

April 17, 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 March 20, 2023 as presented. Second was made by Vice-President Boone and motion carried unanimously.

Information was received from City Manager Coleman regarding the Quarterly Financial Reports. Questions were posed and addressed regarding potential funding opportunities for projects. After discussion, Secretary Schmidt made a motion to approve the Financial Reports as presented. Motion was seconded by Director Trojcek and carried unanimously.

The scheduled public hearing was deemed unneeded on a proposed allocation of Type B Sales Tax funds in the form of a grant in an amount exceeding \$10,000 in conjunction with the YEDC Grant application from Eddie Varela for Varela's Restaurant for its location at 909 US Hwy 77A North. According to the YEDC guidelines, the property location and because the project does not create primary jobs, disqualify the applicant from the larger grant funding originally applied for by Mr. Varela. Funding options for the location were reviewed. The Small Business Improvement Matching Grant in an amount of up to \$10,000 was deemed more appropriate and considered. Eddie Varela, Sr. and Eddie Varela, Jr. were present to answer questions and provide information to the Board. Details were provided by the applicant regarding the project scope and cost. The Varelas will be constructing a drive through for the location and plan to improve the parking lot at a later date. Quotes were reviewed. After discussion, Vice-President Boone made a motion to approve the Small Business Improvement Matching Grant in an amount not to exceed \$10,000 and waive the requirement for a third quote. Second was made by Director Wenzel; motion carried unanimously.

Discussion was held regarding a grant application for Industrial Park II to the Economic Development Administration through the Disaster Assistance Supplemental Program. President Brandt provided information. The latest conversation with Grant Administrator, Donald Brinkman of CSRS, LLC, an option was presented to apply in the new window of the Disaster Funds with award amounts up to \$2 million and Yoakum could be more competitive. Mr. Brinkman believes that Yoakum will be eligible for the funds and have a good chance of being funded. Estimates were reviewed from CDS Muery on the improvements to the Industrial Park II. Total project costs were reviewed. Council has recommended that the YEDC pay the cost of the grant submission, and Council will sign a letter of commitment that will secure a loan to the YEDC from the City to be repaid

at the sale or lease of the property. Further discussion will be held at future meetings as the process develops.

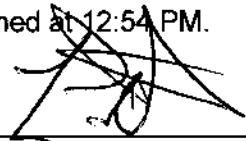
Information was presented by City Manager Coleman regarding the Regional Job Fair Partnership with area cities.

Discussion was held regarding prior year grant deadlines for Timary Rehab Ventures and Yoakum Oak Grove Cemetery Association. As of this date, no information has been received from either group. Staff will reach out to the organizations to determine the status and additional details will be provided as information is received.

Secretary Schmidt made a motion to recommend Pam Ward for appointment as a member of the YEDC Board of Directors to fill an unexpired term to the City Council. Second was made by Director Wenzel and motion carried unanimously.

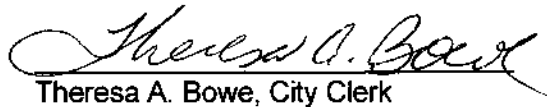
President Brandt announced that the Board would enter into Executive Session at 12:07 PM to deliberate the appointment, employment, evaluation, reassignment, or duties of the YEDC Executive Director (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 12:53 PM with the following action resulting from Executive Session: Director Wenzel made a motion to appoint Genora Young as YEDC Executive Director to become effective May 1, 2023. Motion was seconded by Secretary Schmidt and carried unanimously.

There being no further business, the meeting adjourned at 12:54 PM.



Layne Brandt, President

ATTEST:



Theresa A. Bowe, City Clerk

