

January 19, 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
Michael Trojcek Director
Tanya Wenzel Director
Kevin M. Coleman City Manager
Theresa A. Bowe City Clerk

ABSENT: None

President Brandt called the meeting to order at 11:38 AM.

Motion by Director Wenzel to approve the minutes from the meeting of December 19, 2022 as presented. Second was made by Secretary Schmidt and motion carried unanimously.

A report was provided from the Nominating Committee. Director O'Neill indicated that candidates are being reviewed and the committee is waiting for responses from candidates for a future recommendation to the Board from the Nominating Committee.

A report was provided by Secretary Schmidt from the Finance Committee. The Quarterly Report was presented reflecting the close of the fiscal year on September 30, 2022, and provides information over the previous three months. Committed funds were reviewed; City Manager Coleman informed the Board that an adjustment will be made as a result of not having a salary draw for the EDC Director position. Assets were reviewed. Debits to the account were reviewed including the expenditure for grant funding. Questions were posed and addressed. The budget worksheet was provided and reviewed. After discussion, Secretary Schmidt made a motion to accept the finance report as presented. Second was made by Director O'Neill and motion carried unanimously.

Information was presented regarding an opportunity for the YEDC to participate in a work fair hosted by the City of Gonzales. Director O'Neill may be able to attend to represent the YEDC. Additional information was presented regarding applicants for the Executive Director position. Applications are being accepted through the end of January 2023.

Grant Administrator proposals were received and reviewed. Of the three respondents, CSRS of Victoria, Texas scored highest with the committee, prompting staff to reach out to references. Positive reviews were received. The upfront cost and success rates of similar projects performed by the company were provided for consideration. After review and discussion, Vice-President Boone made a motion to award the contract for grant administration for the Economic Development Administration grant program for development of the Industrial Park II Project to CSRS of Victoria, Texas. Motion was seconded by Director Wenzel and carried unanimously.

A report was provided on the Industrial Park II Engineering status. No new information at this point. Final engineering report has not been received as of this date and is expected by the end of January 2023.

An update on completion of the 2022-2031 Strategic Plan was provided. Former Economic Development Executive Director Terry Stokes has indicated that he will complete the project and submit for the Board review by the end of January 2023. Yoakum is participating in the Victoria area strategic plan project. The Golden Crescent Regional Planning Commission is asking for a participant from the YEDC in the coordination meeting. President Brandt will be attending representing the YEDC. The Victoria Area Strategic Plan will become a part of Yoakum's local plan.

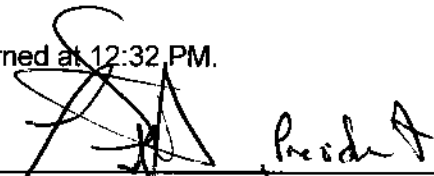
Information was presented on a funding opportunity to assist in the upgrade of the FM 318 Lift Station that provides sanitary sewer service to the Eddy Packing Company facility. The overall cost of the project was presented for review. Eddy Pack is requesting the YEDC to pay Eddy Pack's portion of the project in support of the industrial area that the company currently occupies. Options for the Board to incorporate contingencies that stipulate continued operating guidelines for Eddy Pack to meet as part of the negotiations were presented for review. City staff continues to coordinate with Eddy Pack regarding the quality and amount of the effluent water that comes out of the plant and accepted into the City's system. Discussion was held regarding repercussions if Eddy Pack fails to meet the effluent requirements determined by the City to be accepted into the system. The proposed commitment from the YEDC Board would be roughly \$238,000. Consensus of the Board: provide a message to Council that the YEDC is willing to commit up to one half of the total cost with stipulations that will be developed for Eddy Pack to abide by. Guidelines will be developed by the end of February 2023. Feedback from Eddy Pack should be requested; suggested that communication begin to assist with setting goals.

A recommendation for award of the contract for project engineering services for the FM 318 Lift Station Upgrade Project was unavailable for presentation and will be provided for review at a later date.

The next meeting of the YEDC Board was rescheduled for Tuesday, February 21, 2023.

President Brandt announced that the Board would enter into Executive Session at 12:23 PM to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the YEDC Executive Director (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 12:32 PM. No action resulted from Executive Session.

There being no further business, the meeting adjourned at 12:32 PM.



Layne Brandt, President

ATTEST:



Theresa A. Bowe, City Clerk

