

December 18, 2023
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
Tanya Wenzel Director
Genora Young Executive Director
William Linn City Manager
Theresa A. Bowe City Clerk

ABSENT: Michael Trojcak Director
Pam Ward Director

President Brandt called the meeting to order at 11:32 AM and welcomed Mr. William Linn and the City of Yoakum's new City Manager.

Motion by Director Wenzel to approve the minutes from the meeting of November 20, 2023 as presented, and the minutes of the Joint City Council/YEDC Board of Directors held on November 20, 2023 as amended noting the presence of Director Pam Ward. Second was made by Secretary Schmidt, and motion carried unanimously.

Information was present by Debbie Gray, Director of Finance regarding the most recent Financial Report; expenditures and revenues were reviewed; reimbursements from partnering cities for the grant application submitted to the Economic Development Administration are being received. Questions were posed and addressed. Varela's Best performance agreement has been executed and construction has begun. Discussion was held regarding transferring funds to TexPool; concerns were voiced regarding taking local funds outside of the city and the good faith bid by the local vendor who has executed a depository contract. Motion by Secretary Schmidt providing direction to staff to leave YEDC funds invested in certificates of deposit with local depository. Second was made by Director O'Neill; motion carried unanimously.

A Community Improvement Small Project Matching Funds Grant application was submitted by the Yoakum High School Student Council. The Bulldog Beautification Project was presented for review and discussion. Questions were posed to the School Administration office regarding the proposed upkeep of the project; Mr. Tom Kelley, School Superintendent was present and indicated that requests from the Student Council for each budget year moving forward are to be included as a line item to maintain the beautification project; the Student Council President indicated that committees have been established within the Council that will assist with the maintenance of the program; funds donated to this project go directly to the Student Council. This project is assisting this group in learning budgeting, planning, negotiations, and trades. Ms. Annie Rodriguez was present and indicated that the Kluck Foundation will match up to \$10,000 of funding provided toward the project. After review and discussion, Vice-President Boone made a motion to award the grant and approve funding in an amount not to exceed \$10,000. Motion was seconded by Director Wenzel and carried unanimously.

Executive Director Young provided information regarding a request to release of funds in the amount of \$75,000 for Tammy Steinmann's Major Projects Matching Funds Grant for the purchase of 211 W. May Street property. The performance agreement has been provided to the City Attorney for review. After review and discussion, Director Wenzel made a motion to approve the release of

funds in an amount not to exceed \$75K contingent upon City Attorney review and approval of the performance agreement. Second was made by Secretary Schmidt and motion carried unanimously.

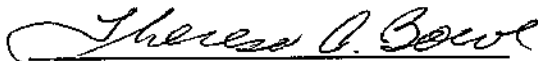
Under the Executive Director's Report, reimbursements for the grant writer's fee for the Recompete Grant had been discussed earlier in the meeting. Staff is anticipating on 60% of the funds from the Golden Crescent Regional Planning Commission. Trainings attended by the Executive Director were outlined including the Texas Economic Development Sales Tax, Open Meetings Act & Public Information Acts held virtually, the Texas Municipal League – Public Finance & Investment Act held in San Antonio, Texas. Staff is required to take the training every two years. An update was provided on the website. The development team has asked for photos and logo in a vector format; the proposal is in front of City Attorney for discussion with Executive Director Young. Reviewing local contacts, the Executive Director met with owners of the Muddy Pig and other local businesses. The Board was reminded of the planned Joint Workshop with City Council currently scheduled for February 19, 2024 at 4:00 PM to go over industrial park operating procedures. ED Young is working to have to board by the end of January. An updated was provided regarding the 2022 – 2031 Economic Development Strategic Plan. The plan is currently on track; the website design is underway and moving forward; President indicated that he would like to wait for the EDA grant funding and then move forward with the industrial park indicating that focus should be on that project. Information was presented regarding the next job fair scheduled for January 11, 2023 in Cuero, Texas. Partners are working to find new ways to get new people into the fairs.

The Board entered into Executive Session at 12:21 PM to deliberate the appointment, employment, evaluation, reassignment, or duties of the YEDC Executive Director (V.T.C.A., Gov. Code, Sec. 551.074), and 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 12:51 PM with the following action being taken: motion by Vice-President Boone to authorize a salary increase of 5% for the Executive Director effective 11/1/2023. Motion was seconded by Secretary Schmidt and motion carried unanimously.

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


Layne Brandt, President

ATTEST:


Theresa A. Bowe, TRMC
City Clerk

