

July 19, 2021
Yoakum Community Center
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President
Whitney Boone..... Vice-President
Layne Brandt..... Director
Sean Mooney..... Director
Anita R. Rodríguez..... Director
Linda Schmidt..... Director
Kevin M. Coleman..... City Manager
Terry Stokes..... Executive Director

ABSENT: Theresa A. Bowe..... City Clerk

President Maneth called the meeting to order at 11:32 AM and guests were welcomed.

Director Rodriguez made a motion to adopt the minutes of the meeting of June 21, 2021 as corrected (spelling - Director Mooney). Motion was seconded by Director Mooney and carried unanimously.

Motion by Vice-President Boone to adopt the minutes of the meeting of June 25, 2021 as presented. Second was made by Director Rodriguez and motion carried unanimously.

Director Rodriguez made a motion to adopt the minutes of the meeting of June 29, 2021 as presented. Second was made by Vice-President Boone; motion carried unanimously.

Under President's Report/Discussion: Comments were provided on Project IP2 in conjunction with the development of a second industrial park; would like to encourage the public to become excited about the project. Structures remain on the property that may be relocated. Instruction was provided to have individuals interested in acquiring those structures to contact Executive Director Stokes or President Maneth for negotiation. A report on construction of a parking lot paving project at 306 Irvine Street was provided. Construction has begun, paving will begin on August 2, 2021 with drainage issues being address. The parking lot will be constructed of black asphalt with striping and a security light in the center. Discussion has been held with surrounding property owners regarding additional drainage issues. An update on the lease of office space in the downtown area for a YEDC Headquarters was provided. A draft lease agreement has been received indicating specific maintenance obligations outlined. The City Attorney has reviewed the agreement and made observations that may need to be addressed. Insurance obligations were reviewed that will be covered through the City of Yoakum insurance. Signage and installation for communications will be the responsibility of the YEDC.

Reports were received from the liaisons to YEDC's stakeholders, as follows: Director Sean Mooney provided information regarding City Council actions. The revised Junk Vehicle ordinance has been passed on second and final reading and is scheduled for publication. Additional information was provided regarding the changes incorporated into City ordinance regarding junk vehicles by City Manager Coleman. Once published, property owners with current infractions will be provided 90 days to bring properties into compliance before enforcement procedures are initiated. The first list of junk vehicles to be reviewed by Council was presented at their June meeting with encouraging results being received. Approval was received from the Council for funding for the parking lot improvements in the amount of \$85,000, and for funding of a grant to Embroidery Express in the amount of \$90,000. Questions were posed and addressed regarding Building and Standards issues, procedures that have been outlined, and how the process has been modified. A report was received from the Chair of the Recruitment and Nomination Committee - Director Anita Rodriguez. Layne Brandt was appointed by the City Council at their July 2021 meeting and information was presented on his qualifications and experience in Yoakum. Michael Trojack has been nominated to the City Council and will be considered for appointment at their meeting in August 2021. His qualifications were reviewed. Both were welcomed to the Board. A report was received from the Chair of the Finance Committee: Director Linda Schmidt extended her thanks to the City staff for assistance with the Finance Report. Details were outlined by City Manager Coleman.

Review was held of the Quarterly Finance Report. After discussion, Director Mooney made a motion to approved the Finance Report as presented. Motion was seconded by Director Schmidt and carried unanimously.

Information was presented on the preliminary YEDC Budget for FY 2021/2022 by City Manager Coleman. Changes were outlined for proposed changes to the YEDC and City agreement as it pertains to the payment of salaries for the Executive Director, City Manager, and other City staff members. After review, Director Schmidt made a motion to approve the preliminary Fiscal Year 2021/2022 YEDC Budget as presented. Second was made by Director Mooney; motion carried unanimously.

Under Executive Director's Report/Discussion: motion by Vice-President Boone approving the issuance of a formal request for bids to secure a vendor to provide Topographical Survey services for Project IP2 (2nd Industrial Park). Second was made by Director Mooney. Motion carried unanimously.

Discussion was held of the requirements for applying for funding from the U.S. Economic Development Administration for the provision of infrastructure on Project IP2 (2nd Industrial Park). Information was presented by Executive Director Stokes. A strategic plan is required for this process. Information was provided on negotiations for an economic development prospect.

Update on the status of development of YEDC's 2021-2030 Strategic Plan. Suggestions were made on expanding accommodations for meetings and office space for the YEDC. Strategic priorities include community involvement and community development. Vocational training options were reviewed. Options for grants for community improvements such as the Little League ballfields. Other suggestions were encouraged. A splashpad has been suggested as part of the strategic plan process.

Economic development-related news articles from the past month were distributed.

President Maneth announced that the Board would enter into Executive Session at 12:38 PM to discuss and deliberation regarding commercial or financial information from a business prospect that the YEDC seeks to have locate, stay, or expand its operations within the City of Yoakum's Extra Territorial Jurisdiction and with which the YEDC is conducting economic development negotiations (V.T.C.A., Government Code, Section 551.087). The meeting reopened to the public at 1:30 PM. No action resulted from Executive Session.

There being no further business, the meeting adjourned at 1:30 PM.


Gery B. Maneth
President

ATTEST:


Theresa A. Bowe, City Clerk

