Room – 2:00 PM

PRESENT:	Gery Maneth.....	President
	Anita R. Rodriguez.....	Vice-President
	Arthur G. Hermann III.....	Secretary
	Tommy Barre.....	Director
	Larry Leahy.....	Director
	Tim McCoy.....	Director
	Zenith Stevens.....	Director
	Kevin Coleman.....	City Manager
	Theresa A. Bowe.....	City Clerk
	Sandra Jacob.....	Director of Finance

ABSENT: None

The meeting was called to order by President Maneth and opened to the public at 2:00 PM.

The Board entered into Executive Session to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074) at 9:00 AM.

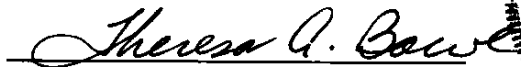
The meeting reopened to the public at 2:50 PM with no action resulting.

There being no further business the meeting adjourned.

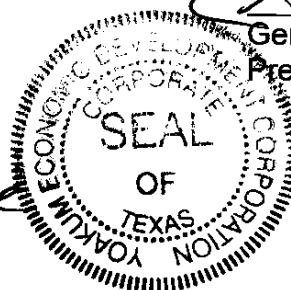


Gery B. Maneth
President

Attest:



Theresa A. Bowe
City Clerk



SPECIAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Thursday, March 31, 2016
City Hall Conference Room – 9:00 AM

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Larry Leahy.....Director
Tim McCoy.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance

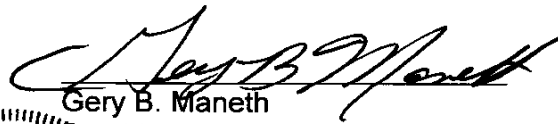
ABSENT: None

The meeting was called to order by President Maneth and opened to the public at 9:00 AM.

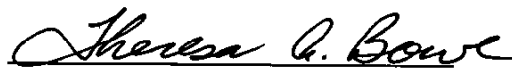
The Board entered into Executive Session to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074) at 9:00 AM.

The meeting reopened to the public at 10:00 AM with no action resulting.

There being no further business the meeting adjourned.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



SPECIAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Thursday, March 31, 2016
City Hall Conference Room – 2:00 PM

PRESENT:	Gery Maneth.....	President
	Anita R. Rodriguez.....	Vice-President
	Arthur G. Hermann III.....	Secretary
	Tommy Barre.....	Director
	Larry Leahy.....	Director
	Tim McCoy.....	Director
	Zenith Stevens.....	Director
	Kevin Coleman.....	City Manager
	Theresa A. Bowe.....	City Clerk
	Sandra Jacob.....	Director of Finance

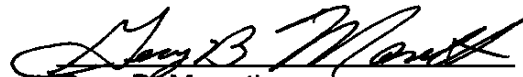
ABSENT: None

The meeting was called to order by President Maneth and opened to the public at 2:00 PM.

The Board entered into Executive Session to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074) at 3:44 PM.

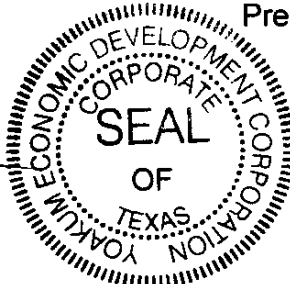
The meeting reopened to the public at 3:44 PM. Director Barre made a motion to authorize the City Manager to enter into negotiations with Chuck Dart for employment as the Director of Economic Development. Second was made by Director Hermann. Motion carried unanimously.

There being no further business the meeting adjourned.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



**REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

**Monday, April 18, 2016
City Hall Conference Room – 11:30 AM**

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Larry Leahy.....Director
Tim McCoy.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance

ABSENT: None

President Maneth called the meeting to order at 11:32 AM.

A motion was made by Director McCoy to adopt the minutes from the meetings of March 14, March 30, and March 31, 2016 as presented. Second was made by Director Rodriguez; motion carried unanimously.

After review and discussion, Director Rodriguez made a motion to accept the financial report as presented. Second was made by Director McCoy and motion carried unanimously.

The April 2016 Sales Tax Comparison Report was provided for review. Discussion was held. Budget estimates were calculated to accommodate a decline during the budget process last year and are holding very close to the estimates provided.

An update was provided on the status of pending grant applications: Faulkner's Cleaners, Carol Pugh, The Complete Hometown Physical Therapy, and the Yoakum Heritage Museum grants were completed and closed out. New Retail Grant Programs: payment has been made to Bleu based on meeting the criteria for that grant; partial payment has been made to Precision Saddle Tree for the fire suppression system installation; Swank Tees, and Yoakum Shape Shop grants are still pending. The first payment has been made to The Grand Theater per the agreement entered into in March.

