

October 17, 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 Trojczak.....Director
Terry Stokes.....Executive Director
Kevin M. Coleman.....City Manager
Theresa A. Bowe.....City Clerk

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

President Mooney called the meeting to order at 11:36 AM.

Motion by Director Trojczak to approve the minutes from the meeting of September 26, 2022 as presented. Second was made by Director Brandt and motion carried unanimously.

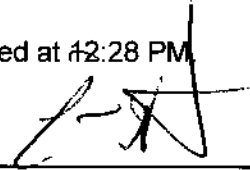
The Board received a wastewater treatment capacity report associated with Eddy Foods, Inc. and Industrial Park II (Project IP2) prepared by TRC Engineers of Austin, Texas. City Manager, Kevin Coleman provided information; details of the wastewater situation were discussed. Equipment currently utilized by Eddy Foods was discussed along with irrigation activities and treatment processes on the company's side. Eddy Foods will need to upgrade their treatment system in order to be able to send acceptable wastewater to the City's system. Capacity levels for the FM 318 lift station were discussed in relation to the Industrial Park II. The Hickey Street Lift Station was reviewed in relation to the flow from Industrial Park II. CDS-Muery will provide incorporation of the appropriate route into the plans for the project. Estimates for upgrading the FM 318 lift station were reviewed with a rough cost of \$475,000. Staff is considering a recommendation to share the cost of the upgrade with Eddy Packing in a roughly 60/40 split. Eddy Foods' discussion has been to participate on a sur-charge basis. The company has begun communication with Executive Director for participation in grant funding for capacity building projects and on-the-job training for employees.

Under the Executive Director's Report, an update was provided on the environmental assessment and preliminary engineering services from CDS-Muery and Terricon, as well as other activities associated with the development of Yoakum Industrial Park II. Details were reviewed. An update was provided regarding the status of the development of the YEDC's 2022-2031 Strategic Plan. Information was presented and feedback from the YEDC Board members is currently pending. New components were provided for review. The document is based on ten strategic foundations discussed previously. A SWOT Analysis was incorporated along with labor patterns. Appendices were reviewed. Information from the Golden Crescent Regional Planning Commission was provided including a study outlining the impact to the region from COVID-19. The Executive Director plans to have the document completed and ready for approval by the end of November 2022. An update was provided regarding activities associated with YEDC's Grants and Incentives Program. Eddy Foods, Inc. may be seeking YEDC assistance to apply for funding through a State agency for grant funds that must be requested through a Type B organization. Additional information will be presented at a later date.

President Mooney announced that the Board would enter into Executive Session at 12:16 PM to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or

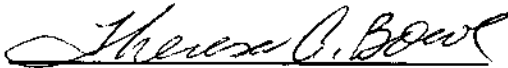
dismissal of the YEDC Executive Director (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 12:28 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 12:28 PM.



Layne Brandt, President

ATTEST:


Theresa A. Bowe, City Clerk

