

January 19, 2022
Yoakum Community Center
Conference Room – 11:30 AM

**REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS**

PRESENT: Gery Maneth..... President
Sean Mooney..... Secretary
Layne Brandt..... Director
Carl O'Neill..... Director
Linda Schmidt..... Director
Terry Stokes..... Executive Director
Kevin M. Coleman..... City Manager
Theresa A. Bowe..... City Clerk

ABSENT: Whitney Boone..... Vice-President
Michael Trojczak..... Director

President Maneth called the meeting to order at 11:40 AM and guests were welcomed.

Secretary Mooney made a motion to approve the minutes from the meeting of December 20, 2021 as presented. Motion was seconded by Director Schmidt and carried unanimously.

Under the President's Report, President Maneth provided an update on the Yoakum Industrial Park 2 (IP2) indicating that surveying of the property will begin on January 20, 2022. Information was provided on the parking lot project at 306 Irvine Street. The project is complete with the exception of the striping. Completion is anticipated for the end of January 2022. President Maneth announced his resignation from the Yoakum Economic Development Corporation Board of Directors effective with the February 2022 YEDC meeting.

Reports were received from the liaisons to YEDC's stakeholders including City Council liaison Sean Mooney. Secretary Mooney provided information regarding removal procedures for junk vehicles. Citations have been issued, specific vehicles were discussed; Secretary Mooney outlined the procedures for notification to property owners, the guidelines for limiting the number of vehicles that are allowed to be stored on commercial properties, and indicated that progress is slow but moving forward. Secretary Mooney also provided an update on Building and Standards issues. A large list of properties will be presented to the Building and Standard Commission at the next meeting scheduled for January 25, 2022; the front structure on the property located at 411 North South Street has been demolished and removed, the wooden structure remaining on the property is to be renovated. Information from the Marketing and Communications Committee was presented by ED Stokes indicating that the committee has completed the work for the Corporation's stationery; the designer provided two versions to represent the Corporation overall and then another that can be edited to be more specific to the person utilizing the stationery. The Mission statement was presented at last month's meeting; the Vision statement was presented for YEDC information. The committee is beginning work on the revamp of the website. Other websites are being reviewed to provide guidance and ideas in the development of the website.

A report was received from Director Schmidt, Chair of the Finance Committee. The Quarterly Financial Report was presented by City Manager Coleman; explanation was made of the cost breakdown for the parking lot project at 306 Lott Street. After questions were posed and addressed,

Director Schmidt made a motion to accept the Quarterly Financial Report as presented. Second was made by Director O'Neill. Motion carried unanimously.

An application for a Small Business Improvement Matching Funds Grant was received and reviewed from Get n' Go Convenience Store. Funding assistance was requested to assist with signage and façade improvements, and renovations in the fuel pump area. After review and discussion, Director Brandt made a motion to approve a reimbursement grant in an amount not to exceed \$10,000 contingent upon the receipt of the 2021 financial documentation from the applicant. Motion was seconded by Director O'Neill and carried unanimously.

Motion made by Director Schmidt to amend the YEDC 2021/2022 Fiscal Year Budget providing for the \$10,000 Small Business Improvement Matching Funds Grant. Second was made by Secretary Mooney; motion carried unanimously.

Under Executive Director's Report/Discussion: ED Stokes provided an update regarding activities associated with the development of the Yoakum Industrial Park II (Project IP2). CDS Muery of San Antonio, Texas has been awarded the bid and will begin work on January 20, 2022. Details were discussed regarding encroachment of an adjoining property owner onto the newly purchased property. Questions were posed and addressed regarding utilities servicing the property and whether the property will be annexed into the City limits. Annexation has been discussed, electrical power will be provided by GVEC, water and sewer will be provided by the City of Yoakum. The project is hoping to bring primary jobs to the community. Structures on the property have been donated to George Scott who has signed an agreement to take possession of the structures and arrange removal. Plans are to have the structures removed by February 10, 2022. An update was provided on the status of the development of YEDC's 2021-2030 Strategic Plan. The regional planning effort began in Victoria, Texas on January 4, 2022. The YEDC has opted in to participate in the project. Additional information will be requested from the Board in the future for assistance in developing the plan. The ten priorities for the strategic plan were reviewed. This will be a high-level plan to be presented to the Economic Development Administration as part of the application process. The application is due on March 31, 2022.

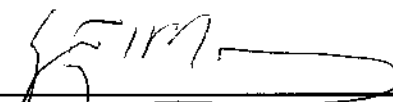
An update was provided on the YEDC's Downtown Headquarters renovation project. The City team has begun demolition inside the structure. City Manager Coleman and ED Stokes walked through the building and assessed the needs. Preliminary numbers were presented as an estimated cost for renovations. After reviewing two proposals, Secretary Mooney made a motion to approve additional funding for the renovation project in an amount not to exceed \$10,000. Motion was seconded by Director O'Neill and carried unanimously.

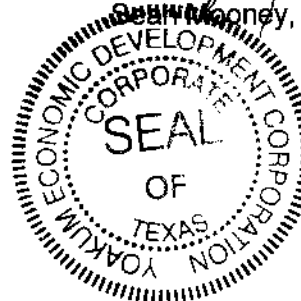
The Board was reminded of the Joint City Council/YEDC meeting scheduled for 5:30 PM January 19, 2022 (this day). Economic development related news articles from the past month were provided.

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

ATTEST:


Theresa A. Bowe, City Clerk


Secretary Mooney, President



The seal is circular with a double-line border. The outer ring contains the text "YOAKUM ECONOMIC DEVELOPMENT CORPORATION OF TEXAS" in all caps. In the center, the word "SEAL" is written in large, bold, sans-serif letters, with "OF" and "TEXAS" written in smaller letters below it.