

October 16, 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
Carl O'Neill Director
Pam Ward Director
Tanya Wenzel Director
Genora Young Executive Director
Theresa A. Bowe City Clerk

ABSENT: Linda Schmidt Secretary
Michael Trojcek Director

The meeting was called to order at 11:30 AM.

Motion by Director Wenzel to approve the minutes from the meeting of September 18, 2023 as presented. Second was made by Vice-President Boone and motion carried unanimously.

A financial report was presented by Debbie Gray, Director of Finance. Additional information will be presented at a future meeting for budget amendments. Revenue and expenditures were reviewed. Certificates of Deposits have been renewed at a higher interest rate; investment act training will be attended by Dir of Finance Gray and Executive Director Young. The Board may consider placing funds in Tex Pool in order to gain higher interest rates and have the funds more readily available than Certificates of Deposits. The Ring Central account will be cancelled. Staff has finalized the 2022-2023 fiscal year, and will be developing appropriate amendments for consideration at a future meeting. Director Wenzel made a motion to approve the report as presented. Second was made by Director Ward. Motion carried unanimously.

Discussion was held on a Downtown Business District Revitalization Grant Application from The Grand Theater located at 211 W. May Street in the amount of \$75,000.00. Mrs. Tammy Steinman was present to provide information and answer questions. ED Young provided information regarding the proposed grant application. The Grand Theater is landlocked and is currently unable to qualify for expansion of a building grant application. Four of the top priorities from the strategic plan are touched on with her proposed grant application. The business is looking at putting a Hunt's Brother Pizza and an arcade to expand their services to the community. Mrs. Steinmann is requesting assistance with funding to purchase a building adjacent to the current property. She indicated that she has had to turn away some business because of the need for more space. After review and discussion, Director Wenzel made a motion to approve a matching grant in an amount not to exceed \$75,000. Motion was seconded by Vice-President Boone and carried unanimously.

ED Young expressed appreciation to Vice-President Boone and Mitchell Franz for their assistance in reviewing the 26 proposals received for website development. Discussion was held; costs and maintenance rates were reviewed and discussed. The recommendation from the committee was to award the contract to Esinberg and Associates of Dallas, TX in an amount not to exceed \$30,000 for the first year. Director O'Neill made the motion to approve the recommendation with a second by Director Ward. Motion carried unanimously.

Discussion was held regarding possibly developing standard operating procedures for Industrial Park 2. ED Young provided information regarding the development of covenants for the park to answer questions such as "Do we lease the land...long-term, short-term?"; "Do we convey the land?"; etc. Direction was provided to ED Young to gather details and proposed dates for a workshop to develop standard operating plans and establish guidelines. ED Young indicated that the grant is moving forward through the Economic Development Administration. The grant is scheduled to be awarded toward the end of 2023.

Information was presented regarding the presentation of the Annual Report for City Council due by November 1st each year. Additional information will be presented at a future meeting that will expand the report based on information from ED Young.

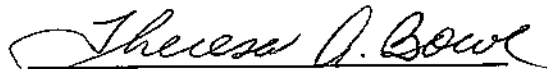
Under Executive Director's Report, ED Young provided updates on approved YEDC Grants including Varella's Best, Kaspar Horse Barn/Welhausen Legacy dba Circle Y. Meetings attended were outlined including those with the Golden Crescent Regional Planning Commission (GCRPC), and Rural Economic Development Advisory Committee (REDAC) through the GCRPC. Information was presented regarding the EDA Grant Applications outlining the status of the Industrial Park 2, and the Recompete Grant. Staff attended the Texas Municipal League Annual Convention scheduled for October 3 through October 6, 2023. Additional events to be attended were reviewed including the Yoakum Chamber of Commerce Job Fair scheduled for October 18, 2023, Texas Downtown Association scheduled for October 23 through 26, 2023, the Texas Downtown event to be held in Nacogdoches, and the South Texas Regional Job Fairs rescheduled for January and June. The January event will be held in Cuero, Texas and will provide an entrepreneur corner.

There being no further business, the meeting adjourned at 12:59 PM.



Layne Brandt, President

ATTEST:



Theresa A. Bowe, City Clerk

