

May 15, 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
Genora Young Executive 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 Secretary Schmidt to approve the minutes from the meeting of April 17, 2023 as presented. Second was made by Director Wenzel and motion carried unanimously.

Status of grant application for Industrial Park II to the Economic Development Administration through the Disaster Assistance Supplemental Program was provided by Donald Brinkman with CSRS, LLC. of Victoria, Texas. Funding in the amount of \$3.1 million for water and sewer infrastructure, and grant management services is available through the EDA. Matching funds are required. A resolution authorizing grant match executed by the YEDC and the City Council will be needed. The EDA has created a new grant portal that is required to be utilized. CSRS is targeting the end of June/first part of July for submission. Yoakum Packing Company will be a local beneficiary of the grant which will provide certain qualifications; another form of benefit will be needed which could include letters of support from possible tenants, impact of jobs that are created, both small or large, an existing company that is looking to expand, or preferably, a new company looking to establish within the project. The project is fundable as a recovery and resilience grant and the application will be submitted by the City with funding coming from YEDC. CSRS plans on completing the application process within the next 40 days. After discussion, Director O'Neill made a motion to adopt a resolution (recorded as no. 2023-01) confirming that the YEDC has unencumbered, and unrestricted funds, and commit funds up to \$630,000 at the time of award to the City of Yoakum to provide the local match required as part of the Program. Motion was seconded by Vice-President Boone and carried unanimously.

Budget allocations for office set up, equipment, decorations and furniture at 215 W. Grand Avenue were discussed. ED Young provided information. Originally, \$22,000 were allocated for the renovation of the building. After inventorying the contents and evaluating the technology currently available in the facility, additional needs were identified including a computer, furniture, software, and internet/WIFI service to the building. After discussion, Vice-President Boone made a motion to amend the budget in the amount of \$11,000 for the additional items to create a professional, functioning area. Second was made by Director Wenzel and motion carried unanimously.

Discussion was held regarding prior year grant for Timary Rehab Ventures. Tim Bulot was present to request extending the approved deadline. ED Young provided information indicating that \$5,300 are remaining for use if the extension of the contract is approved. After discussion, the Board provided direction to ED Young to gather additional information to determine eligibility and the feasibility of extending the deadline for the grant.

Discussion was held regarding a prior year grant for Yoakum Oak Grove Cemetery Association and a request to extend the approved deadline. Representatives from the Association were unavailable to be at the meeting. ED Young indicated that Mr. Wayne Rudolph has provided information prior to the meeting indicating that revenue received by the Association is from the sale of plots. ED Young indicated that cemeteries are a draw for tourists and historic preservation of the facilities is important to economic development. Mrs. Young has a potential donor that may be interested in assisting with funding of this project. Motion by Vice-President Boone to extend the deadline for the grant for an additional 90 days. Director Wenzel seconded the motion; motion carried unanimously.

The Board received a report and discussed the joint conversation between YEDC representatives, the Victoria Economic Development Corporation, and the collective Lavaca County group regarding the Golden Crescent Regional Planning Commission Regional Strategic Plan. President Brandt outlined information received at the presentation provided by the Victoria Economic Development Corporation. The Newmark Company has put the plan together for the GCRPC and the surrounding eight counties. Representatives from each were involved in the conversation. The organization is sponsoring an upcoming job fair to be hosted in Gonzales on June 7, 2023. The hope is that the partnership will strengthen grants application that are presented from the regional applicants. Victoria's goal is to improve the health of the rural areas surrounding Victoria. Quarterly meetings between the area representatives have been discussed.

Motion by Director O'Neill to authorize issuance of a City/YEDC credit card for the Executive Director to be utilized for authorized expenses. Second was made by Secretary Schmidt and motion carried unanimously.

After discussion, July 24, 2023 was proposed for the Joint City Council/YEDC Mid-Year meeting.

Under the Executive Director's Report, ED Young provided an update on the South Texas Regional Job Fair Partnership. The event will take place June 7, 2023 at the JB Wells Exposition Center in Gonzales, Texas from 10:00 AM to 2:00 PM. The Texas Workforce Commission will be there to assist with resume development assistance. Booths are free and Mrs. Young will be asking the Yoakum Area Chamber of Commerce to set up a booth alongside the Yoakum EDC. A FaceBook landing page has been developed. Again, the goal is to present a stronger region and to connect regional businesses to job seekers.

A report was provided on activities from first two weeks of employment including in-person meetings and regional meetings. May 1, 2023 was Mrs. Young's first day. She has worked on the downtown office area bringing it into a presentable, professional office area. Files are being transferred, and placement and organization of files has begun. Mrs. Young met with representatives from Eddy Pack Company and extended an invitation to Board members and Council for a tour of the facility. She will coordinate any requests for tours. She has met with three business prospects for the downtown area; met several people downtown; had a reception from the community; and has had good conversations with Eddy Pack Company. She has met with the Victoria Group. She has worked through the first agenda packet with City staff, met many of the City employees, and received

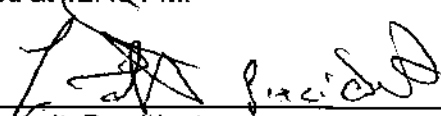
a warm welcome. Along with Secretary Schmidt, ED Young attended an excellent presentation at the Economic Development Summit in Cuero, Texas. She continues to clean the downtown office, toured the Bulot building, met with Kim Higgins who is working on restoring the old Southwestern Bell office on Lott Street. The Executive Director has been working through the RingCentral program that has been established at the downtown office. Calls are being forwarded to the Executive Director's cell phone. A call was fielded from Mark Jemelka at Circle Y and offered a tour of his facility. Reception from the community has been very encouraging. There is an Open House scheduled from 4:00 PM to 6:00 PM this afternoon; Director Wenzel offered the loan of two reception area chairs to utilize in the office until furniture can be received. ED Young has also walked around downtown to hand out invitations to her meet and greet.

Under City Manager's Report, City Manager Coleman provided information regarding the City Council's acceptance of improvements related to Eddy Packing Co. wastewater treatment. The Company has reached the 12-month threshold for acceptable levels of the wastewater treatment to be accepted by the City's wastewater treatment plant. An engineering survey will be covered by the City and additional related documents will be provided as they become available.

Director O'Neill stated that he had attended the TML Mid-Year Conference and indicated that several presentations on economic development subjects were available and could be beneficial to the Board members if they would like to attend future conferences.

New Board member Pam Ward was welcomed with her first meeting coming up in July; Ms. Ward offered additional chairs should they be needed for the downtown Economic Development office.

There being no further business, the meeting adjourned at 12:48 PM.



Layne Brandt, President

ATTEST:



Theresa A. Bowe, City Clerk

