

July 18, 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
Linda Schmidt.....Secretary
Layne Brandt.....Director
Carl O'Neill.....Director
Tanya Wenzel.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: Michael Trojczak.....Director

President Mooney called the meeting to order at 11:36 AM, acknowledged guests, and welcomed newly appointed Director Tanya Wenzel as City Council Representative.

Motion by Vice-President Boone to approve the minutes from the meeting of June 20, 2022 as amended. Second was made by Director Brandt and motion carried unanimously.

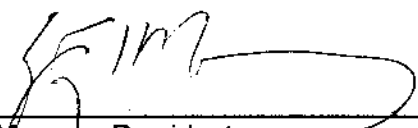
Director Linda Schmidt, Chair of the Finance Committee, provided a report. The Quarterly Finance Reports were submitted for review. After discussion, Vice-President Boone made a motion to accept the Quarterly Finance Report as presented. Second was made by Director Schmidt and motion carried unanimously.

Under the President's Report, an update was provide on the property located at 211 West May Street for lease. The property formerly housed Complete Hometown Physical Therapy. The building has been sold and the new owners are requesting assistance from the YEDC Board to find a small entertainment business to fill the space. Flyers were presented for disbursement and suggestions were requested from the Board on potential occupants for the structure. An update was provided on the YEDC's downtown office project. Current schedule indicates completion in October of 2022. Delays may push the projected completion date further into the future. The Board was reminded of an upcoming sales tax workshop scheduled for November 18, 2022 in Austin, Texas available to the Board members. Discussion was held regarding the YEDC Board's strategic vision in preparation for the mid-year Joint City Council/YEDC meeting. Suggested topics included discussion on how to help the community and the City moving forward. The meeting will be scheduled prior to the August 2022 meeting, however a date for the meeting has not yet been set. Discussion was held regarding preparation of the YEDC's 2022/2023 Fiscal Year Budget. ED Stokes provided information; Strategic Plan activities will need to be addressed in the budget; an additional employee will be recommended in the budget to focus on economic activity while the Executive Director will focus on economic development. City Manager Coleman provided an overview of the budget accounts that are currently being utilized. Budget recommendations and requests need to be submitted to Council for consideration and the suggestion of including an additional employee for the department as a topic during the joint meeting for discussion.

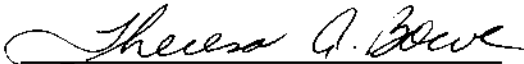
Under the Executive Director's Report, ED Stokes provided an update on the Request For Proposal for Environmental Assessment for Industrial Park II. The survey has been completed; request for proposals were reviewed and the top ranked engineering firm was approached to provide a fee for the service. The quote from CDS – Muery of San Antonio, Texas has been received and distributed to the committee for consideration and negotiations will begin. If the committee is able to

negotiate an agreeable fee with the firm, the agreement will be brought to the Board for consideration. If approved by the Board, the recommendation will be submitted to the City Council for consideration. Staff anticipates the process to be complete by November 2022. Questions were posed and addressed. Funding will be required to provide needed infrastructure; the infrastructure needs to be in place in order to make the property "shovel ready." An update on activities associated with the development of Yoakum Industrial Park II (Project IP2). Buildings have been removed and quotes have been requested for the removal of the remaining slab and debris. The goal is to clear the property to provide a clean slate for the engineers to work with. Questions were posed and addressed indicating that the cost of demolition of the slab was not included in the contract with the individual who gained possession of the structure from the property at no cost. 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; last month was devoted to a SWOT analysis and information was provided for review. An update on activities associated with YEDC's Grants and Incentives Program was provided. No applications have been received as of this date. Information from the Governor's Office for tourism grants for Texas was provided.

There being no further business, the meeting adjourned at 12:20 PM.


Sean Mooney, President

ATTEST:


Theresa A. Bowe, City Clerk

