

August 15, 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
Michael Trojcek.....Director
Tanya Wenzel.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: None

President Mooney called the meeting to order at 11:35 AM, and acknowledged guests.

Motion by Director Schmidt to approve the minutes from the meetings of July 18, 2022 and August 9, 2022 as presented. Second was made by Director Wenzel and motion carried unanimously.

Review was held of a Downtown Business District Revitalization Grant Application received from Murphy Holding Group, LLC for renovations of the building located at 123 W. May Street. Cindy Higgins and Kirk Landman were present to provide information and answer questions. The application was presented for review. The applicant is requesting a reimbursement grant in the amount of \$144,729.50. Questions were posed and addressed; Ms. Higgins provided an overview of planned renovations including the revamp of the building; the first level will become a restaurant; the second level will be remodeled into apartment lofts. Funding assistance would be utilized to remodel the structure, and asbestos abatement for the upstairs portion. The timeline was reviewed and Ms. Higgins indicated that the company is ready to move forward once funding is approved through the YEDC. Parking issues were addressed; parking for apartment areas were addressed; asbestos issues that do not typically meet the guidelines for the EDC were discussed. The Board entered into executive session to deliberation regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087) at 11:52 AM upon motion by Director Trojcek and second by Vice-President Boone with the motion carrying unanimously. The meeting reopened to the public at 12:50 PM with the following action resulting from Executive Session: Motion to set a public hearing for the review of the proposed grant pending evaluation of Board concerns with the applicant. Second was made by Vice-President Boone and motion carried unanimously.

President Mooney provided a recap of series of one-on-one meetings held with fellow Directors: the majority of the Board wants the City to grow and prosper; not as large as Victoria; does not want it to become a major hub; wants the City to be cleaned up, downtown to be improved; some Board members are in favor of Industrial Park II; some want the City to stay the same; most do not want to hire a business retention specialist. Board members indicated a desire to move forward with developing the first 18 acres of Industrial Park II; seek out high paying tenants for the remaining portion or carve off the remaining acreage for sale. Goals include to work forward with economic activity and encourage City Council to define code restrictions for the downtown area.

Review and discussion was held regarding the YEDC Budget for FY 2022/2023; City Manager Kevin Coleman provided information. A tentative budget for recommendation to the City Council was reviewed including proposed expenses. Strategic Plan expenses were reviewed and


grant funds to be expended were reviewed. After discussion, Director O'Neill made a motion to recommend the Yoakum Economic Development Corporation Fiscal Year 2022-2023 budget as amended to the City Council for approval. Second was made by Director Brandt and motion carried unanimously.

Under the Executive Director's Report, an update was provided on the contract for Environmental Assessment and Preliminary Engineering Services for the Development of Yoakum Industrial Park II: last Tuesday the Board met and approved a contract with CDS - Muery for engineering services on Industrial Park II, the notice of award has been submitted. Once executed, the notice to proceed will be submitted. Completion is scheduled for November 2022; preliminary notice of funding to the Economic Development Administration will be available in November 2022. An update was provided on activities associated with the development of Yoakum Industrial Park II (Project IP2): a contract for removal of remaining debris and slab has been executed; tax bill for Industrial Park II was reviewed; real estate taxes are not due until the board is receiving revenue from the property. Site options from the Office of the Governor were presented. An update was provided on the status of the development of YEDC's 2022-2031 Strategic Plan: research continues and is much more in-depth than originally thought; the consultant for the Golden Crescent has kicked off the project and will be onsite this month for review. An update was provided on activities associated with YEDC's Grants and Incentives Program: eleven packages are still out; information received from Eddy Packing comes from the Vice-President/Human Resources and is requesting information on YEDC's incentive programs. Discussion was held regarding a potential date change for September Annual Meeting of the Board of Directors: presently scheduled for the September 19th; Terry will be out of town. The Annual meeting will be moved to Monday, September 26, 2022.

There being no further business, the meeting adjourned at 1:25 PM.


Sean Mooney, President

ATTEST:


Theresa A. Bowe, City Clerk

