January 21, 2019  
Conference Room – 11:30 AM  
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT:  
Gery Maneth, President  
Anita R. Rodriguez, Vice-President  
Arthur Hermann, Secretary  
Elorine Sitka, Director  
Tommy Barre, Director  
Kevin M. Coleman, City Manager  
Chuck Dart, Director of Economic Development  
Theresa A. Bowe, City Clerk

ABSENT:  
Zenith Stevens, Director  
Whitney Boone, Director

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

Motion by Director Sitka to adopt the minutes of the meeting of December 17, 2018 as presented. Second was made by Director Hermann and motion carried unanimously.

Information was presented for the YEDC Financial Report from City Manager Coleman. Discussion was held regarding the cost of the marketing flyer participated in along with other area cities for Christmas activity advertisement. Direction was given to DED Dart to review the details of the proposed flyer prior to participation next year. After review and discussion, Director Rodriguez made a motion to accept the Financial Report as corrected. Motion was seconded by Director Barre and carried unanimously.

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

Information was presented regarding a Community Services Grant requested by the Yoakum Area Chamber of Commerce. DED Dart presented information on behalf of the Chamber. The grant will assist with the expansion of the Christmas lighting program at an estimated amount of $6,588. The Chamber intends to apply for a GVEC Power Up grant that may cover 50% of the cost. If approved, the YEDC funds would contribute to 25% of the funding up to $2,000 and the Chamber would contribute the remaining 25%. After review and discussion, motion by Director Sitka to approve a Community Services Grant to the Yoakum Area Chamber of Commerce for 25% of material costs up to $2,000 for the Downtown Christmas Lighting Program. Second was made by Director Hermann; motion carried unanimously.

Dianne McCommas was present to provide information and answer questions regarding informational wayfinding signs for local points of interest. Mrs. McCommas requested the YEDC allow DED Dart to assist her in determining the feasibility and necessity of the signs within the City limits. After discussion, the consensus of the Board was to allow DED Dart to assist with the project for a 90 day period and report back to the YEDC Board on findings at the April 2019 meeting.

Discussion was held regarding a proposed amendment to The Grand Theater performance agreement. At the recommendation of the City Attorney, staff presented a proposed amendment rather than moving forward with a new agreement for the proposed project to expand the theater into an adjacent building for an additional screen. Details were reviewed; proposed changes extend the
forgiveness schedule through 2026. The first payment to The Grand Theater for the second screen will be the lesser of 50% of valid construction receipts or $50,000. The second payment will occur on theater opening. After review, Director Sitka made a motion to approve the amended performance agreement as presented. Motion was seconded by Director Barre and carried unanimously.

Discussion was held regarding the differences between historic preservation ordinances and historic preservation guidelines. The City of Yoakum does not have a historic preservation commission which is required in order to initiate an historic preservation ordinance. Suggestions were posed for persons qualified to form a committee to assist in compiling a set of proposed guidelines to be brought before the Board. A list of proposed members will be brought to the Board for consideration at the February 2019 meeting.

Information was presented regarding Preservation grant boundaries. Staff showed maps that included three choices (in order of size): current Preservation grant boundaries, National Register District boundaries, and proposed Central Business District (CBD) boundaries. If the CBD were chosen, the program would concentrate on the contributing properties in the proposed CBD’s five blocks. Non-contributing properties within the boundaries and those outside the boundaries would be eligible only for Retail Enhancement Grant consideration. Additional review will be held at a future meeting.

Discussion was held regarding the benefits of promoting the Yoakum Commercial Historical District once it becomes an official National Register District. Staff requested Board direction; additional discussion may be requested at a future meeting to provide time for the Board to contemplate.

Under the Directors Report, DED Dart provided a written report for distribution. Dart attended the ICSC retail conference in Ft. Worth, Texas identifying prospects that have an interest in locating in Yoakum. The former Dairy Treet location at the corner of Irvine Street and W. Grand Avenue has been leased to a business called “Half Time Grill”. New retail prospects may require new construction since there is very little space remaining. New businesses were reviewed. Discussion was held regarding publicity and the importance of utilizing our local paper. The Annual Business Appreciation Luncheon was discussed including the guest speaker, and tentative subject matters. The event will be held on May 1, 2019 at the Yoakum Community Center. Community Investment Award suggestions were discussed. DED Dart informed the Board to expect a request from Mimi’s Kitchen for assistance with the funding for a sign; the BBQ Shack is planning on moving into the former “Alibi” building located at 909 Hwy 77A North; and questions were posed regarding the planned restaurant located on 77A North discussed in early 2018.

There being no further business, the meeting adjourned at 1:02 PM.

Gery B. Maneth
President

ATTEST:
Theresa A. Bowe, City Clerk
February 18, 2019  
Conference Room – 11:30 AM  
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth ................................................., YEDC President  
Anita R. Rodriguez .................................................., Vice-President  
Arthur Hermann ....................................................., Secretary  
Tommy Barre ........................................................., Director  
Whitney Boone ........................................................, Director  
Zenith Stevens ........................................................., Director  
Elorine Sitka ..........................................................., Director  
Kevin M. Coleman ..................................................., City Manager  
Chuck Dart .............................................................., Director of Economic Development  
Theresa A. Bowe ......................................................, City Clerk

ABSENT:

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

Motion by Director Barre to adopt the minutes of the meeting of January 21, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.

Information was presented and questions were posed and addressed on the YEDC Financial Report by City Manager Coleman. After review and discussion, Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

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

Discussion was held regarding a Community Service Grant for the Yoakum Little League to assist with improvements to the batting cages. The Yoakum Independent School district, local parents, and the City are putting funds into the project while McKee Construction of Yoakum is performing the work at cost to assist with the project. Motion was made by Director Stevens to award a Community Services Grant in an amount not to exceed $5,000 to the Yoakum Little League for the renovations to the little league batting cages. Motion was seconded by Director Rodriguez and passed 5-0-0.

A request from Yoakum Packing, also doing business as FarmPac Kitchens, located at 500 Front Street made a request for a Preservation District Grant. The grant will assist with construction of a building designed to protect assets from the weather, secure, and tidy the area. The grant request consists of roughly 25% of the project cost. Motion by Director Rodriguez to award a Preservation District Grant to Yoakum Packing in an amount not to exceed $7,500. Motion was seconded by Director Stevens and carried 5-0-1 with Director Boone abstaining.

Information was presented regarding a Retail Enhancement Grant to Mimi's Kitchen located at 606 US Highway 77A South. The request is to assist with new signage for a total cost of $2,600. DED Dart said the Project Profile revealed additional points were required, so an adjustment to 40% YEDC grant participation would qualify it. After review of the application, Director Barre made a
motion to award a Retail Enhancement Grant in an amount not to exceed $1,060.85 to Mimi’s Kitchen. Motion was seconded by Director Boone and carried 7-0-0.

Discussion was held regarding the Annual Business Appreciation Luncheon to be held May 1, 2019. Recommendations were reviewed. Motion was made by Director Sitka to provide catering through Werner’s of Shiner, Texas, provide direction to DED Dart regarding menu, and to enlist economics professor from the University of Texas San Antonio, Dr. Tom Tunstall, with a subject to be determined as the program. Second was made by Director Stevens; motion carried unanimously.

Grant category expenses were reviewed. The Preservation District Grant budget is currently almost expended. Motion was made by Director Barre to stay within the overall budget and make amendments as needed based on grant requests with a second by Director Hermann. After further discussion, Director Barre withdrew the motion. No action will be taken until next meeting.

Under the Directors Report, DED Dart provided a written report regarding retail activity including a report on Handy Stop Grocery’s re-configuration of their fuel service area to create additional parking and better ingress and egress, and the change to the Valero chain. A grant application may be received from the owner at a future meeting. Information was presented regarding a potential grant request from Stuart Kalisek. A grant will be submitted for a GVEC Power-Up grant to assist with the funding of the downtown Christmas Lighting Program. The request will be submitted by the YEDC on behalf of the Yoakum Area Chamber of Commerce. Information was provided on Community in Schools (CIS), a new program at Yoakum High School to target at-risk students. It is funded through the end of this semester, but future funding is unknown. That may be brought before the Board for consideration at a future meeting.

