

February 20, 2024
Conference Room – 5:15 PM
City Hall

JOINT CITY COUNCIL/YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

PRESENT: Carl L. O'Neill.....Mayor/YEDC Director
Tanya Wenzel.....Mayor Pro-Tem/YEDC
Director
Michael Brandt.....Councilmember
Glenn Klander.....Councilmember
John Pelech.....Councilmember
Theresa A. Bowe.....City Clerk
Kenneth E. Kvinta.....City Attorney

Layne Brandt.....YEDC President
Whitney Boone.....YEDC Vice-President
Linda Schmidt.....YEDC Director
Michael Trocjak.....YEDC Director
Genora Young.....YEDC Executive Director

ABSENT: Pam Ward.....YEDC Director

THE meeting was called to order in compliance with V.T.C.A., Gov. Code, Sec. 551.041 by Mayor Carl O'Neill at 5:15 PM. Mayor O'Neill gave the invocation followed by the pledge of allegiance.

VISITORS were acknowledged and welcomed. Daisy Freeman representing GVEC was present and welcomed.

THE Boards adjourned at 5:17 PM to the Grand Theater, Too at 211 W. May Street for presentation of a YEDC grant award. The meeting resumed at 5:35 PM.

ED Young provided information regarding the receipt of funding from the Economic Development Administration Fiscal Year 2023 Disaster Supplement grant application. The letter was received from the director of the EDA approving the City's grant application in the amount of \$2.5 million. Plans will be drawn up; water and sewer lines will be installed utilizing these funds with \$625,000 matching funds being committed.

DISCUSSION was held regarding the representatives to be established to assist with the management of the grant with administration services being provided by CSRS, Inc. After review, Mayor Pro-Tem Wenzel made a motion to adopt a joint resolution (recorded as No. 2024-06) appointing authorized representatives to the Economic Development Administration Fiscal Year 2023 Disaster Supplement grant application for the installation of water and sewer lines at Industrial Park II. Motion was seconded by Councilmember Pelech and carried unanimously.

ED Young provided an overview of the YEDC Proposed 2nd Quarter 2024 including information regarding the Economic Development Administration Grant Funding Match. Matching funds have been committed in the amount of \$625,000. The City would provide the match with the funds being reimbursed by the YEDC to the City over a specific period of time. ED Young expressed her concern with the suggestion of 30% of the EDC's annual revenue being allotted to the reimbursement. Discussion was held regarding the financing portion of the project. Council committed to reviewing the budget for the project and funding the 20% match requirement. The negotiations will

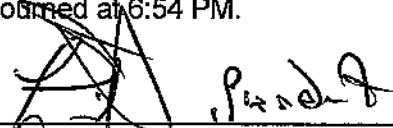
require a formal agreement between the City and the EDC. The total project is proposed at \$3.1 million with \$2.5 million from EDA grant award and \$625,000 from the City of Yoakum with Yoakum EDC reimbursing the City. Discussion was held regarding procedures to procure engineering services.

THE Industrial Park II Standard Operating Procedures and Covenants (Sales or lease of parcels to recruited or expanding business/industry) was brought before the Board to decide best practices moving forward. Information was presented along with examples for review. Staff is working towards a clear and simple set of SOPs and covenants. The conversation transitioned to installation of utilities with questions posed to GVEC representative regarding grants that may be available to assist with infrastructure. Ms. Reeman indicated that options can be explored; meetings can be coordinated with the appropriate team at GVEC to determine the best path to install electrical services to the Park. Suggestions were made to coordinate meetings with the County partners including the Lavaca County Judge and Precinct Commissioner regarding road improvements. Consensus of the Council and YEDC was to sell properties instead of lease properties. Research will be done to ensure that all promises are honored from previous conversations to potential tenants of the facility.

DISCUSSION was held regarding the possible annexation of Industrial Park II. Pros and Cons were reviewed along with timing considerations.

SHOVEL ready cost was discussed. Engineer estimates will be needed to provide additional cost to installing roads. Staff will need to research the procedures to decide whether a Request For Proposal will be necessary and move forward with the appropriate path. Finances will be discussed with Council at a future City Council meeting.

THERE being no further business, the meeting adjourned at 6:54 PM.



Layne Brandt, President

ATTEST:



Theresa A. Bowe, TRMC
City Clerk

