

February 21, 2022
Yoakum Community Center
Conference Room – 11:30 AM

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

PRESENT: Sean Mooney.....President
Whitney Boone.....Vice-President
Linda Schmidt.....Secretary
Layne Brandt.....Director
Carl O'Neill.....Director
Michael Trojcak.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: None

Vice-President Boone called the meeting to order at 11:37 AM and guests were welcomed.

Civil Design Services presented land survey information for the Yoakum Industrial Park II. The property consists of 61.27 acres. ALTA and aerial imagery was presented for review; run way protection zone on the corner of Highway 77A North and Carl Ramert Drive was identified; a phone line is present with no easement acknowledged since the property was previously owned by the City of Yoakum. There is a fence encroachment along the lower south east corner; and a driveway encroachment on the property utilized by the adjoining property owner. Options for rectifying the encroachment issues were reviewed.

Motion by Secretary Mooney to approve the minutes of the monthly YEDC meeting from January 19, 2022 as presented. Second was made by Director Trojcak. Motion carried unanimously.

Motion to approve the minutes of the January 19, 2022 Joint City Council/YEDC meeting was made by Director Schmidt as corrected acknowledging Director Brandt as present at the meeting. Second by Secretary Mooney. Motion carried unanimously.

Election of officers was held. Motion by Director Schmidt to appoint Sean Mooney as President to fill the unexpired term. Motion was seconded by Director O'Neill and carried unanimously.

Motion by Director Brandt to appoint Linda Schmidt as Secretary with a second by Director Trojcak. Motion carried unanimously.

Motion was made by President Mooney to appoint Director O'Neill as Chair of the Recruitment Committee. Second was made by Director Brandt; motion carried unanimously.

Director O'Neill made a motion to appoint Michael Trojcak as Liaison to the Lavaca County Judge's Office – an explanation of duties was provided. Motion was seconded by President Mooney and carried unanimously.

Review was held of the composition of Executive Committee consisting of President, Vice-President and Mayor.

An update was provided on the Marketing and Communications Committee – information presented by ED Stokes. The Explore America magazine was presented for review \$30K, not moving forward with that project; digital component was reviewed. A model was created for beta testing purposes populating information on the community. Proposal provides 50 researchers working on the project to be uploaded. The digital presentation is less expensive for consideration. The revised website will be available online soon. Branding options are being developed in conjunction with the City. Links to external websites will eventually lead back to the YEDC website once complete.

A report from the Finance Committee was presented by City Manager Coleman: an increase in the budget for office expense was presented; the Board had previously approved an extension for the Yoakum General Store grant agreement which reflected in the current report. As presented the budget will accommodate all of the YEDC's obligations.

To fill the vacancy left by the resignation of Gery Maneth, President Mooney made a motion to appoint Layne Brandt to the Finance Committee. Motion was seconded by Director Trojcek and carried unanimously.

Review was held of a request by Embroidery Express for reimbursement of funds associated with its approved Downtown Business District Revitalization Grant. Receipts for the reimbursement request were reviewed. After conversation, the item was tabled until additional documentation of bills paid prior to considering full reimbursement. The requestor will be required to provide bills totaling \$90,000 for the reimbursement of the \$43,000 requested not including the purchase of the building.

An update was provided by ED Stokes regarding the Small Business Improvement Matching Funds Grant for Get N' Go Convenience Store. Additional information requested from the previous meeting was provided including additional information for sales tax revenue. After review, consensus of the Board was that the information presented was sufficient and the project can move forward.

A report was provided by Director O'Neill indicating that Evelyn Miculka and Connie Zimmerman serve on the Recruitment Committee. The Committee has been approached for consideration as potential new board members; additional individuals may be considered based on Board suggestions. Additional information will be provided at a future meeting.

Under Executive Director's Report/Discussion: with the completion of the survey, staff recommends approving the issuance of a Request for Proposals for Environmental Assessment and Preliminary Engineering Services for the Development of Yoakum Industrial Park II. A draft Request For Proposal was provided for review. Mayor Carl O'Neill, Councilmember Billy Goodrich, City Manager Kevin Coleman, Director of Public Works Michael Bennett and City Attorney Ken Kvinta were involved in the development of the RFP. The engineering firm hired will provide a preliminary layout of the industrial park, including utilities and infrastructure keeping tenants wishes under advisement, infrastructure will be developed before tenants move in; ingress and egress options were reviewed although those may be limited based on location; drainage information was discussed. The Request for Proposals will be sent out next week if approved. Motion by Director Trojcek to authorize advertising for the Request For Proposals. Second was made by President Mooney and motion carried unanimously. Activities associated with the development of Yoakum

Industrial Park II were discussed: George Scott has received authorization to take possession of the structures; one building remains and the recipient is waiting on GVEC to remove the electric connections prior to removal.

ED Stokes provided an update on the status of the development of YEDC's 2021-2030 Strategic Plan. ED Stokes announced that meeting the EDA deadline for submittal of ARPA-funding grant seemed unlikely. Work will continue on the grant.

Strategic Plan review was held outlining three of the 10 strategic priorities: new entrepreneurs; home grown entrepreneurs; and a business incubator. Distribution of workforce-related data from the Golden Crescent Workforce Board. Conferences that will be attended were reviewed.

Vice-President Boone announced that the Board would enter into Executive Session 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) at 12:48 PM. The meeting reopened to the public at 1:31 PM with no action resulting.

There being no further business, the meeting adjourned at 1:31 PM.



Sean Mooney, President

ATTEST:



Theresa A. Bowe, City Clerk