Mrs. Kerry Rhottenberry provided information regarding a grant request for funding through the Business District Preservation Program. Renovations are being made to the property at 201 W. Grand Avenue. Detailed plans were reviewed, photos were provided, and discussion was held regarding future improvements. The intention is to provide three commercial spaces to be leased by December 1, 2016. After review and discussion, Director Leahy made a motion to approve a Business District Preservation Grant for

renovations to 201 W. Grand Avenue in the amount of \$7,500. Second was made by Director Barre; motion carried unanimously.

Motion by Director Hermann to approve a budget amendment to transfer funds from the Community Service Grant Fund to the Business District Preservation Grant fund as recommended by staff. Motion was seconded by Director Barre and carried unanimously.

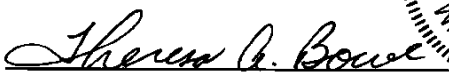
The Local Business Appreciation Luncheon has been scheduled for May 11, 2016. Invitations have been mailed and additional copies provided to Board members to distribute & encourage participation. Consensus of the Board is to utilize local restaurant, Knuckleheads Barbecue, allocate \$300 for door prizes, and provide a beautification award to the owners of the building located at 311 Lott Street for the improvements to that property.

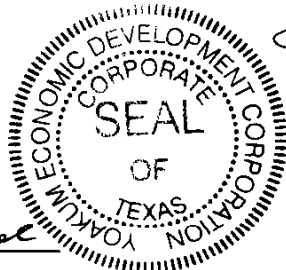
President Maneth announced that the Board would enter into Executive Session at 12:43 PM to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). Meeting reopened to the public at 1:05 PM with no action resulting from Executive Session.


The next regular Board meeting was scheduled for 11:30 AM on Monday, May 9, 2016 at City Hall. Appreciation luncheon is scheduled for May 11, 2016.

There being no further business, the meeting adjourned at 1:08 PM.

Attest:


Theresa A. Bowe
City Clerk




Gery B. Maneth
President

REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, May 9, 2016
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Larry Leahy.....Director
Tim McCoy.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance

ABSENT: None

President Maneth called the meeting to order at 11:32 AM.

A motion was made to adopt the minutes from the meeting of April 18, 2016 as presented. Motion was seconded and carried unanimously.

After review and discussion, a motion to accept the financial report as presented was made, seconded carried unanimously.

The May 2016 Sales Tax Comparison Report was not available at the time of the meeting.

An update was provided on the status of a pending New Retail Program grant application from Hub City Motors. The business completed the six month period of remaining open and has successfully completed all of the necessary steps required of the grant program. After review and discussion, a motion was made and seconded to approve the funding to Hub City Motors New Retail Program grant in the amount of \$5,000. Motion carried unanimously.

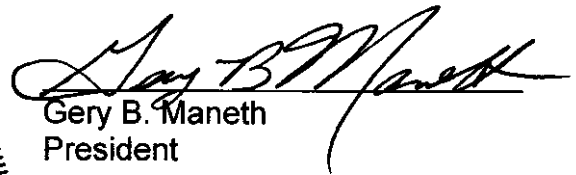
Information was provided on the details surrounding the Business Appreciation Luncheon scheduled for May 11, 2016. Board members will be contacting certain businesses to assist in insuring participation by local retailers. Specifics on door prizes, decorations, and agenda related items were outlined.

Discussion was held regarding administrative expenses between the Yoakum Economic Development Corporation and the City. After review of expenses and adjustments due to the vacancy, a motion was made and seconded to approve a transfer of funds and budget amendment in the amount of \$75,000; motion carried unanimously.

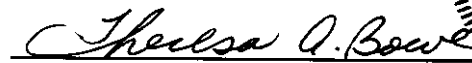
President Maneth announced that the Board would enter into Executive Session at 11:46 PM to deliberate regarding economic development negotiations as it pertains to the presentation of project 1605-1 (V.T.C.A., Gov. Code, Sec. 551.087) and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). Meeting re-opened to the public at 1:10 PM with no action resulting from Executive Session.

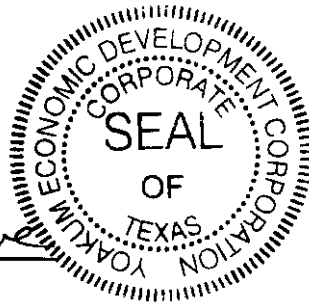
The next regular Board meeting was scheduled for 11:30 AM on Monday, June 13, 2016 at City Hall. A special meeting was scheduled for May 19, 2016 at 11:30 AM.

