

March 18, 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
Pam Ward Director
Tanya Wenzel Director
Genora Young Executive Director
Theresa A. Bowe City Clerk

ABSENT: Michael Trojczak Director

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

Motion by Director Wenzel to approve the minutes of the February 20, 2024 regular meeting and Joint City Council/YEDC meeting of February 20, 2024 meeting as presented. Secretary Schmidt seconded, and the motion passed unanimously.

Information was presented regarding a request for reimbursement of funds for Varela's Best Small Business Improvement Matching Funds Grant. Photos evidencing the completion of the project were presented for review. Eddie Varela, Sr. and Eddie Varela, Jr. were present to provide information and answer questions. After review and discussion, Vice-President Boone made a motion to approve reimbursement of \$10,000. Motion was seconded by Director O'Neill and carried unanimously.

The Financial Report was presented by Debbie Gray, Director of Finance. Information was presented indicating that a money market account has been set up with Yoakum National Bank and \$658,867.87 will be transferred into the account with funds received by the YEDC through sales tax revenue to ensure that YEDC will be earning the interest on the Corporation's funds. Questions were posed and addressed regarding reserve funds listed for the Industrial Park II Project. Ms. Gray will provide a more detailed breakdown of the reserve funds at future meetings. Ms. Gray indicated that the Corporation is over budget on the interest earned revenue. Office expense shows slightly over budget. After review, Director Wenzel made a motion to accept the report with a request for additional information on reserve accounts and Economic Development Administration funds related to the City of Yoakum grant application. Second was made by Director O'Neill and motion carried unanimously.

Review was held for a Downtown Business District Revitalization Grant application from SAK Construction of Yoakum, Texas in an amount exceeding \$10,000.00. An application was received from SAK Construction to expand a current business located at 312 Front Street to a new location. Business owners presented the concept including the continued use of the current property, and to expand to a location at 899 Front Street. The business currently employs 22 craftsmen and is looking to expand with a showroom with a potential to expand into retail sales. The new property located at the corner of Front Street and West Street will be an ideal location for ingress, egress, and provides a more beneficial location for retail. Details were reviewed indicating the modifications/renovations of the new property which will triple their workspace. Plans include new construction for the retail

area. Bids have been received from three contractors and the business owners are working to help keep more retail dollars local by providing a more diverse selection for the construction of homes. The office space will become the corporate headquarters for the business, creating primary jobs, and beautifying the community touching on several aspects of the Strategic Plan. The business is requesting up to \$250,000 with a 50% match. Director Ward made a motion to approve funding the project in amount not to exceed \$250,000 and to move forward with a public hearing regarding the proposed grant. Motion was seconded by Director Wenzel and carried unanimously.

President Brandt opened a public hearing to receive citizen comments on a proposed allocation of Type B Sales Tax funds in an amount not to exceed \$250,000 for SAK Construction of Yoakum, Texas. Executive Director Young indicated that the notice for the public hearing had been published March 13, 2024 for the YEDC Board meeting. The posting of the Public Hearing begins the 60-day publication period. The publication period is required to provide public comment that will end on May 13, 2024. Comments were received, information was presented to provide the reimbursement of the project. Hearing no additional comments, the public hearing closed.

Review of a Community Improvement Matching Funds Grant application from the Yoakum Memorial Cemetery Association in an amount not to exceed \$10,000.00. The Yoakum Memorial Cemetery Association has become the guardian of the Yoakum Colored Cemetery. The cemetery map was presented based on a cemetery mapping service which outlined a large number of unmarked graves. Ms. Vanita Cheeves was present to provide information and answer questions; the area mapped is 2.66 acres; a digital copy of the cemetery will be provided by a QRS code and provide GPS coding for the known graves located in the cemetery. One acre was donated in 1893; the long-range goal is to have the cemetery as the historical tour. The Association will be leveling and fencing the area once the cleanup program has been completed. ED Young provided information from the historical commission. The Kluck Foundation has agreed to assist with the funding of the project as matching funds in addition to the YEDC funds that may be provided. Vice-President Boone made a motion move forward with a public hearing and approve a match up to \$10,000. Second was made by Secretary Schmidt; motion carried unanimously.