President Maneth announced at 12:32 PM 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), and to deliberate regarding economic development negotiations as it pertains to an industrial user (V.T.C.A. Gov. Code, Sec. 551.087). The meeting reopened to the public at 12:52 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:52 PM.

Gery B. Maneth
President

ATTEST:

Theresa A. Bowe, City Clerk
March 18, 2019
Conference Room – 11:30 AM
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth ....................................................... YEDC President
          Anita R. Rodriguez ............................................. Vice-President
          Arthur Hermann ................................................. Secretary
          Tommy Barre ....................................................... Director
          Whitney Boone ..................................................... Director
          Zenith Stevens ..................................................... Director
          Elorine Sitka ......................................................... Director
          Kevin M. Coleman ............................................... City Manager
          Chuck Dart .......................................................... Director of Economic Development
          Theresa A. Bowe .................................................... City Clerk

ABSENT: None

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

Motion by Director Sitka to adopt the minutes of the meeting of February 18, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.

Information was presented and questions were posed and addressed on the YEDC Financial Reports by City Manager Coleman. January and February Reports were submitted for review. After review and discussion, Director Sitka made a motion to accept the Financial Report as presented. Motion was seconded by Director Stevens and carried unanimously.

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

Owners of the Pizza Haven located at 123 May Street were present to provide information and answer questions regarding a Retail Enhancement grant application. The business will be a to-go facility in the beginning with possible plans to expand at a later time with delivery service. Blue Bell ice cream will also be on the menu. Estimates were reviewed for the façade improvements that will be funded if the grant is approved; scoring was reviewed. Property owners indicated that compliance with all codes will be ensured and they hope to be open by May 2019. After Director’s report additional discussion was held regarding parking issues. Motion by Director Herman to approve the grant application in an amount not to exceed $10,000. Second was made by Director Sitka and motion carried unanimously.

Kerry Rhotenberry was present to provide information and answer questions regarding a Retail Enhancement Grant application for Rhotenberry Investments located at 420 Lott Street. The application funds will assist in completing the plumbing, flooring, and finish of the property on Lott Street. Questions were posed and addressed regarding the rental space assisting with job creation; the property owner indicated that the rental space will be for business that will create jobs and sales tax revenue. The completion of the building is planned for the end of 2019. Electrical work is being provided by a local contractor. After the Director’s report additional discussion was held regarding the points received and compliance with the application process; funding options were reviewed. After discussion, Director Rodriguez made a motion to approve a Retail Enhancement Grant for an amount not to exceed $7,500 and contingent upon the use of local contractors. Second was made by Director Hermann; motion carried unanimously.
Under the Directors Report, DED Dart provided a written report regarding retail activity including a report on Handy Stop Grocery's re-configuration of their fuel service area to create additional parking and better ingress and egress, and the change to the Valero chain. A grant application may be received from the owner at a future meeting. Information was presented regarding a potential grant request from Stuart Kalsek. A grant will be submitted for a GVEC Power-Up grant to assist with the funding of the downtown Christmas Lighting Program. The request will be submitted by the YEDC on behalf of the Yoakum Area Chamber of Commerce. Information was provided on Community in Schools (CIS), a new program at Yoakum High School to target at-risk students. It is funded through the end of this semester, but future funding is unknown. That may be brought before the Board for consideration at a future meeting.

President Maneth announced at 12:32 PM 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), and to deliberate regarding economic development negotiations as it pertains to an industrial user (V.T.C.A. Gov. Code, Sec. 551.087). The meeting reopened to the public at 12:52 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:52 PM.

Gery B. Maneth
President

ATTEST:
Theresa A. Bowe, City Clerk
April 15, 2019  
Conference Room – 11:30 AM  
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT:  
Gery Maneth .................................................. YEDC President  
Anita R. Rodriguez ........................................... Vice-President  
Arthur Hermann .................................................. Secretary  
Tommy Barre ..................................................... Director  
Whitney Boone ................................................... Director  
Zenith Stevens .................................................... Director  
Kevin M. Coleman ............................................. City Manager  
Chuck Dart ....................................................... Director of Economic Development  
Theresa A. Bowe ................................................ City Clerk  

ABSENT:  
Elorine Sitka ..................................................... Director  

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

Motion by Director Hermann to adopt the minutes of the meeting of March 18, 2019 as presented. Second was made by Director Barre and motion carried unanimously.

Information was presented and questions were posed and addressed on the YEDC Financial Reports by City Manager Coleman. March Report was submitted for review. Amendment was noted that the CD interest earned should be for March instead of December. After review and discussion, Director Rodriguez made a motion to accept the Financial Report as amended. Motion was seconded by Director Stevens and carried unanimously.

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

President Maneth opened a Public Hearing to receive citizen comments on proposed funding of $30,000 in conjunction with Yoakum Partners DBA Handy Stop at 425 E. Morris Street, Yoakum, Texas. The property owner was present to provide information and answer questions. The project has not changed since the initial presentation. The proposed changes will increase sales tax revenue and create additional jobs. A variance to the minimum lot coverage was applied for to the Zoning Board of Adjustment and was approved. An engineer or architect will be involved for the overall plan and will be in compliance with Texas Department of Transportation regulations. There being no further comment from the public, the Public Hearing closed.

A presentation was received from the Wayfinding Exploratory Committee for information wayfinding signs for local points of interest. Committee member Carl O’Neill was present to assist in providing information. After reviewing a list of potential destinations, the committee narrowed the list to eleven locations that may be identified by the signs. Discussion was held regarding the size of the signs, lettering, color and cost of the signs. Texas Department of Transportation guidelines required 6” letters and a standard brown background. A cost estimate of $2700 per sign was received which includes installation. Information will be presented to the Hotel Occupancy Tax Advisory Board for funding consideration. For signs not permitted in TxDOT right-of-way; they may be installed on City property or private property.

Information was presented regarding the YEDC contribution for Phase 2 of the Downtown Christmas Lighting project. Based on staff recommendation, Director Herman made a motion to
withdraw the grant funding to the Yoakum Area Chamber of Commerce for this project based on the receipt of a $3,200 GVEC Power Up grant. Motion was seconded by Director Stevens and carried unanimously.

Motion by Director Barre to utilize advertising funds to cover an amount of up to $2,000 for participation in Phase 2 of the Downtown Christmas Lighting project. Second was made by Director Hermann; motion carried unanimously.

Information was provided on the Annual Business Appreciation Luncheon scheduled for May 1, 2019 to be held at the Yoakum Community Center. Attendee RSVPs are currently 80. The speaker was discussed who will be providing information on rural issues affecting Texas small cities.

Under the Directors Report, DED Dart provided a written report regarding retail activity, publicity, downtown, small business, administrative, grants, tourism, workforce, and housing. The City has gone through the first step of getting a sidewalk grant; a grant administrator has been selected, Esser and Company of Uvalde, TX. This project will improve the sidewalks and aid in Americans with Disabilities Act compliance for the downtown area. Engineering work will need to be done; the application is due to the Texas Department of Agriculture in October 2019. The detailed sales tax report was sent out for review. Housing proposals were reviewed and discussion was held regarding Jeff Marky’s apartment complex proposal and tax credits provided to that project.

President Maneth announced at 12:17 PM that the Board would enter into Executive Session to deliberate regarding economic development negotiations as it pertains to a presentation by Yoakum Partners (V.T.C.A. Gov. Code, Sec. 551.087). The meeting reopened to the public at 12:39 PM with the following action resulting from Executive Session: Motion by Director Stevens to approve a grant to Yoakum Partners dba Handy Stop Grocery in an amount not to exceed $30,000 contingent upon all documentation being received as requested. Second was made by Director Boone; motion carried unanimously.