There being no further business, the meeting adjourned at 1:12 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



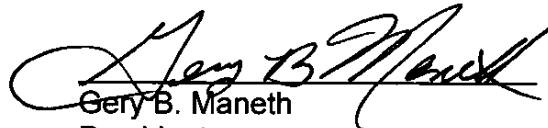
SPECIAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Thursday, May 19, 2016
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Tim McCoy.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance


ABSENT: Larry Leahy.....Director

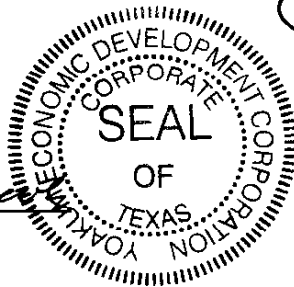
President Maneth called the meeting to order at 11:46 AM and announced that the Board would enter into Executive Session at 11:46 PM to deliberate regarding economic development negotiations as it pertains to the presentation of project 1605-1 (V.T.C.A., Gov. Code, Sec. 551.087). Meeting re-opened to the public at 12:56 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:56 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



**REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, June 13, 2016
City Hall Conference Room – 11:30 AM**

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Zenith Stevens.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance

ABSENT: Larry Leahy.....Director
Tim McCoy.....Director

President Maneth called the meeting to order at 11:36 AM.

A motion was made by Director Herman to adopt the minutes from the meetings of May 9 and May 19, 2016 as presented. Motion was seconded by Director Rodriguez and carried unanimously.

After review and discussion, a motion to accept the financial report as presented was made by Director Barre, seconded by Director Stevens carried unanimously.

The May and June 2016 Sales Tax Comparison Reports were presented for review and discussion.

DED Dart provided information regarding the recently attended Texas Economic Development Council conference and International Economic Development Council recertification program.

Team Texas events were reviewed and the benefits of the events. After extended discussion, motion was made by Director Hermann to support the Director of Economic Development participation for the event in Great States Investment Summit to be held in Dallas, Texas scheduled for September, 2016. Second was made by Director Stevens; motion carried unanimously.

Information was provided by DED Dart regarding the YEDC logo and marketing tools. After review, Director Stevens made a motion to accept the City of Yoakum logo as the YEDC logo. Motion was seconded by Director Barre and carried unanimously.

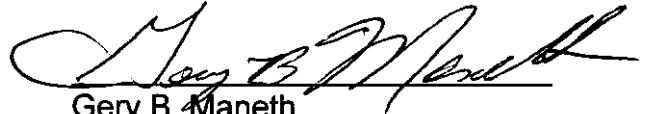
President Maneth announce that the Board would enter into Executive Session at 12:05 PM to deliberate regarding economic development negotiations as it pertains to the presentation of project 1605-1 (V.T.C.A., Gov. Code, Sec. 551.087) and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic

Development (V.T.C.A., Gov. Code, Sec. 551.074). Meeting re-opened to the public at 2:08 PM. Action resulting from Executive Session: Motion by Director Stevens to approve funding in an amount of up to \$200,000 to Project 1605-1. Motion was seconded by Director Barre and carried with all Directors voting in favor; Director Herman abstained.

Director Barre provided information regarding the Railroad Property that is located within the downtown Yoakum area; utilizing the available property; removing pollutants that may be in the soil on those properties; discussion was held regarding the Front Street Railroad Park and suggestions were made regarding uses of the tomato sheds located along Front Street. Suggestion was made to research rehabilitation/improvement possibilities.

The next regular Board meeting was scheduled for 11:30 AM on Monday, July 12, 2016 at City Hall.

There being no further business, the meeting adjourned at 2:12 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



SPECIAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Friday, July 1, 2016
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth..... President
Tommy Barre..... Director
Larry Leahy..... Director
Tim McCoy..... Director
Zenith Stevens..... Director
Kevin Coleman..... City Manager
Theresa A. Bowe..... City Clerk
Sandra Jacob..... Director of Finance

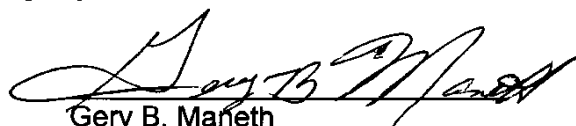
ABSENT: Anita R. Rodriguez..... Vice-President
Arthur G. Hermann III..... Secretary

President Maneth called the meeting to order at 11:40 AM and, at 11:42 AM announced that the Board would enter into Executive Session to deliberate regarding economic development negotiations as it pertains to the presentation of project 1605-1 (V.T.C.A., Gov. Code, Sec. 551.087). Meeting re-opened to the public at 12:03 PM.

