

April 16, 2024  
Yoakum City Hall  
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT: Layne Brandt ..... President  
Whitney Boone ..... Vice-President  
Linda Schmidt ..... Secretary  
Carl O'Neill ..... Director  
Michael Trojcek ..... Director  
Pam Ward ..... Director  
Tanya Wenzel ..... Director  
Genora Young ..... Executive Director  
Theresa A. Bowe ..... City Clerk

ABSENT: None

President Brandt called the meeting to order at 11:33 AM.

Representatives from the Kaspar Horse Barn/Welhausen Legacy dba Circle Y Major were present to provide information regarding an approved grant from the YEDC. Documentation was provided and accepted. After discussion, Director Ward made a motion to approve funding disbursement to Kaspar Horse Barn/Welhausen Legacy dba Circle Y in the form of a Major Projects Matching Funds Grant in an amount not to exceed \$250,000. Second was made by Director Wenzel and motion carried unanimously. The Kaspar Horse Barn/Welhausen Legacy representatives indicated that they are excited to stay in Yoakum and appreciate the Board assisting with the expansion to help make the project successful. The Board adjourned

Motion by Director Wenzel to approve the minutes of the March 18, 2024 regular meeting as presented. Second was made by Secretary Schmidt and motion carried unanimously.

Review was held of the Financial Report. Information was presented by ED Young which included a recap of assets including improvements to Industrial Park II, and the downtown parking lot. Committed funds were reviewed as well as operating reserve and reserve funds for Industrial Park II; pilot program funds were outlined. ED Young indicated that the funds have been received from each of the partnering entities including the Golden Crescent Regional Planning Commission who released reimbursement fund in April; those funds will appear in the next financial report. Discussion of budget outline for future processes was discussed to ensure clear and concise outline of funds for each line item. The report indicated the renewal of the YEDC CD; interest from CDs will now be tracked in a clearer way. Yoakum Oak Grove Cemetery, the Bulldog Beautification, and Yoakum Memorial Association grants have not been funded as of this date. Circle Y Saddles, the Grand Theater, and Varella's Best have been paid. Clarification on grant guidelines was requested by ED Young. Motion was made by Director Wenzel to accept the Financial Report as presented. Second was made by Secretary Schmidt and motion carried unanimously.

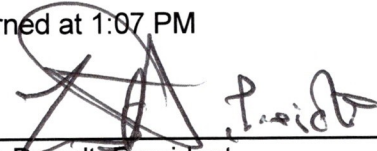
Vice-President Boone joined the meeting at 11:55 AM.

The Board received a status update regarding EDA Grant, selection of Engineering firm and consider annexation of Industrial Park II (IP2). ED Young indicated that the EDA grant does not pay

for engineering design expenses. CSRS, Inc. of Baton Rouge, LA. has been selected as the grant administrator for the project, and has been selected as the engineering firm, as well. Staff met with the EDA Project Manager. Donald Brinkman with CSRS indicated that the project will be ready for tenants to move into by the first quarter 2026. Direction was given to staff to provide additional information regarding the contract with CSRS for engineering. Annexation was discussed; tax rebate options were discussed. Staff will be researching all options to show due diligence to ensure public funds are used wisely. Discussion was held regarding options of selling, leasing, and contract terms.

Under Executive Director's Update: ED Young provided an update on the 2022-2031 Economic Development Strategic Plan including the Industrial Park II Economic Development Administration Grant engineering contract award, the YEDC website status, the reimbursement from the Golden Crescent Regional Planning Commission for the Re-Compete Grant in the amount of \$18,648 has been received. Grant Application Feedback Session provided by Economic Development Administration was held on April 11, 2024 with the Economic Development Administration listing the strengths and constructive criticism for the grant applicants. ED Young provided information on the cold calls that have been made to local businesses including the Furniture Barn & Mattress Outlet, L & J Concrete – Lance Thompson, A A & E Leather Craft - Shannon Blaschke, and Sweet Home Sand & Gravel – Tim Boswell. Scheduled meetings were outlined. Information was provided regarding the May 6, 2024 Economic Development Summit and the Keep Texas Beautiful Virtual Conference. Sponsors for the ED Summit were announced, and the SCTEN partners are working to make it a quality event targeting business owners, community leaders, and entrepreneurs. Carlton Schwab with the Texas Economic Development Corporation will be present to provide a presentation. ED Young has registered for the Keep Texas Beautiful Virtual Conference. She encourages local businesses to pay the registration fee for their employees to attend the three morning sessions.

There being no further business, the meeting adjourned at 1:07 PM

  
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Layne Brandt, President

ATTEST:

  
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Theresa A. Bowe, TRMC  
City Clerk