Information was presented by City Manager Coleman regarding the Budget Worksheet indicating an over-commitment on the Business District Grant line item. After review and discussion motion by Director Hermann to approve budget amendment in the amount of $87,500. Second was made by Director Rodriguez and motion carried unanimously.

There being no further business, the meeting adjourned at 12:46 PM.

ATTEST:
Theresa A. Bowe, City Clerk

[Signature]
Gery B. Maneth
President

[Seal]
April 16, 2019
Conference Room – 5:00 PM
City Hall

JOINT MEETING OF THE CITY COUNCIL and
YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:
Anita R. Rodriguez .............................................. Mayor/YEDC Vice-President
Elorine Sitka .......................................................... Mayor Pro-Tem/YEDC Member
Billy Goodrich ...................................................... Councilmember
Carl O'Neill ........................................................... Councilmember
Gery B. Maneth ...................................................... YEDC President
Arthur Hermann ..................................................... YEDC Secretary
Tommy Barre .......................................................... YEDC Director
Whitney Boone ...................................................... YEDC Director
Zenith Stevens ....................................................... YEDC Director
Kevin M. Coleman .................................................. City Manager
Kenneth E. Kvinta ................................................... City Attorney
Theresa A. Bowe ..................................................... City Clerk
Chuck Dart ............................................................. Dir. Of Economic Development

ABSENT:
Timothy L. McCoy .................................................. Councilmember

MAYOR Rodriguez called the meeting to order at 5:25 PM. Visitors were acknowledged and welcomed.

COUNCIL considered action on a resolution in support of a proposed assisted living facility within the boundaries of Lavaca County. A letter was received from James Fenner of the Lavaca County Medical Center requesting Council support of the funding for the proposed facility. After discussion, Councilmember O'Neill made a motion to adopt a resolution (recorded as No. 2019-11) in support of an Assisted Living Facility to be constructed by the Lavaca County Hospital District. Second was made by Mayor Pro-Tem Sitka; motion carried unanimously.

MAYOR Rodriguez offered the meeting to President Maneth. President Maneth proceeded with a review of YEDC projects. DED Dart presented a report on pending grants. The most recent grant approvals were presented along with an updated budget. Details were reviewed for certain grants including Yoakum Partners DBA Handy Stop Grocery.

STATUS of the Yoakum Commercial Historic District project was presented. The National Register District project has been in process for two years. The presentation was reviewed by the State Historic Commission in January. Minor changes were recommended by the State. The next step will be to send the proposal to the National Park Service. If approved, the NPS will notify the Historic Commission of approval or denial. The review by the NPS is usually a 45 day process.

INFORMATION was presented on the wayfinding sign project. These signs would be installed to provide details for visitors on the location of points of interest in Yoakum. A committee was appointed and reviewed the compilation of the destinations, prioritized, and reduced the number from 31 down to 10. Wayfinding signs are not allowed outside the City limits based on Texas Department of Transportation guidelines. Staff will be taking the proposal to the Hotel Occupancy Tax Board for funding consideration at a later date.

MAYOR Rodriguez moved on to the next agenda item to review current Council projects. Information was presented on the Eddy Packing Company wastewater treatment improvement
project. The company is under new management who is looking into other less expensive alternatives to the initial proposed project. Currently, 1/3 of Eddy Packing’s wastewater flows through the City’s wastewater treatment facility. The other 2/3’s is still being irrigated onto the property. Staff will continue to communicate in an attempt to assist the company with the wastewater needs in compliance with Texas Commission on Environmental Quality regulations.

COUNCIL has passed an ordinance on first reading amending the fence ordinance to provide more detailed guidelines for Code Enforcement Officers to provide for citizens. The revised ordinance clarifies the types of material that is allowed to create a fence, addresses visibility issues, and requires any fence over 6’ in height to apply for a permit. Existing fences are grandfathered until replacement or certain degrees of repair are necessary.

A Downtown Revitalization Program grant through the Texas Department of Agriculture will be applied for. Staff is taking steps to initiate the project. A grant administrator has been hired. The project will provide construction assistance to expand the sidewalk improvements in the downtown area and assist with Americans With Disabilities Act compliance. The City can score higher in the rating process by offering a higher than required match for funding. Feedback will be received from the grant administrator and a plan will be brought to Council for review and consideration.

CITY facilities damaged by Hurricane Harvey are still under FEMA review for funding. Three other sets of funding possibilities have been offered through Harvey Relief Funds. Staff will be working through additional projects that may fall into compliance for use of those funds. The funds are to be utilized to prepare the City for future catastrophic events and to improve systems that failed during Hurricane Harvey.

FUTURE focus on retail development was discussed. Discussion was held regarding the HEB complex and possible expansion or utilization of the existing space. Ideas regarding strip centers, location of new business, and the types of retail that could be attracted were presented. Information was presented on the signing of a lease agreement for the vacant portion of the Stanley Center. The restaurant planned for that location delayed opening, however is still planned. Encouragement of micro-breweries and/or pubs were discussed.

INDUSTRIAL recruitment was reviewed. Staff indicated that research has been done to find an industrial provider and issues of providing housing for the employees was discussed. The approach to industrial users may need to be reviewed and adjusted to encourage relocation. Discussion was held regarding structures inside the City limits that need to be considered for demolition and the possibility of utilizing those spaces for development of additional housing.

QUALITY of life issues were discussed. Information was provided on the renovations to the City Park, specifically the batting cages. Restrooms at the Parks are in need of upgrading. Consideration of relocating the Girls Softball field closer to the High School was mentioned. Additional Park improvements were discussed including opening Southwell Street between the large playground and the Municipal Swimming Pool to encourage use and ease of ingress and egress between those facilities, and the possibility of a youth sports complex for baseball and softball fields. Suggestion was made to talk with the Parks & Recreation Committee for additional considerations and prioritize quality of life improvements.

ZONING information was presented. Discussion was held regarding the zoning changes proposed by the Planning and Zoning Commission in the downtown area. The current proposal changes current Commercial (C-2) property to a Central Business District, and current Industrial (I) properties to a Commercial (C-2) District. The Planning and Zoning Commission has been working on the project since August of 2018. Details were reviewed. Businesses currently operating in the downtown area will be allowed to continue to function. Only when a business was inoperative for a
six-month period would the zoning convert to the new district guidelines. Continued research will be held and additional information presented to Council at a later date.

THE next joint meeting was tentatively scheduled for October 22, 2019 at 5:00 PM.

THERE being no further business, the meeting adjourned at 7:00 PM

[Signature]
Gery B. Maneth
President

ATTEST:
Theresa A. Bowe
Theresa A. Bowe, City Clerk
May 20, 2019  
Conference Room – 11:30 AM  
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT:  
Gery Maneth, .............................................. President  
Anita R. Rodriguez ................................. Vice-President  
Arthur Hermann, ...................................... Secretary  
Elorine Sitka, ............................................ Director  
Tommy Barre, ............................................ Director  
Whitney Boone, ........................................ Director  
Zenith Stevens, ......................................... Director  
Chuck Dart, ............................................. Dir of Economic Development  
Theresa A. Bowe ...................................... City Clerk

ABSENT:  
Kevin M. Coleman .................................. City Manager

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

Motion by Director Sitka to adopt the minutes of the meeting of April 15, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.

Motion by Director Barre to adopt the minutes of April 16, 2019 as presented. Second was made by Director Rodriguez; motion carried unanimously.

Information was presented for the YEDC Financial Report from DED Dart. After review and discussion, Director Sitka made a motion to accept the Financial Report as presented. Motion was seconded by Director Hermann and carried unanimously.

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

Information was presented regarding a request for Preservation Grant funds from Operator Error, LLC. No job creation is indicated on the application since the request is from the property owner and not a business. The application meets the Project Profile point threshold for consideration. After review and discussion, Director Rodriguez made a motion to approve a grant request for property located at 216 W. May Street by Operator Error, LLC in an amount not to exceed $7,500. Second was made by Director Boone; motion carried unanimously.