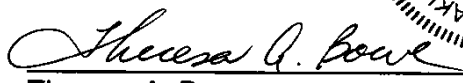
Action resulting from Executive Session: Director Leahy made a motion approving Option C3) outlining an amortization schedule for forgiveness and clawback provisions as it relates to the grant approved for Project 1605-1. Motion was seconded by Director McCoy and carried unanimously.

There being no further business, the meeting adjourned at 12:05 PM.




Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk

REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, July 11, 2016
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth.....President
Anita R. Rodriguez.....Vice-President
Arthur G. Hermann III.....Secretary
Tommy Barre.....Director
Larry Leahy.....Director
Tim McCoy.....Director
Kevin Coleman.....City Manager
Theresa A. Bowe.....City Clerk
Sandra Jacob.....Director of Finance
Chuck Dart.....Director of Economic Development

ABSENT: Zenith Stevens.....Director

President Maneth called the meeting to order at 11:32 AM.

A motion was made by Director McCoy to adopt the minutes from the meetings of June 13 and July 1, 2016 as presented. Motion was seconded by Director Hermann and carried unanimously.

After review and discussion, a motion to accept the financial report as presented was made by Director Rodriguez, seconded by Director Hermann carried unanimously.

The July 2016 Sales Tax Comparison Reports were presented for review and discussion.

DED Dart provided information regarding the Business Appreciation Luncheon. Discussion was held regarding not providing door prizes, incorporating a guest speaker to bring a measure of value to the business owners' participation.

Review was held of the current grants. A detailed report was provided and discussion was held. Information on a new business opening was discussed: Lavaca Tech will be opening in the downtown area to provide computer services.

City Manager Coleman provided information on legal issues related to the YEDC funding Type A Projects. His research indicates that it is appropriate for a Type B entity to fund a Type A Project and additional details will be provided at a future meeting for YEDC consideration.

The Team Texas event scheduled for September 11 through September 14, 2016. DED Dart and President Gery Maneth will be attending.

Information was provided by DED Dart regarding the YEDC logo and marketing tools. After review, Director Stevens made a motion to accept the City of Yoakum logo as the YEDC logo. Motion was seconded by Director Barre and carried unanimously.

The Board received information from property owner Greg Mears regarding the executive session item for the purchase, exchange, lease, or value of real property. Information was provided regarding the proposed price, and options for sale. Water, electric, and sewer availability was discussed.

DED Dart proposed a rescheduling of the monthly meetings to the third Monday of each month beginning in August. After consideration, motion by Director Barre to approve rescheduling all future regular meetings as proposed. Second was made by Director Leahy; motion carried unanimously.

City Manager Coleman provided information regarding proposed budget amendments. Line items were reviewed and discussion was held. After discussion, Director McCoy made a motion to recommend approval of the proposed budget to the City Council as presented. Motion was seconded by Director Leahy and carried unanimously.

President Maneth announce that the Board would enter into Executive Session at 12:30 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), to deliberate regarding economic development negotiations as it pertains to the presentation of project 1605-1 (V.T.C.A., Gov. Code, Sec. 551.087), and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). Meeting re-opened to the public at 12:55 PM. Action resulting from Executive Session: Motion by Director Barre to approve a bonus program and goals for the Director of Economic Development. Motion was seconded by Director Leahy and carried unanimously.

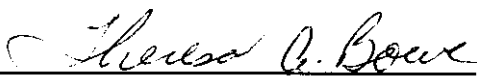
The next regular Board meeting was scheduled for 11:30 AM on Monday, August 15, 2016 at City Hall.

There being no further business, the meeting adjourned at 12:56 PM.




Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk

REGULAR MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, August 15, 2016
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth..... President
Anita R. Rodriguez..... Vice-President
Arthur G. Hermann III..... Secretary
Tommy Barre..... Director
Larry Leahy..... Director
Tim McCoy..... Director
Kevin Coleman..... City Manager
Theresa A. Bowe..... City Clerk
Sandra Jacob..... Director of Finance
Chuck Dart..... Director of Economic
Development

ABSENT: Zenith Stevens..... Director

President Maneth called the meeting to order at 11:42 AM.

