

February 21, 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 11:43 AM.

Motion by Secretary Schmidt to approve the minutes from the meeting of January 19, 2023 as presented. Second was made by Director Wenzel and motion carried unanimously.

The Board received the preliminary engineering report from the CDS-Murry for the Industrial Park II property. Steve Lin with CDS Muery was present to provide information and answer questions. Input was received from traffic engineering experts, geo-technical crew, and incorporated multiple activities in the concept. An overview was presented with three goals being outlined including items needed for the grant, maximizing the size of the property, and creating a functional traffic flow. Wastewater disposal was discussed. Future plans will include the upgrade of the infrastructure to provide adequate flow from the property. The estimated cost will be approximately \$7 million with a portion to be requested through the grant from the Economic Development Administration. The concept will become a part of the grant development and part of the long-range plan for the future of the City development. A phased improvement plan was presented; this presentation closes the contract between the CDS-Muery and the YEDC. Additional input from the company may be needed to assist with the completion of the project.

A report was received outlining direction to CSRS, Inc. regarding an application for infrastructure funding for Industrial Park II through the Economic Development Administration. President Brandt and City Manager Coleman presented the following information based on their discussion with CSRS regarding the planned application to the EDA. The current EDA project caps at \$1 - \$1.2 million. Due to the funding limitations, the phasing of the project will be important. The IP2 engineering report can be broken down into phases to accommodate the limited funding. The firm recommends breaking the project down into multiple phases and researching additional funding options. Additional conversation was held regarding the engineer design of the IP2. The final contract and next steps to move forward with the project will be discussed with Mr. Brinkman and brought to the Board at a future meeting.

The completed 2022-2031 Strategic Plan was presented for review. February 24, 2023 is the date for the roll out for the Golden Crescent Regional Plan. An editable format was presented for any changes that are required. President Brandt will be attending the meeting on February 24, 2023 to

participate in the GCRPC meeting. Additional information will be available after the meeting for the regional plan.

A Joint City Council/YEDC meeting is scheduled for March 7, 2023 at 6:00 PM.

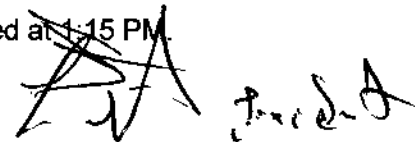
Gonzales County invited the City Manager and the Cuero EDC Director to meet to discuss a possible regional job fair in September 2023. The job fair will be themed towards a particular employment focus. After discussion Vice-President Boone made a motion to approve participation with the Lavaca/DeWitt/Gonzales County EDC's for funding and promotion of a series of area wide job fairs in an amount not to exceed \$1,600. Second was made by Secretary Schmidt and motion carried unanimously.

Discussion was held regarding possible funding to assist with the upgrade of the FM 318 Lift Station that would benefit a local business. After discussion, Director O'Neill made a motion to authorize a public hearing date to consider EDC funding of the Eddy Pack Company share of a lift station upgrade at FM 318 for March 7, 2023. Motion was seconded by Director Wenzel and carried unanimously.

President Brandt announced that the Board would enter into Executive Session at 1:00 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 1:15 PM with no action resulting from Executive Session.

A special meeting was scheduled for March 7, 2023 at 5:00 PM for Executive Director interviews.

There being no further business, the meeting adjourned at ~~1:15~~ 4:15 PM.



Layne Brandt, President

ATTEST:


Theresa A. Bowe, City Clerk