Discussion was held regarding consideration of funding for a project to provide wayfinding signage to local points of interest. This would be a joint venture between the YEDC, the Yoakum Area Chamber of Commerce and the City of Yoakum Hotel Occupancy Tax Advisory Board. The Hotel Occupancy Tax Board approved funding up to one half of the project up to $16,000 contingent upon approval from the YEDC and the Chamber. HOT Board expenditures require final approval from Council and that will be proposed at their June meeting. A written guarantee has not been received from the Chamber as of this date, however, Chamber members present indicated that approval was pending. Staff is recommending a YEDC commitment of $4 of the funding. After review and discussion, Director Sitka made a motion to approve funding up to 25% of the cost of wayfinding signage to local points of interest. Motion was seconded by Director Stevens and carried unanimously.
After review and discussion of the performance agreement presented in conjunction with the General Grant application made by Yoakum Partners dba Handy Stop, Director Hemann made a motion to approve the agreement as presented. Second was made by Director Stevens; motion carried unanimously.

The survey report compiled from the Business Appreciation Luncheon was provided for review. Good feedback was received. Chamber members provided additional input indicating that there was a great deal of information compressed into a very short time span, and suggested focusing the presentation on a smaller area of the subject and providing greater detail on the subject rather than utilize a broader subject with less detail. It was suggested classroom style seating would be more comfortable than round tables. Overall presentation was very interesting and the attendance was excellent.

Under the Directors Report, DED Dart provided a written report including retail activity, publicity, downtown activity, small business activity, administrative activity, grants, tourism, workforce, and housing. A meeting has been scheduled with the Yoakum Independent School District representatives to discuss possible partnerships for providing training for vocational skills programs. A demand analysis was provided for new housing. New apartment units were reviewed and discussed. Investors have toured the abandoned hospital to consider for housing renovations. Information was presented regarding current grant guidelines and discussion was held regarding restrictions for funding of family members of Board members and City employees. Consensus of the Board was to continue the stipulations as currently outlined. Discussion was held of YEDC goals for 2019-2020. Quality of life issues were discussed including providing assistance with Parks and Recreation issues, and attracting businesses that would create jobs within the City limits. Additional advertisement of the assistance provided by the YEDC to the grant recipients was suggested. Additional projects were suggested including improvements to the restrooms at the Little League fields. Improvements may provide more of an incentive to businesses that look at the quality of life for their employees prior to opening a location. Improvements are needed at the rodeo arena. Suggestions were made to meet with rodeo association representatives for ideas and possible partnering. Review industrial businesses that may be interested in moving to the area. Comptroller data was reviewed indicating the percentage of assets owned by economic development corporations throughout the state of Texas. Industrial buildings, land, industrial sites, and rodeo arenas were included in the array of assets. Board requested the item be placed on the June agenda for additional discussion.

There being no further business, the meeting adjourned at 12:42 PM.

(Gery B. Maneth
President

ATTEST:

Theresa A. Bowe, City Clerk
June 17, 2019
Conference Room ~ 11:30 AM
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth ........................................ President
          Anita R. Rodriguez .................................. Vice-President
          Arthur Hermann ...................................... Secretary
          Elorine Sitka ........................................ Director
          Tommy Barre .......................................... Director
          Whitney Boone ........................................ Director
          Kevin M. Coleman ..................................... City Manager
          Chuck Dart ............................................... Director of Economic Development
          Theresa A. Bowe ....................................... City Clerk

ABSENT:    Zenith Stevens ..................................... Director
President Maneth called the meeting to order at 11:32 AM.

Motion by Director Sitka to adopt the minutes of the meeting of May 20, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.

Information was presented for the YEDC Financial Report from City Manager Coleman. After review and discussion, Director Boon made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

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

Representatives from the Community in Schools of the Golden Crescent were present to provide a presentation regarding the agencies outreach program at the Yoakum High School. Leroy Holmes provided detailed information on the services provided to students through this national based organization. The goal of the program is to prevent drop out, identify “at-risk” students, and bring services to assist those children to the school the students are attending. The organization provides meals, classes, medical care, clothing, and mentoring to the children. The program has been in Yoakum since March of 2019. The Yoakum High School site coordinator, Genesis Flores, was also present to provide information regarding the Yoakum School District and the children she has been able to assist; bringing awareness to the community and the school of the children’s needs. She assists the children with setting goals and works with the Texas Workforce Commission on training. Rita Williams was present from the Cuero office providing information on assisting these individuals with food stamp assistance and Medicaid services. The Board posed questions and thanked the representatives for the information.

Consideration was held regarding a Retail Enhancement Grant for City Drug of Yoakum, Inc. of Yoakum, Texas. Ray Raley was present representing City Drug of Yoakum, Inc. Information was presented regarding the project to provide additional signage for the location. Grant request is for 50% of the roughly $8,200 cost of the installed sign. After review and discussion, Director Rodriguez made a motion to award a grant in the amount $4,101.60 to City Drug of Yoakum, Inc. Motion was seconded by Director Hermann and motion carried unanimously.

Discussion was held regarding the status of the wayfinding signage to local points of interest project. Twelve destinations have been decided upon. There will be 11-13 signs considered. Details
were reviewed on the points of interest to be identified with the signs; feedback was received. An appointment with TxDOT for sign approval is forthcoming.

A report was provided on the discussion between the Director of Economic Development Dart and YEDC Board Chair Gery Maneth with Yoakum Independent School District Board of Trustees regarding economic development opportunities. The US Army Reserve armory complex is of interest as a training facility for the Yoakum ISD for vocational trade training. The buildings are in good condition; asbestos may be an issue to deal with. The facility sits on five acres and is owned by the Department of the Army. Utilizing this facility would assist with the vocational training of “at-risk” students that may not have college attendance in their future. DED Dart was instructed to make contact with other area cities that have been through the process of obtaining similar facilities, specifically Gonzales, Texas.

Under the Directors Report, DED Dart provided a written report including retail activity, publicity, downtown activity, small business activity, administrative activity, grants, tourism, workforce, and housing. A suggestion was made to have a “walking meeting” in the downtown area in July to review the areas in greatest need of sidewalk renovation and to tour the old Yoakum National Bank building being renovated by Tim Bulot. A suggestion was made to have an engineer review the area with the Board in order to provide information on the project and answer questions as they arise. Staff is expecting results from the submission to the National Register District very soon. Celebration and promotion plans were discussed including the possibility of a plaque presentation. A committee will provide additional assistance with the planning of the event. Information was provided from City Manager Coleman regarding the overall budget to be placed on the agenda for the July meeting. Specific items to be reviewed will be the bonus program outlined for the Director of Economic Development. President Maneth requested written goals from Board members to be provided to himself or City Manager Coleman prior to the July meeting.

There being no further business, the meeting adjourned at 12:43 PM.

Gery B. Maneth
President

ATTEST:
Theresa A. Bowe, City Clerk
July 15, 2019  
Perk & Brew – 11:30 AM  
210 W. Grand Ave

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth ......................................................... President  
Anita R. Rodriguez .......................................................... Vice-President  
Arthur Hermann ............................................................... Secretary  
Elorine Sitka ................................................................. Director  
Tommy Barre ................................................................. Director  
Whitney Boone ............................................................... Director  
Zenith Stevens ............................................................... Director  
Kevin M. Coleman ......................................................... City Manager  
Chuck Dart ............................................................... Director of Economic Development  
Theresa A. Bowe ........................................................... City Clerk

ABSENT: None

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

Motion by Director Sitka to adopt the minutes of the meeting of June 17, 2019 as presented. Second was made by Director Boone and motion carried unanimously.

