

June 7, 2024  
Yoakum City Hall  
Conference Room – 11:00 AM

**WORKSHOP/SPECIAL 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 opened the meeting to the public at 11:10 AM.

The Board discussed the potential to annex the property currently owned by the YEDC to be utilized as Industrial Park II (IP2). Information was presented by ED Young and discussion has been held with City Attorney Ken Kvinta regarding current laws regarding annexation. The property is in Extra Territorial Jurisdiction which allows the City some code enforcement abilities. Cities can choose to enforce or not to enforce city adopted codes within their ETJ. Consensus of the Board: discussion needs to be had with Lavaca County regarding the maintenance of the current road leading to the property and recommendations should be outlined and made to the City Council. City Attorney Kvinta indicated that City Council has final decision on the Board's recommendations. ED Young provided information regarding conversations held with parties interested in the new Industrial Park at the Las Vegas convention. She will be meeting with the interested parties in the near future. Efforts need to be made to maximize the use of the new website. Examples of area cities SOPs and conceptual plans were discussed. Water/wastewater lines within the park were discussed. Staff will be looking for grants to assist with the installation of the water lines. Pros and cons of annexation were discussed including partial annexation, and the possibility of reimbursement of sales tax to potential retail tenants.

At 12:05 PM Vice-President Boone excused herself for a previous engagement.

Discussion continued.

At 12:23 PM President Brandt announced that the Board would enter into Executive Session to deliberate the purchase, exchange, lease, or value of real property for (V.T.C.A., Gov. Code, Sec. 551.072) for Project "Check Point", Deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087) for Project "Check Point", The meeting closed to the public. The meeting reopened to the public at 12:41 PM with no action resulting from Executive Session.

The Board continued discussion regarding annexation of Industrial Park II. Motion to recommend petitioning to Council to annex of up to 200 feet of the portion of the property fronting

Carl Ramert Drive and 77A, leaving the majority of the property un-annexed subject to negotiations with Lavaca County for project approval and street acquisition for maintenance and authorize President to execute a petition was made by Director Trojcek. Motion was seconded by Secretary Schmidt and motion carried unanimously. The request will be taken to the City Council at their July 2024 meeting.

Discussion was held regarding the development of Standard Operating Procedures (SOP) regarding land, infrastructure, and other potential development costs/fees for Industrial Park II (IP2). Option were outlined including selling of the land at fair market value with funds going into an escrow account and basing reimbursement on performance agreements which outline the requirements of the company and determines the rebate options provided as an incentive. Flexibility within the guidelines is important for the Board. Staff was provided direction to initiate discussions with Lavaca County regarding subdividing requirements.

At 12:58 PM Vice-President Boone returned to the meeting.

The Board provided direction to staff to develop the Standard Operating Procedures as discussed to be brought to the Board for consideration.

The next meeting was scheduled for June 24, 2024 at 8:00 AM.

There being no further business, the meeting adjourned at 1:13 PM.

  
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Layne Brandt, President

ATTEST:

  
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Theresa A. Bowe, TRMC  
City Clerk