After review, Director Leahy made a motion to adopt the minutes of the July 11, 2016 meeting as amended. Second was made by Director McCoy and motion carried unanimously.

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

Discussion was held regarding the August Sales Tax Comparison Report, specifically the drops and changes in Yoakum and the surrounding communities. Consensus of the Board was to review goals and reports on a quarterly basis instead of on a monthly basis.

DED Dart provided information and discussion was held regarding goals, progress and timeline for the website. He suggested the purchase of a content management system in order to provide staff access to make needed updates in a timely manner. The website also needs to be mobile-friendly and incorporate the downtown historical information that has been compiled over the years. Several website tools were discussed to make the website more user-friendly. Information was provided from the Texas Historical Commission and DED Dart will continue conversations with the Commission regarding Yoakum becoming a part of their beta-test group for the historical building location tool. DED Dart and President Maneth will be traveling to Dallas, Texas in September for a training seminar; In October Mr. Dart will be attending the ICSC Conference in Dallas, Texas, and the TEDC Conference in San Antonio, Texas. He will also attend the Texas Downtown Association meeting in Killeen in November.

Director of Finance Sandra Jacob provided information regarding Custodial Credit Risk for YEDC deposits. Because an economic development corporation is not

recognized as a political subdivision, the investment options are different from that of the City. Options for deposits were reviewed and discussion was held. Director Leahy made a motion to change the status of the YEDC funds to Restricted Funds, contingent upon approval by the City Auditor; should the Auditor not agree, the funds will be left in the local bank and will be insured at \$250,000. Second was made by Director Barre; motion carried unanimously.

Proposed publication was presented and the question & answer session scheduled for the YEDC Grant Programs was reviewed. Staff recommending continuing the October 1 deadline for grant applications in order to track the projects more accurately and timely. The concept will be to take grant applications throughout the year, while ensuring that the projects will be completed by September 30th of the same Fiscal Year. Director McCoy suggested clarifying qualifications for each grant type. Consensus of the Board was to move forward with the grant programs with proposed changes as discussed. Staff is to proceed with creating and publicizing grant guidelines.

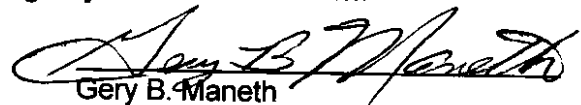
The New Retail Grant Program was reviewed and the Board was asked to consider whether the program should continue. Motion by Director McCoy to do away with the extended hours program at this time; to honor the pending applications; to continue the underutilized building program; to modify the new retail program to directly relate the amount of reimbursement at 100% of the 8.25% collected sales tax at a maximum amount of \$5,000 over a 12 month period, effective immediately for all future applications. Second was made by Director Rodriguez and motion carried unanimously.

Information was provided regarding the proposed 2016-2017 YEDC Budget. After review and discussion, Director Hermann made a motion to recommend approval of the proposed budget to the City Council. Motion was seconded by Director Leahy and carried unanimously.

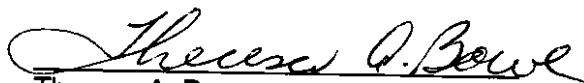
President Maneth announce that the Board would enter into Executive Session at 1:10 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). Meeting re-opened to the public at 1:22 PM. Action resulting from Executive Session: Motion by Director Hermann to authorize the Director of Economic Development to order a professional appraisal of the property associated with Project 1608-1. Motion was seconded by Director Leahy and carried unanimously.

The next regular Board meeting was scheduled for 11:30 AM on Monday, September 19, 2016 at City Hall.

There being no further business, the meeting adjourned at 1:23 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



**ANNUAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, September 19, 2016
City Hall Conference Room – 11:30 AM**

PRESENT:

Gery Maneth.....	President
Anita R. Rodriguez.....	Vice-President
Arthur G. Hermann III.....	Secretary
Tommy Barre.....	Director
Larry Leahy.....	Director
Tim McCoy.....	Director
Zenith Stevens.....	Director
Kevin Coleman.....	City Manager
Theresa A. Bowe.....	City Clerk
Sandra Jacob.....	Director of Finance
Chuck Dart.....	Director of Economic Development

ABSENT: None

President Maneth called the meeting to order at 11:35 AM.

After review, Director Hermann made a motion to adopt the minutes of the August 15, 2016 meeting as amended. Second was made by Director Leahy and motion carried unanimously.

Motion by Director Barre to elect officers as follows: Gery Maneth as President, Anita R. Rodriguez as Vice-President, and Arthur Hermann, III as Secretary. Second was made by Director Leahy; motion carried unanimously.