Information was presented for the YEDC Financial Report from City Manager Coleman. After review and discussion, Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

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

The Board continued the meeting in a walking tour of the downtown area, touring the Bulot building to review the renovations and continued to review potential sidewalk renovations along Lott Street. Consensus of the Board was to begin where the previous renovations stopped and proceed north on Lott Street along both sides as far as grant funds would allow. Discussion was held regarding loading zones for area businesses. Information was presented regarding Americans with Disabilities Act compliance. Letters of agreement from property owners may be required for the grant application.

The Board re-assembled at the City Hall Conference Room at 808 Hwy 77A South to continue the meeting. A Retail Grant Application from Bliss Med Spa located at 420 Lott Street was presented for consideration. A previous grant had been provided for the property owner for renovations to the building. Discussion was held regarding the extent of the renovations made through the previous grant. The applicant is requesting assistance to provide counter space, vanities, a reception desk and other items unique to the current grant request that had not been included previously. After review and discussion, Director Sitka made a motion to approve the grant request in an amount not to exceed $4,800 contingent upon previous grant funding items being completed including HVAC, plumbing, and cabinets. Second was made by Director Hermann and motion carried unanimously.

Review and discussion was held of the proposed 2019-2020 Fiscal Year Budget. Projected revenues and expenses were outlined.
Under the Directors Report, DED Dart provided a written report including retail activity, publicity, downtown activity, small business activity, administrative activity, grants, tourism, workforce, and housing. Taqueria Vallarta plans to be opened by August 1st, and may be attempting to acquire additional property for parking; the Family Dollar building will be going up for sale, but will not affect the business; an update was provided on the National Register District – the application will be resubmitted with additional information requested which may require additional funding to the consultant; the Downtown Christmas Lighting project was reviewed – property owners along Lott Street expressed concern about the attachments to the buildings and potential damage; staff contacted other area cities that had acquired government buildings including Gonzales, however, those issues were unlike the situation with the US Army Reserve Armory in Yoakum. Additional research will be done and further information presented to the Board at a later date. Information regarding the Wayfinding Sign to local points of interest project was provided.

President Maneth announced that the meeting would enter into Executive Session at 1:06 PM to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). The meeting re-opened to the public at 2:00 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 2:00 PM.

Gery B. Maneth
President

ATTEST:

Theresa A. Bowe, City Clerk
July 26, 2019  
Conference Room – 8:00 AM  
City Hall

SPECIAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT:  
Gery Maneth ........................................ President  
Anita R. Rodriguez .................................. Vice-President  
Arthur Hermann ...................................... Secretary  
Elorine Silka .......................................... Director  
Tommy Barre ......................................... Director  
Whitney Boone ....................................... Director  
Zenith Stevens ....................................... Director  
Kevin M. Coleman .................................. City Manager  
Chuck Dart ............................................. Director of Economic Development

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

President Maneth called the meeting order at 8:04 AM and opened the meeting to the public. 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 8:04 AM.

The meeting re-opened to the public at 8:36 AM with no action resulting from Executive Session.

There being no further business, the meeting was adjourned at 8:36 AM.

Gery B. Maneth  
President

ATTEST:  
Theresa A. Bowe, City Clerk
August 19, 2019  
Conference Room – 11:30 AM  
City Hall  

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS  

PRESENT:  
Gery Maneth .................................................. President  
Anita R. Rodriguez ........................................... Vice-President  
Arthur Hermann ................................................ Secretary  
Elorine Sitka .................................................... Director  
Tommy Barre .................................................... Director  
Whitney Boone .................................................. Director  
Zenith Stevens ................................................... Director  
Kevin M. Coleman ............................................. City Manager  
Chuck Dart ........................................................ Director of Economic Development  
Theresa A. Bowe ................................................ City Clerk  

ABSENT:  
None  

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

Kerry Rhotenberry was welcomed as a guest and provided information regarding a new tenant of her building located on Lott Street. Bliss Med Spa will be opening in the downtown building. Tenants fill the three spaces in her building for which the YEDC provided grant funding. The purpose of her visit to the YEDC was to emphasize shortages in downtown parking and to ask the YEDC to address them. Mrs. Rhotenberry indicated that she would be applying for tax credits as allowed through the Texas Historical Commission which was made possible by the actions of the YEDC.  

Motion by Director Sitka to adopt the minutes of the meeting of July 15, 2019 as presented. Second was made by Director Stevens and motion carried unanimously.  

Motion by Director Rodriguez to adopt the minutes of the special meeting of July 26, 2019 as presented. Second was made by Director Hermann and motion carried unanimously.  

Information was presented for the YEDC Financial Report from City Manager Coleman. After review and discussion, Director Sitka made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.  

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

Discussion was held regarding the resubmittal of the application to the Texas Historical Commission for a National Register District. Rebecca Borchers was present to provide details regarding the amendments and adjustments made to the application. Changes were made as requested by the Texas Historical Commission. Ninety percent of the adjustments requested have been made as of this date. Completed information will be presented and a tentative decision date is scheduled for December of 2019. The application was organized by street and surveyed roughly 150 properties including the TexTan Buildings; tax records, history books, newspaper articles, and interviews were conducted to compile the information. A three part form was developed and was utilized to develop the National Register District Application. The proposed boundaries were reviewed which included Hickey Street. The application submitted is titled “The Yoakum Commercial Historic District.” After additional photos are compiled and additional properties are included, the application will be resubmitted.  

After review and discussion, motion was made by Director Barre to approve additional funding for Rebecca Borchers for complete resubmittal of the National Register District nomination in an amount not to exceed $5,000. Motion was seconded by Director Sitka and carried unanimously.
Information was presented regarding a Retail Enhancement Grant application from Taqueria Vallarta Yoakum located at 614 Irvine Street for assistance with new signage. After discussion, Director Boone made a motion to approve a Retail Enhancement Grant in an amount not to exceed $4,059.38 to Taqueria Vallarta Yoakum. Second was made by Director Barre and motion carried unanimously.

Presentation of a proposed Fiscal Year budget was presented for review. After discussion, Director Sitka made a motion to recommend the proposed budget to the City Council for approval as presented. Motion was seconded by Director Hermann and carried unanimously.

President Maneth will be attending the Retail Live! networking event scheduled for August 21, 2019 in Austin, Texas in place of Director of Economic Development Dart.

Discussion was held regarding the transition of the Director of Economic Development position. Site selector information should be forwarded to appropriate staff; the Wayfinding Sign Project should be complete prior to DED Dart’s retirement date; Christmas Lighting Program information will be collected and provided for staff completion; handouts for new employees or Board members were distributed; information on the Armory building will be compiled and passed on, as well. According the the Army Reserve representative, there are no asbestos issues in the building.

The Community in Schools of the Golden Crescent outreach program will not be continuing at the Yoakum Independent School District. Staff was asked to coordinate a joint YEDC and YISD School Board meeting to discuss the possibility of partnering to continue the outreach program.

Information was presented regarding the former Huth Memorial Hospital Building located at 402 Hubbard Street. Investors have expressed interest and are considering applying for Federal and State tax credits to assist with the renovation and rehabilitation of the building to transition the location into a Senior Housing complex. The next step will be to visit the property to determine the feasibility of the project, and if deemed suitable, apply for the tax credits.

Under the Directors Report, DED Dart provided a written report including retail activity, publicity, downtown activity, small business activity, administrative activity, grants, tourism, workforce, and housing. No discussion was held.

President Maneth announced that the meeting would enter into Executive Session at 12:29 PM to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). The meeting re-opened to the public at 12:46 PM with no action resulting from Executive Session.

A “Thank You” letter was received from Complete Hometown Therapy with an update on the steps taken to improve the new location.

There being no further business, the meeting adjourned at 12:46 PM.

ATTEST:

Gery B. Maneth
President

Theresa A. Bowe, City Clerk
SPECIAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth, President
Anita R. Rodriguez, Vice-President
Arthur Hermann, Secretary
Elorine Sitka, Director
Whitney Boone, Director
Kevin M. Coleman, City Manager
Theresa A. Bowe, City Clerk

ABSENT:  Tommy Barre, Director
Zenith Stevens, Director
Chuck Dart, Director of Economic Development

President Maneth called the meeting to order and opened the meeting to the public.

