

November 15, 2022  
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  
Linda Schmidt ..... Secretary  
Carl O'Neill ..... Director  
Michael Trojcek ..... Director  
Tanya Wenzel ..... Director  
Kevin M. Coleman ..... City Manager  
Theresa A. Bowe ..... City Clerk

ABSENT: None

Vice-President Boone called the meeting to order at 11:36 AM.

Motion by Director Wenzel to approve the minutes from the meetings of October 17, 2022 and October 26, 2022 as presented. Second was made by Director O'Neill and motion carried unanimously.

Discussion was held regarding the election of new officers for the Board. After discussion, Director Wenzel made a motion to elect Layne Brandt as President to fill an unexpired term. Second was made by Director Trojcek and motion carried unanimously.

A report was provided from the Nominating Committee. Director O'Neill indicated that a written resignation has been expected from Sean Mooney, but has not been received as of this date. Motion by Director Wenzel to accept the verbal resignation from Sean Mooney effective immediately. Second was made by Director Schmidt; motion carried unanimously.

Director O'Neill provided additional information indicating that three candidates are currently being considered and the Committee is accepting additional nominations from the Board.

A report was provided by Secretary Schmidt from the Finance Committee. City Manager Coleman provided details outlining the September 2022 with accrual and reminding the Board that the cash basis report is done on a monthly basis. All items indicate expenditures within Budget, Sales Tax revenue listed is above budget, and a Finance Report outlining assets and liabilities with comparison from the previous year was provided. Liabilities show lower within this report than at the beginning of the Fiscal Year. Motion by Director Brandt to accept the report as presented. Second was made by Director Wenzel and motion carried unanimously.

Review was held of the November Finance Reports. Address corrections were identified and City Manager Coleman will be reaching out to Wayne Rudolph regarding the Yoakum Oak Grove Cemetery grant to determine a timeline for completion of the approved project.

Documents received from Ms. Vanita Cheeves representing the Yoakum Memorial Association were reviewed by the Finance Committee for a Community Improvement Small Project

Matching Funds Grant application and a recommendation for approval was submitted. After discussion, Director Trojcek made a motion to approve the grant application as submitted in an amount not to exceed \$5,000. Motion was seconded by Director O'Neill and carried unanimously.

Information was submitted from Get N Go Food Mart for reimbursement through a Small Business Improvement Matching Funds Grant. The Board received photos of the work completed along with receipts indicating proof of payment to contractors. After discussion, Secretary Schmidt made a motion to approve reimbursement in an amount not to exceed \$10,000. Director Wenzel seconded the motion. Motion carried unanimously.

A report was received from the Marketing and Communications Committee. Upon recommendation from the Committee, Director Brandt made a motion to renew membership with the Yoakum Area Chamber of Commerce. Second was made by Director Schmidt and motion carried unanimously.

Review of the proposed lease extension for the downtown EDC office located at 215A W. Grand Avenue was held. The current lease expired on October 31, 2022. Conversations have been held with Tommy Barre, owner of the building. Improvement for rent was not listed in the lease agreement, however, Mr. Barre indicated that he would accept the \$20,000 spent by the YEDC for improvements to the building in lieu of rent. Cricket Wireless, the other tenant in the building made contact with City staff regarding a previous arrangement for paying a portion of the utility bill for the facility. The company had not submitted any billing information to the City, therefore the issue had not been addressed. The agreement was a 65/35 split between Cricket Wireless and the YEDC. City staff is working to negotiate repayment of the first 13 months with the company. The former Executive Director had initiated telephone and internet service to the building which has been transferred to the City Manager. Discussion was held regarding disconnecting the service until the building is utilized again. Motion was made by Director Trojcek to approve the extension of the Lease with Tommy Barre for the building at 215A W. Grand Avenue and to disconnect the telephone and internet service until needed. Motion was seconded by Director O'Neill and carried unanimously.

A report was provided by Director O'Neill regarding the status of the engineering services for Industrial Park II. Director O'Neill met with CDS-Muery and has received a projected schedule. The company has completed the preliminary review and will be submitting updated information as necessary. The project is on schedule to be completed in time for the grant application deadline.

City Manager Coleman provided information to the Board indicating that the Request for Proposals for grant administration services for Industrial Park II grant submission to the United States Economic Development Administration has been advertised and responses are due by Thursday, December 15, 2022 at 3:00 PM. Additional information will be provided at the December Board meeting.

City Manager Coleman provided information regarding a report from TRC Engineers on wastewater capacity related to Industrial Park II potential flow combined with flow being received from Eddy Packing Company, Inc. The report provides information regarding the future use of the wastewater treatment plant and the volumes that are being projected and pre-treatment by the users. The average loads currently being produced are outside the acceptable range to be accepted by the existing wastewater treatment plant. Additional recommendations will be provided as research continues.

Vice-President Boone announced that the Board would enter into Executive Session at 12:28 PM to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or

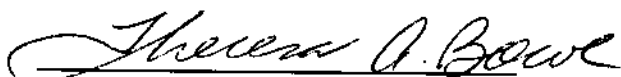
dismissal of the YEDC Executive Director (V.T.C.A., Gov. Code, Sec. 551.074). The meeting reopened to the public at 12:51 PM. Action resulting from Executive Session: motion by Director Wenzel to begin the recruitment process for an Economic Development Executive Director. Second was made by Director Brandt and motion carried unanimously.

There being no further business, the meeting adjourned at 12:51 PM.



Layne Brandt, President

ATTEST:



Theresa A. Bowe, City Clerk