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

Discussion was held regarding the September Sales Tax Comparison Report. DED Dart requested City Clerk Bowe to transfer the electronic reports to his office.

Under the Director of Economic Development Report, DED Dart provided information and a summary regarding the status of the grants that are pending at this time. The Grand Theater renovations have been completed and is open for business. Details of each unfinished grant application were reviewed. DED Dart reviewed the concept of a Business Essentials series to provide pertinent information for local businesses. Dates and location for the events were reviewed. Discussion was held regarding website goals: progress has been slow. The program being implemented by the Texas Historical Commission will not be available to Yoakum at this time. Another program through the Texas Historical Commission may be available to Yoakum for uploading and entering historical building information into an established database; more information will be gathered and reported to the Board at a future meeting. A report was given on the Team Texas 2016 Great States Summit event attended by the Director of Economic Development and President Maneth. Five states were involved in the event. Ideas and details were discussed. Questions were posed regarding past reports on the railroad property along Front Street regarding the intended use of the property. Intermodals (multiple transportation types converging in a centralized location) were discussed.

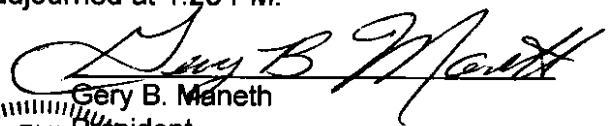
After consideration, Director Barre made a motion to deposit all YEDC funds into a City Restricted Fund account and to maintain those funds in the City account until released to the YEDC for use providing and effective date of October 1, 2016. Motion was seconded by Director Leahy and carried unanimously.

President Maneth announce that the Board would enter into Executive Session at 12:33 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). Meeting re-opened to the public at 1:16 PM with no action resulting from Executive Session.

Suggestions were presented regarding the grant review process. Discussion was held regarding whether the applicants should be present, and the time of day and format of the meeting. Additional discussion was held regarding the railroad property and direction was provided to staff to make contact with the company to determine what plans have been made or options that may be available for that property. Discussion was held regarding the large flower pots scattered throughout downtown and the need to possibly refurbish or remove the pots.

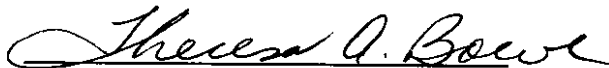
The next regular Board meeting was scheduled for 11:30 AM on Monday, October 17, 2016 at City Hall.

There being no further business, the meeting adjourned at 1:23 PM.

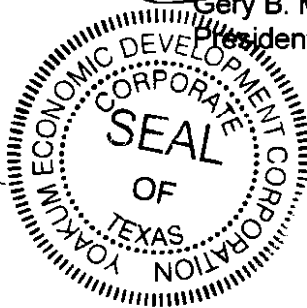


Gery B. Maneth
President

Attest:



Theresa A. Bowe
City Clerk



MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, October 17, 2016
City Hall Conference Room – 11:30 AM

PRESENT: Gery Maneth.....President
 Anita R. Rodriguez.....Vice-President
 Arthur G. Hermann III.....Secretary
 Tommy Barre.....Director
 Larry Leahy.....Director
 Tim McCoy.....Director
 Zenith Stevens.....Director
 Kevin Coleman.....City Manager
 Theresa A. Bowe.....City Clerk
 Sandra Jacob.....Director of Finance
 Chuck Dart.....Dir of Economic Development

ABSENT: None

President Maneth called the meeting to order at 11:30 AM.

After review, Director Barre made a motion to adopt the minutes of the September 19, 2016 meeting as presented. Second was made by Director Hermann and motion carried unanimously.

Details were outlined by City Manager Coleman and discussion was held concerning the YEDC financial report. After review, Director Rodriguez made a motion to accept the Financial Report as presented. Motion was seconded by Director Leahy and carried unanimously.

The October Sales Tax Comparison Report was presented for review.

Discussion was held regarding payments for the 2015-2016 YEDC grants. Details were provided on grants request projects that were not completed during the current Fiscal Year, specifically Swank Tees and the St. Regis Hotel. The General Grant project for The Grand Theater has been completed and the funding remitted to the owners. The New Business grant request from Twice Upon a Spur was successfully completed and paid out by the YEDC. The report has been cleared and a starting point created for the coming year.

Information was provided on Enhancement Grant Applications received for Fiscal Year 2016-2017. Director Barre made a motion to approve the application from the Lobo Street, LLC - Stanley Center for repainting of the structure contingent upon review and approval of the color scheme by DED Dart and agreeing to repaint at least three sides of the structure. Second was made by Director Hermann; motion carried unanimously.