Mike Barnes with Mike Barnes Group, Inc of Blanco, TX was present to provide information regarding employee recruitment services provided through the company. Information was present indicating qualifications in site selection, economic development direction services, and executive searches for communities throughout the State of Texas. Mr. Barnes provided information regarding the process the firm utilizes to screen the candidates and indicated the estimated process time would range from a 90 to 120 days. Cost of services do not include the travel and accommodations for the firm in the amount of $17,500; additional funding would be required for applicant travel and lodging costs. Questions were posed and addressed.

Upon conclusion of the presentation, there being no further business, the meeting adjourned at 5:10 PM.

Gery Maneth
President

ATTEST:
Theresa A. Bowe, City Clerk
September 11, 2019
Liberty – 2nd Floor – 11:00 AM
Holy Cross Lutheran Church
605 Hwy 77A South, Yoakum, TX

SPECIAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth, President
          Anita R. Rodriguez, Vice-President
          Arthur Hermann, Secretary
          Eloine Sitka, Director
          Whitney Boone, Director
          Zenith Stevens, Director
          Kevin M. Coleman, City Manager
          Theresa A. Bowe, City Clerk

ABSENT:  Tommy Barre, Director
          Chuck Dart, Director of Economic Development

President Maneth called the meeting to order and opened the meeting to the public.

Chad Chancellor with Next Move Group, LLC of St. Louis, MO was present to provide information regarding employee recruitment services provided through the company. Information was present indicating qualifications in site selection and executive searches for rural communities throughout the nation. Mr. Chancellor stated that the firm guarantees a minimum of ten qualified applicants as a pool to select from and reviewed the step by step process the firm utilizes to screen the candidates. Cost of services include the travel and accommodations for the firm in the amount of $14,435; additional funding would be required for applicant travel and lodging costs. Questions were posed and addressed.

Upon conclusion of the presentation, there being no further business, the meeting adjourned at 11:55 AM.

Gery B. Maneth
President

ATTEST:

Theresa A. Bowe, City Clerk

[Seal of Yoakum Economic Development Corporation]
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth ........................................... President
          Anita R. Rodriguez ................................... Vice-President
          Arthur Hermann ....................................... Secretary
          Elorine Sitka ........................................... Director
          Whitney Boone ......................................... Director
          Zenith Stevens .......................................... Director
          Kevin M. Coleman ...................................... City Manager
          Chuck Dart ............................................... Director of Economic Development
          Theresa A. Bowe ........................................ City Clerk

ABSENT:  Tommy Barre .......................................... Director

President Maneth called the meeting to order at 11:34 AM.

Motion by Director Boone to adopt the minutes of the meeting of August 19, 2019, the meeting of September 11, 2019 held at 11:00 AM, and the meeting of September 11, 2019 held at 4:00 PM as presented. Second was made by Director Hermann and motion carried unanimously.

City Manager Coleman presented the Financial Report. A written report was provided and questions were posed and addressed. A correction to the Administrative Services line item was outlined on the provided Budget Worksheet. After review, Director Rodriguez made a motion to accept the Financial Report as corrected. Motion was seconded by Director Sitka and carried unanimously.

Review was held of the Sales Tax Comparison Report received based on numbers from the Texas State Comptroller. Discussion was held. Yoakum’s sales tax revenue is up 40% from the previous year, indicating an unusual increase.

Director Rodriguez made a motion to elect Gery Maneth as President, Whitney Boone as Vice-President, and Arthur Hermann as Secretary for the upcoming year to the Yoakum Economic Development Board of Directors. Second was made by Director Sitka; motion carried unanimously.

Tim Bulot was present to provide information an answer questions regarding a Preservation Grant application for property located at 207 West Grand Avenue. Mr. Bulot made application of funding in the amount of $7,500 and provided a work chart of accomplishments to date, as well, as goals for the property going through January 2020. An Attorney General’s opinion has been requested to determine if sales tax funds may be utilized for this type of project. The timeline for the return of the opinion was reviewed with Mr. Bulot. The consensus of the Board was to table the request until a decision has been received from the Texas Attorney General’s Office. Mr. Bulot provided additional information regarding the use of contractors instead of handling the construction himself. Written documentation was provided.

Visitors were welcomed. Representatives from “We Buy Ugly Houses” out of Victoria, Texas introduced themselves and indicated that they were buying homes in the surrounding area and offer
any assistance they may be able to. The company purchases single family homes to renovate and sell. The company prefers to work with local contractors for the renovation work and would expressed an interest in working with the YEDC on housing in the area.

President Maneth provided details regarding the Retail Live! Event attended in Austin, Texas. Mr. Maneth indicated that the event was not ideal for a rural city such as Yoakum and did not recommend continued annual attendance in the future. However, documentation from Retail Strategies was received that could be utilized to set goals that would provide the criteria that retailers often look for in a community.

Discussion was held regarding the scheduling of the Bi-Annual Joint City Council/YEDC meeting. Council will be available on October 14th at 5:30 PM. The regular YEDC meeting would be the following Monday on October 21st.

Information was presented regarding the search firms interviewed to provide consulting services for the Director of Economic Development position. After discussion, Director Rodriguez made a motion to award the contract to Next Move, Inc. of New Orleans, LA. in an amount of $14,435 plus additional travel expenses as outlined in the original proposal. Motion was seconded by Director Boone and carried unanimously.

Under the Directors Report, DED Dart provided a written report including retail activity, publicity, downtown activity, small business activity, administrative activity, grants, tourism, workforce, and housing. Details were discussed regarding the recent tour of the Huth Memorial Hospital by potential investors. The investors are still interested and have a plan for asbestos abatement. Remaining equipment will need to be removed and renovations will need to be outlined. The investors are interested in the type of incentive that may be offered from the YEDC and additional information from the Attorney General’s Office to determine if apartments qualify for use of sales tax revenue funding. The investor has been asked to do a preliminary plan, present a timeline and cost analysis. Information was presented from Rebecca Borchers regarding the National Register District resubmission. The application will be resubmitted in October. Funding for the completion of the project in the amount of $3,800 will be applied to Fiscal Year 2018-2019 Budget; the remaining $1,200 will be moved to the Fiscal Year 2019-2020 Budget. Grant funding was reviewed and an update was provided on the Handy Stop renovation project. The Wayfinding Sign design suggestions were presented for review with a recommendation to move forward with the Yoakum "Y" symbol implemented.

President Maneth announced that the Board would enter into Executive Session at 12:27 PM to deliberate the appointment, employment, evaluation, and duties of the Director of Economic Development (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 12:58 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:58 PM.

ATTEST:
Theresa A. Bowe, City Clerk

Gery B. Maneth
President
October 14, 2019
Conference Room – 5:30 PM
City Hall

JOINT MEETING OF THE CITY COUNCIL AND
YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT: Anita R. Rodriguez .......................................... Mayor/YEDC Director
         Elorine Sitka .................................................... Mayor Pro-Tem
         Billy Goodrich .................................................. Councilmember
         Glenn Klander .................................................... Councilmember
         Kevin M. Coleman .............................................. City Manager
         Kenneth E. Kvinta ................................................ City Attorney
         Theresa A. Bowe ................................................... City Clerk
         Gery Maneth ....................................................... YEDC President
         Whitney Boone .................................................... YEDC Vice-President
         Arthur Hermann ................................................... YEDC Secretary
         Tommy Barre ....................................................... YEDC Director
         Zenith Stevens ..................................................... YEDC Director

ABSENT: Carl O’Neill .................................................... Councilmember

MAYOR Rodriguez called the City Council meeting to order at 5:47 PM and President Maneth gave the invocation.

