

June 20, 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
Michael Trojcek.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: Linda Schmidt.....Secretary
Tanya Wenzel.....Director

Vice-President Boone called the meeting to order at 11:37 AM. Acknowledged guest Ms. Vanita Cheeves who is working with ED Stokes for a community development grant.

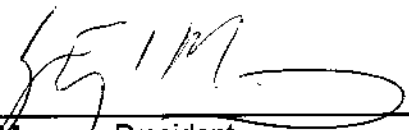
Motion by Director Brandt to approve the minutes from the meeting of May 16, 2022 as presented. Second was made by Vice-President Boone and motion carried unanimously.

Under the Executive Director's Report, ED Stokes provided an update on the Request For Proposal for Environmental Assessment for Industrial Park II. The deadline for submission has past and the review team has reviewed the submittals. The top-ranking entity will be approached for negotiations on the cost and a price will be brought to the Board for public hearing, consideration for approval, and recommendation to the Council for consideration. Questions were posed regarding whether there is a need to have cost upfront rather than only scoring of the entities. Staff indicated that negotiations would provide the cost of the services. An update on activities associated with the development of Yoakum Industrial Park II (Project IP2). Buildings have been removed and ED Stokes thanked City Manager Coleman in assisting with the removal of the remaining debris to prepare the site for the required preliminary engineering and environmental work. Responses to requests for information from the Governor's office were presented; preliminary decisions on the site selection will be provided later this year. An update was provided on the status of the development of YEDC's 2022-2030 Strategic Plan; marketing and industrial park components are being developed and focused on. The Marketing and Communications Committee is working through hiring a website developer and hope to launch by the end of the year. A SWOT analysis will be developed and incorporated into the plan. Staff is asking board to provide feedback. Labor statistics were presented for the Board's review; unemployment rates were provided; and grant program information was presented for the City Manager's information that could assist in community clean up. An update on activities associated with YEDC's Grants and Incentives Program was provided. Last month noted that nine overview packages had been distributed with one of the nine requestors proceeding to request an application. Two more overview packages have been requested and distributed since that time.

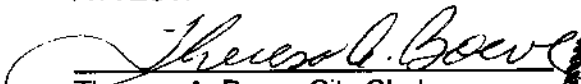
Under President's report, an update on the 211 West May Street property for lease. The property owner has reached out to the YEDC for assistance in making the site's availability known to prospective entrepreneurs especially those interested in starting a food or entertainment venue;

an update was provided on YEDC's downtown office project. At the last meeting the Board approved renovation cost in an amount of not more than \$20K. The bid received came in at \$30,000. Consensus of the Board is to reject the bid and City staff will be moving forward with work; looking to complete the renovation project by the first of October 2022. The Board was informed of the Sales Tax Workshops being hosted by the Texas Economic Development Council. The event to be held in Austin is scheduled for November 18, 2022. Staff will be coordinating for registration and transportation for any Board member that would like to attend. Discussion of Board's strategic vision in preparation for the mid-year Joint City Council/YEDC meeting scheduled for later this month was held. The mission statement has been sent to the Board electronically for contemplation. Staff presented a podcast on the difference between economic activity and economic development for the Board's education. Basic message of the podcast included: Economic Development – jobs, healthy businesses, growing businesses, recruitment of industrial businesses, new types of business, the generation of new tax income, decreasing unemployment; Economic Activity – established businesses, or the increase of the same types of businesses coming to town. President Mooney asked to sit with each member on a one-on-one basis to determine which direction each member believes we should be moving. Discussion on preparation of the YEDC's 2022/2023 Fiscal year budget was held and President Mooney proposed the inclusion of an additional employee into the budget for next fiscal year, possibly a business development specialist. Announcements of events was provided: the proclamation of Economic Development Week was presented by Mayor O'Neill. The Board was invited to the business luncheon hosted by the Yoakum Area Chamber of Commerce to be held at the Community Center on June 28, 2022.

There being no further business, the meeting adjourned at 1:08 PM.


Sean Mooney, President

ATTEST:


Theresa A. Bowe, City Clerk