Review was held of the remaining applications. Details were presented by the business owners that were present.

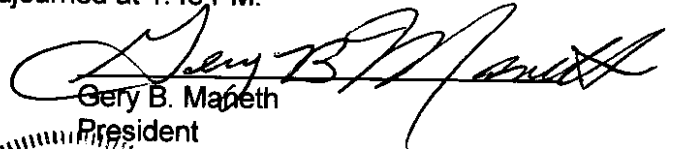
Once discussion was concluded, Director Leahy made a motion to approve applications received from Soehnge Do-It Center, Yoakum General Store, LLC, One Stop Barber Shop under the Business Retail Enhancement; Robert and Barbara Kaiser for the St. Regis Hotel, and Tim Faulkner for Faulkner's Cleaners under the Business District Preservation Program; and Bluebonnet Youth Ranch, the Yoakum Heritage Museum, and the First Baptist Church Food Pantry under the Community Services Program, as presented; furthermore, approving the application from Moo-

Moo's Food Mart contingent upon building inspector approval of set-back, parking, and other requirements; tabling the Business District Preservation Program request from Tim and Mary Bulot for the property at 207 West Grand; and declining the Community Services Grant application from Hochheim Prairie Hermann Sons Lodge. Motion was seconded by Director McCoy and carried unanimously.

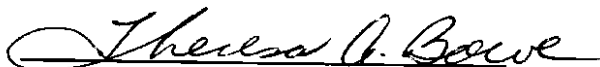
President Maneth announce that the Board would enter into Executive Session at 1:00 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072), and to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). Meeting re-opened to the public at 1:41 PM. Actions resulting from Executive Session: 1) Motion by Director Barre to pay a portion of the negotiated bonus plan to DED Dart for results of the Circle Y Saddles, Inc. consolidation in Yoakum. Second was made by Director Rodriguez and motion carried unanimously. 2) Director Stevens made a motion to approve a portion of the negotiated bonus plan to DED Dart for results of assisting in site selection for a new company relocating to Yoakum. Motion was seconded by Director Hermann and carried unanimously.

The next regular Board meeting was scheduled for 11:30 AM on Monday, November 21, 2016 at City Hall.

There being no further business, the meeting adjourned at 1:43 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, November 21, 2016
City Hall Conference Room – 11:30 AM

PRESENT:	Gery Maneth.....	President
	Anita R. Rodriguez.....	Vice-President
	Arthur G. Hermann III.....	Secretary
	Tommy Barre.....	Director
	Larry Leahy.....	Director
	Tim McCoy.....	Director
	Kevin Coleman.....	City Manager
	Theresa A. Bowe.....	City Clerk
	Sandra Jacob.....	Director of Finance
	Chuck Dart.....	Dir of Economic Development
ABSENT:	Zenith Stevens.....	Director

President Maneth called the meeting to order at 11:40 AM.

After review, Director McCoy made a motion to adopt the minutes of the October 17, 2016 meeting as presented. Second was made by Director Leahy and motion carried unanimously.

Details were outlined by City Manager Coleman and discussion was held concerning the YEDC financial report. After review, Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

The November Sales Tax Comparison Report was presented for review, and discussion was held.

Discussion was held regarding YEDC grant activities. Details were provided on pending grant applications. DED Dart contacted the Bulots who own the old Yoakum National Bank Building regarding their timeline and projects required to reach commercial viability. No response has been received since that meeting. City staff and Moo-Moo's Food Mart have worked together to determine how to expand the building in order to incorporate the addition and maintain the correct setbacks. Changes to the initial grant application may be submitted by Moo-Moo's that will allow for the additional coolers and additional merchandise without expanding the building. Contact was made with the property owner of LOBO Street, LLC (Stanley Center). The property owner was to have the paint contractor contact Mr. Dart for color scheme and other coordination. No contact has been made as of this date.

DED Dart informed the Board that contact has been attempted with the UP Railroad Company regarding their plans for the property known as Area 2. No response has been received from them as of this date. Contact has been made with the representative from ShopCo regarding the potential of opening a store in Yoakum. Information was received that expansion in this area will not be considered at this time. Retail opportunities were discussed.

Presentation of the YEDC Incentive Work Plan was provided as part of the Director's Report. Discussion was held. Details were reviewed of the ED Director incentive work plan. Quarterly project completion goals were reviewed. Feedback will be requested from the Board as quarters and projects are concluded.