DED Dart presented the YEDC Annual Report for review. Information was presented regarding the Sales Tax Report from the Texas State Comptroller’s office; a review of the awarded grants from the past year was presented; information was presented regarding the receipt of a GVEC Power Up Grant for assistance with the purchase of Christmas lights for the downtown area; a reminder was provided regarding the appointment of DED Dart to the Golden Crescent Regional Planning Commission’s Workforce Development committee; and an update was provided on the grant request submitted to the Texas Department of Agriculture for sidewalk replacement in the downtown area. After review and discussion, Mayor Pro-Tem Sitka made a motion to accept the YEDC Annual Report as presented. Second was made by Councilmember Klander; motion carried unanimously.

INFORMATION was presented by YEDC President Maneth regarding the current grant programs available to the businesses and civic groups in Yoakum. The grants are small but have a significant impact for the small business and groups that they assist. Discussion was held regarding the potential to develop an incentive program for the downtown property owners to improve the appearance of the exteriors of the buildings; exterior maintenance and repair and façade improvements are both legitimate uses of economic development funds.

DISCUSSION was held regarding the retired army reserve facility. The YEDC indicated a desire to coordinate a joint meeting with the Yoakum Independent School Board to determine needs and assess workforce training options at the high school level that the YEDC Board may be able to assist with.

INFORMATION was presented on the Yoakum Commercial Historic District project. The nomination was sent back earlier this year for corrections and modifications. The issues have
been rectified and the nomination was resubmitted for consideration in September of 2019. The National Park Service begins the review process and begins the 45 day window. Results should be received mid-November. The designation will give the City additional alternatives to design street signs, place plaques for historical buildings, as well as additional benefits. The goal of the project is create interest in the downtown area.

THE company awarded the Wayfinding sign contract, Sign Crafters of Victoria, Texas, will be in Yoakum on October 23rd to tour the City and review the locations and guidelines for the placement of the signs. The project should be complete by the end of 2019.

FUNDING restrictions were discussed for YEDC participation in local housing. Property owners have expressed interest in creating lofts in some of the buildings in the downtown area. State statute limits housing assistance for Type B Sales Tax Funds to affordable housing. Discussion was held regarding how to identify affordable housing and options that are left available to the YEDC to assist with housing in the area.

REVIEW was held of the brochure, job posting, and recruitment strategy for the Director of Economic Development from The Next Move Group. Applications will be received through November 1, 2019.

CITY Manager Coleman provided information regarding the sidewalk improvement grant program through the Texas Department of Agriculture. The scope of work is outlined from the alley located at the 400 block of Lott Street moving north to the 300 block of Lott Street; traveling west on May Street for roughly half of the block, and traveling east on May Street for the same distance. Matching funds have been committed by the City Council in the amount of $70,000. Staff is confident that the City will score well and has a good chance of receiving funding.

ADDITIONAL funds are being sought through the Texas General Land Office for FEMA funds that are available to assist communities affected by Hurricane Harvey. Funding is meant to identify and correct infrastructure that suffered during the storm. Among the issues to be reviewed will be Kennedy Ditch, emergency generators for the Fire Station, and surgical improvements to the electrical system. Langford Community Development has been contracted as the consultant for the submission of the grant applications. The company has submitted five separate applications to ensure that if one application does not qualify the others may as separate projects.

RETAIL development discussion was held. Ideas were requested from the group to fill the downtown buildings. Bealls will be changing names and the store will remain in Yoakum. Information was presented on the restaurant that had expressed interest in moving into the vacant portion of the Stanley Center building. Parking in the downtown area is still an issue. Ideas were presented to utilize the Front Street Railroad Park for a parking area. The need for housing was reviewed and suggestions were made to seek out developers that would be interested in building in the community. Information was presented regarding a recent proposal from the Yoakum Little League for assistance with the fields in the Municipal Park. The group will gather information including a prioritized list of improvements along with cost estimates and timelines. Discussion was held regarding the possibility of partnering with the Yoakum Independent School District to determine the feasibility of providing trade-school alternatives for non-college bond graduates; the conversation should include the reasons behind the discontinuance of the vocational classes that were once offered at a high school level in our area.
The next meeting was tentatively scheduled for April of 2020 with an exact date to be determined.

THERE being no further business, the meeting adjourned at 7:10 PM.

Anita R. Rodriguez, Mayor
City of Yoakum, Texas

ATTEST:

Theresa A. Bowe, City Clerk
October 21, 2019
Conference Room – 11:30 AM
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth ......................................................... President
          Whitney Boone .................................................. Vice-President
          Arthur Hermann ............................................... Secretary
          Anita R. Rodriguez .............................................. Director
          Elorine Sitka ..................................................... Director
          Kevin M. Coleman ............................................. City Manager
          Theresa A. Bowe ................................................ City Clerk

ABSENT:  Tommy Barre .................................................. Director
          Zenith Stevens ..................................................... Director
          Chuck Dart ....................................................... Director of Economic Development

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

Motion by Director Sitka to adopt the minutes of the meeting of September 16, 2019 as corrected, and the meeting of October 14, 2019 as presented. Second was made by Director Boone and motion carried unanimously.

City Manager Coleman presented the Financial Report. A written report was provided and questions were posed and addressed. After review, Director Hermann made a motion to accept the Financial Report as presented. Motion was seconded by Director Rodriguez and carried unanimously.

Review was held of the Sales Tax Comparison Report received based on numbers from the Texas State Comptroller. Discussion was held.

Benny Daneshjou and AL Tupusher with Williamson County Investments were acknowledged and made a presentation to the Board regarding the potential plans for the Huth Memorial Hospital. Plans include utilizing tax credits and other methods to bring the building back into service. The first portion of the project would be to make the building safe; acquire the building; immediately fencing off the property to deal with safety concerns; replacing windows or boarding up openings; identify asbestos and then get a structural engineer report. Then the process of abatement would begin. Applying for historical tax credits through federal funding and state funding would be the next step of the process prior to beginning renovations. Once complete, they will request a certificate of occupancy and open up to tenants. The structure is on the top of the most haunted places in the United States. The facility is dangerous due to the medical waste that is in the facility including syringes and x-ray equipment. An obstacle to the process is the unrealistic purchase price. Regardless of the outcome of the sale of the property, Code Enforcement may need to be involved to insure the safety of the public.

Information was received from City Manager Coleman regarding the regulations surrounding Economic Development Corporations' participation in housing units. Based on the information presented, a determination was made that the YEDC will not be able to participate in construction or renovations of non-affordable housing units.
Under the Directors Report, a written report was provided including retail activity – Tim Respondek plans to be done with the restaurant located on W. May Streets in early October. Other information included publicity, downtown issues, administrative tasks, grant updates, tourism activity, and housing.

President Maneth announced that the Board would enter into Executive Session at 12:15 PM to deliberate the purchase, exchange, lease, or value of real property (V.T.C.A., Gov. Code, Sec. 551.072). The meeting reopened to the public at 12:34 PM with no action resulting from Executive Session.

Continued discussion was held regarding the seriousness of the issue with the Huth Memorial Hospital building. City Manager Coleman informed the Board that the property owner has been contacted regarding the securing of the building and addressing the electrical issues.

There being no further business, the meeting adjourned at 12:42 PM.

Gery B. Maneth  
President

ATTEST:  
Theresa A. Bowe, City Clerk
November 18, 2019  
Conference Room – 11:30 AM  
City Hall

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  
Gery Maneth .................................................. President  
Whitney Boone ............................................. Vice-President  
Arthur Hermann ............................................. Secretary  
Tommy Barre .................................................. Director  
Anita R. Rodríguez ........................................ Director  
Elorine Sitka .................................................. Director  
Zenith Stevens ................................................. Director  
Kevin M. Coleman .......................................... City Manager  
Theresa A. Bowe ............................................. City Clerk

ABSENT:  
None

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

Motion by Director Boone to adopt the minutes of the meeting of October 21, 2019 as presented. Second was made by Director Sitka and motion carried unanimously.

