

May 16, 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
Layne Brandt.....Director
Carl O'Neill.....Director
Linda Schmidt.....Secretary
Michael Trojcek.....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.

Motion by Director Brandt to approve the minutes of the monthly YEDC meeting from April 18, 2022 as presented. Second was made by Director O'Neill. Motion carried unanimously.

The Board received a report from Director Schmidt, Chair of the Finance Committee and additional information was presented by City Manager on the Quarterly Finance Report. Details were reviewed. After discussion, Director O'Neill made a motion to approved the Quarterly Finance Report as presented. Second was made by Director Trojcek; motion carried unanimously.

Under Executive Director's report:

An update was provided on the Request for Proposals for Environmental Assessment and Preliminary Engineering Services for the development of the Yoakum Industrial Park II. Thirty-two firms requested copies of the RFP; the deadline for submitting questions was July 6, 2022. Multiple questions were received and addressed in an addendum; the requirement to provide a fee proposal with the requested technical proposal was removed. Review of the submitted proposals will be held by Mayor Carl O'Neill, Mr. Billy Goodrich, Director of Public Works Michael Bennett, YEDC Executive Director Terry Stokes and City Manager Kevin Coleman. Negotiations will proceed after the proposals have been evaluated. Questions were posed and addressed. The notice to proceed is anticipated to be issued in mid-July with completion of the project in mid-November.

An update was provided on activities associated with the development of the Yoakum Industrial Park II (Project IP2). Structures remaining on the property are scheduled to be moved by Mr. George Scott. Health issues have slowed the process. Family members will be completing the removal of the buildings.

Monthly workforce numbers for the region were provided for review indicating that the workforce has diminished although the unemployment rate is down. Entrepreneurship has increased over the last two years; however, statistical data was provided indicating that three out of every four new starts are unsuccessful.

An update was provided on the status of the development of YEDC's 2022-2030 Strategic Plan. Items that have been completed were reviewed approved were outlined, pending items were reviewed. Staff requested feedback be presented from the Board by June 13, 2022. Items for approval will be brought back for Board approval. The Regional study is scheduled for completion in September or early October.

Updates were provided on activities associated with the YEDC's Grants and Incentives Programs. An agreement has been executed with Get 'n Go for new signage with a new logo. The agreement requires the project to be completed before April 2023. There are currently nine grant

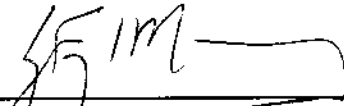
applications with multiple applicants from outside of Texas. Applications will be brought to the Board for consideration at a later date.

Review was held of upcoming economic development related conferences and Sales Tax Workshops. Dates were provided and a virtual option was presented.

President Mooney arrived at 12:00 PM and Vice-President Boone relinquished the meeting to the President.

Under President's Report, and provided the report. Discussion was held regarding the preparation for the mid-year Joint City Council/YEDC Meeting scheduled for June 20, 2022. President Mooney asked the Board to provide items of note to be discussed at the meeting to be placed on the agenda for discussion. An update was provided on the YEDC's downtown office project. Details were outlined. An additional estimate to provide the labor and material needed for the renovations had been received indicating an additional \$5,000 would be needed to complete the project. Additional quotes will be received. After discussion, motion by Director O'Neill to proceed with the renovation in an amount not to exceed \$21,350. Motion was seconded by Vice-President Boone and carried unanimously.

There being no further business, the meeting adjourned at 12:27 PM.



Sean Mooney, President

ATTEST:



Theresa A. Bowe, City Clerk