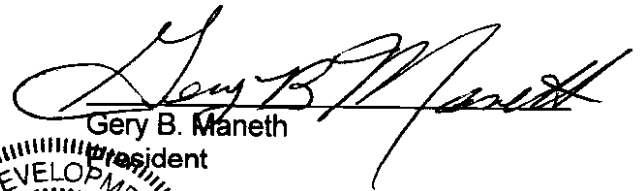
Mr. Dart provided copies of the current Strategic Plan and presented an update of the Demographics section of the Strategic Plan. This is Item A1 of the Incentive Work Plan. The presentation was reviewed and discussed. Suggestions for changes and clarifications were outlined by the Board. Mr Dart presented a timetable to complete Incentive Work Plan items in sections A and B.

President Maneth announce that the Board would enter into Executive Session at 12:28 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). Meeting re-opened to the public at 1:04 PM with no action resulting from Executive Session.


A report was provided by DED Dart on the trip to Bastrop, Texas for a Team Texas event held on October 22, 2016 at the Hyatt-Lost Pines. Required to bring along a business associate. Invited Mark Jemelka and his wife of Circle Y. Mr. Dart also attended the Downtown Association meeting in Killeen, Texas (similar to Main Street Program with broader topics). Provided information on state tax credits available to local businesses. That information will be passed on and building owners will be encourage to take advantage of the programs.

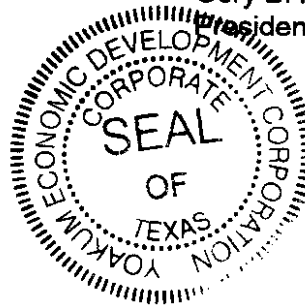
The next regular Board meeting was scheduled for 11:30 AM on Monday, December 19, 2016 at City Hall.

There being no further business, the meeting adjourned at 1:15 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



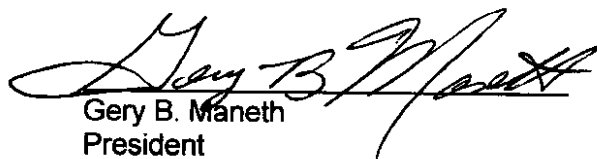
SPECIAL MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Friday, December 2, 2016
City Hall Conference Room – 11:30 AM

PRESENT:	Gery Maneth.....	President
	Anita R. Rodriguez.....	Vice-President
	Arthur G. Hermann III.....	Secretary
	Tommy Barre.....	Director
	Larry Leahy.....	Director
	Tim McCoy.....	Director
	Zenith Stevens.....	Director
	Kevin Coleman.....	City Manager
	Chuck Dart.....	Dir of Economic Development
ABSENT:	Theresa A. Bowe.....	City Clerk


President Maneth called the meeting to order at 11:51 AM and announced that the Board would enter into Executive Session to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). Meeting re-opened to the public at 12:43 PM.

No action resulted from Executive Session.

There being no further business, the meeting adjourned at 12:05 PM.


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk



**MEETING OF THE YOAKUM ECONOMIC
DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Monday, December 19, 2016
City Hall Conference Room – 11:30 AM**

PRESENT:	Gery Maneth.....	President
	Anita R. Rodriguez.....	Vice-President
	Arthur G. Hermann III.....	Secretary
	Tommy Barre.....	Director
	Tim McCoy.....	Director
	Zenith Stevens.....	Director
	Kevin Coleman.....	City Manager
	Theresa A. Bowe.....	City Clerk
	Sandra Jacob.....	Director of Finance
	Chuck Dart.....	Dir of Economic Development
ABSENT:	Larry Leahy.....	Director

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

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

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

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

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

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

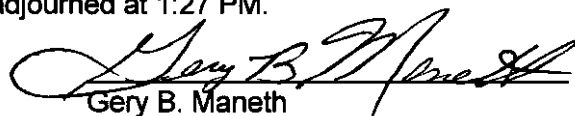
Summers with the Small Business Development Center of University of Houston-Victoria to help with a business plan for the project. Also discussed was a need for a real estate policy. Eddy Packing has made an offer to assist with the renovation of the tennis courts at the City Park; discussion was held.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

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

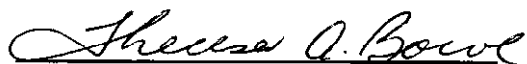
President Maneth announce that the Board would enter into Executive Session at 1:05 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). Meeting re-opened to the public at 1:26 PM. With no action resulting from Executive Session.

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

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


Gery B. Maneth
President

Attest:


Theresa A. Bowe
City Clerk