City Manager Coleman presented Financial Reports. Written reports were provided and questions were posed and addressed. After review, Director Stevens made a motion to accept the Final 2019 Fiscal Year Financial Report as presented. Motion was seconded by Director Sitka and carried unanimously.

Motion by Director Sitka to accept the October 2019 Financial Report as presented. Second was made by Director Hermann and motion carried unanimously.

Review was held of the Sales Tax Comparison Report received based on numbers from the Texas State Comptroller. Discussion was held.

Discussion was held regarding the former Huth Memorial Hospital building located on Hubbard Street. Mr. Tim Davis was present to provide information and answer questions. He is not associated with the previous interested party and has the building under contract. Mr. Davis provided information regarding plans for bringing the building into a usable state and is hoping to partner with another entity to develop a housing unit or another business into the building. Ideas were presented and discussion was held. Grant options were reviewed and staff will provide additional information to Mr. Davis regarding details of grant options.

Information was presented regarding a proposed grant program to assist property owners in the downtown area to improve or repair building façades. The project will be turned over to the new YEDC Director once selected.

Under the Directors Report, a written final report was provided which included a guidebook for the next YEDC Director, file organization, and a baseline of duties. The Board reviewed a report from former Director of Economic Development Dart outlining his view of needed actions by the Board. The report proposed term limits for Board members, creating public interest for filling vacant
Board positions, succession planning, investment property, and the possibility of bringing a business that would draw out of town workers. Discussion was held regarding the use of the Front Street Railroad park as a parking area to improve parking downtown. The Board was informed that the Council will be reviewing options to increase parking on Lott and Front Streets at their December 2019 Council meeting; after that meeting additional information may be available.

The Board was reminded of the Texas Economic Development Council Sales Tax Training in Austin, Texas scheduled for December 13, 2019.

President Maneth announced that the Board would enter into Executive Session at 12:31 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, etc. of the Director of Economic Development position (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 12:54 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:54 PM.

Gery B. Maneth
President

ATTEST:

Theresa A. Bowe, City Clerk
November 20, 2019
Conference Room – 5:00 PM
City Hall

SPECIAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth .............................................. President
          Whitney Boone ............................................ Vice-President
          Arthur Hermann .......................................... Secretary
          Tommy Barre .............................................. Director
          Anita R. Rodriguez ....................................... Director
          Elorine Sitka ................................................ Director
          Zenith Stevens ............................................. Director
          Kevin M. Coleman ......................................... City Manager

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

President Maneth called the meeting to order at 5:00 PM.

President Maneth announced that the Board would enter into Executive Session at 5:00 PM
to deliberate the appointment, employment, evaluation, etc. of the Director of Economic
Development position (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at
6:59 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 6:59 PM.

\[Signature\]
Gery B. Maneth
President

ATTEST:
\[Signature\]
Theresa A. Bowe, City Clerk

[Seal]
December 11, 2019 – 5:00 PM
Hochheim Prairie Farm Mutual
Insurance Association Home Office
500 Hwy 77A North, Yoakum, Texas
2nd Floor Board Room

SPECIAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth....................................................President
          Arthur Hermann............................................Secretary
          Tommy Barre................................................Director
          Anita R. Rodríguez.........................................Director
          Elorine Sitka..................................................Director
          Kevin M. Coleman.........................................City Manager

ABSENT:  Whitney Boone............................................Vice-President
          Zenith Stevens.............................................Director
          Theresa A. Bowe............................................City Clerk

President Maneth called the meeting to order at 5:00 PM.

President Maneth announced that the Board would enter into Executive Session at 5:00 PM to deliberate the appointment, employment, evaluation, etc. of the Director of Economic Development position (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 8:15 PM and no action resulted from Executive Session.

There being no further business, the meeting adjourned at 8:15 PM.

ATTEST:

Gery B. Maneth
President

Theresa A. Bowe, City Clerk
REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth .................................................. President
Whitney Boone .................................................. Vice-President
Arthur Hermann .................................................. Secretary
Tommy Barre .................................................. Director
Anita R. Rodriguez ............................................. Director
Zenith Stevens .................................................. Director
Kevin M. Coleman ............................................... City Manager
Theresa A. Bowe .................................................. City Clerk

ABSENT:  Elorine Sitka .................................................. Director

President Maneth called the meeting to order at 11:46 AM.

Motion by Director Rodriguez to adopt the minutes of the meetings of November 18, 2019, November 20, 2019, and December 11, 2019 as presented. Second was made by Director Boone and motion carried unanimously.

City Manager Coleman presented Financial Reports. Written reports were provided and questions were posed and addressed. After review, Director Barre made a motion to accept the November Financial Report as presented. Motion was seconded by Director Hermann and carried unanimously.

Review was held of the Sales Tax Comparison Report received based on numbers from the Texas State Comptroller. Discussion was held.

Under the City Manager’s Report, future grant projects were reviewed including the potential application from the owner of Huth Memorial Hospital. The purchase contract has been extended until January 15th. Additional information should be available after that date. Russell Gabel has expressed interested in submitting a grant application for expansion of the Edward Jones building located on Lott Street. Kerry Rhotenberry indicated her intent to prepare an application for additional grant funds for her building on Lott Street. The Board gave direction to proceed with caution on the type of grant she applies for. Downtown projects were reviewed: the Vellarta Restaurant has received and installed the sign as per the submitted grant application; funds have not been requested by the property owners as of this date. Previously approved grant application for Yoakum Partners of Yoakum, Texas in the amount of $30,000 was discussed. The property owners have requested that a portion of the funds be released prior to the final report from the Texas Commission on Environmental Quality for the appropriate removal of the abandoned tanks. After discussion, the Board gave direction to release 2/3 of the funds and hold the remaining 1/3 until the final report indicating compliance is received.

President Maneth announced that the Board would enter into Executive Session at 12:03 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, etc. of the Director of
Economic Development position (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 12:55 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:55 PM.

ATTEST:

Theresa A. Bowe, City Clerk

Bery B. Maneth
President
December 27, 2019  
Yoakum Community Center  
105 Huck Street, Yoakum, TX.

SPECIAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT:  
Gery Maneth .................................................. President  
Whitney Boone ............................................... Vice-President  
Arthur Hermann ............................................... Secretary  
Tommy Barre .................................................. Director  
Anita R. Rodriguez .......................................... Director  
Elorine Sitka ................................................. Director  
Zenith Stevens ............................................... Director  
Kevin M. Coleman ........................................... City Manager

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

President Maneth called the meeting to order at 11:30 AM. A luncheon was held to meet with a candidate for the Director of Economic Development position.

President Maneth announced that the Board would enter into Executive Session at 12:06 PM to deliberate the appointment, employment, evaluation, etc. of the Director of Economic Development position (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 1:55 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 1:55 PM.

[Signature]
Gery B. Maneth  
President

ATTEST:

[Signature]
Theresa A. Bowe, City Clerk
December 30, 2019 – 11:30 AM
Yoakum Community Center
105 Huck Street, Yoakum, TX.

SPECIAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT:  Gery Maneth ................................................. President
          Whitney Boone .............................................. Vice-President
          Arthur Hermann ............................................. Secretary
          Tommy Barre ................................................. Director
          Anita R. Rodriguez ........................................... Director
          Elorine Sitka .................................................. Director
          Zenith Stevens ................................................ Director
          Kevin M. Coleman ............................................ City Manager
          Theresa A. Bowe .............................................. City Clerk

ABSENT:   None

          President Maneth called the meeting to order at 11:30 AM. A luncheon was held to meet with a candidate for the Director of Economic Development position.

          President Maneth announced that the Board would enter into Executive Session at 11:54 AM to deliberate the appointment, employment, evaluation, etc. of the Director of Economic Development position (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 1:04 PM with no action resulting from Executive Session.

          There being no further business, the meeting adjourned at 1:04 PM.

          Gery B. Maneth
          President

ATTEST:

Theresa A. Bowe, City Clerk

[Stamp: Economic Development Corporation of Texas]