President Brandt opened a public hearing to receive citizen comments on a proposed allocation of Type B Sales Tax funds in an amount not exceeding \$10,000 for Yoakum Memorial Association of Yoakum, Texas. Executive Director Young indicated that the notice for the public hearing had been published March 13, 2024 for the YEDC Board meeting. The Public Hearing begins the 60-day publication period. The publication period is required to provide public comment that will end on May 13, 2024. Annie Rodriguez provided information as representative of the Kluck Foundation indicating a matching grant in an amount up to \$10,000. Hearing no additional comments, the public hearing closed.

Discussion was held regarding the possibility of annexation of Industrial Park II (IP2), and an extension of conversation from the Joint meeting. Tenants would not be able to de-annex if the property is annexed prior to being occupied. Discussion was held regarding the potential sales tax revenue; tax abatement/tax rebates were discussed; pros & cons were reviewed. The Board opted to table the item for a future meeting to get additional information from City Attorney on annexation process.

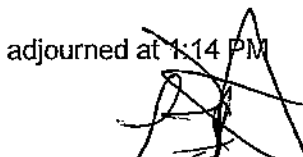
Vice-President Boone excused herself from the meeting at 12:57 PM.

An update was provided on Yoakum Oak Grove Cemetery Funding. The previous application was provided for review and the photos that had been presented. The application has been extended for 90 days. As of this date, no activity has been documented regarding the project. Director O'Neill

provided information from the organization regarding a timeframe. Annie Rodriguez representing the Kluck Foundation indicated that funding assistance has been provided toward the grant. Director O'Neill indicated that he has begun taking bids to move forward with activating the project. Motion by Secretary Schmidt to extend their deadline to complete the project for an additional 90 days. Second was made by Director Wenzel. Motion carried unanimously.

Under Executive Director's Update: information was presented Industrial Park II Economic Development Administration Grant. Signed documents for 60-day deadline. The April Board meeting falls on the same day as the Library Fund Raiser. Staff is requesting to move the meeting. The Board consensus was to move the meeting to Tuesday, April 16th at 11:30 AM. Documents have been submitted to Economic Development Administration. Fraud Training by authorized personnel has been done and submitted. The Request For Qualifications for Engineering were posted and the deadline to submit qualifications is March 28th at 3:00 PM. Information was presented regarding development of the website, and the pending open records requests. The Golden Crescent Regional Planning Commission – Re-compete Grant reimbursement has not been reimbursed by the GCRPC as of this date. ED Young will go before the Board on March 27th; communication with the group has been minimal and uninitiated communication is non-existent. The motion by the REDAC committee was to release emergency funds to cover the committed funding from the GCRPC to pay the outstanding invoice for the grant writer's fee for the Re-compete Grant. At 1:08 PM Director Wenzel and Secretary Schmidt excused themselves from the meeting. Information was presented regarding the Economic Development Summit scheduled for May 6, 2024. The South Central Texas Economic Network summit will include seating for 150 directed toward small business, community leaders, and entrepreneurs. Promotional information will be shared as soon as it is available. An impressive list of guest speakers will present information during the Summit held at the Friar Center in Cuero, Texas. Cuero, Hallettsville, & Yoakum EDC's will be participating with sign in at 8:00 AM going to 3:45 PM. An update was provided on the 2022 – 2031 Economic Development Strategic Plan. ED Young is beginning work on the annual report including information regarding the met milestones of the Strategic plan and is continuing to move forward with goals.

There being no further business, the meeting adjourned at 1:14 PM



Layne Brandt, President

ATTEST:



Theresa A. Bowe, TRMC
City Clerk

