

November 15, 2021  
Yoakum Community Center  
Conference Room – 11:30 AM

REGULAR MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT  
CORPORATION BOARD OF DIRECTORS

PRESENT: Gery Maneth..... President  
Layne Brandt..... Director  
Sean Mooney..... Director  
Carl O'Neill..... Director  
Linda Schmidt..... Director  
Michael Trojcek..... Director  
Terry Stokes..... Executive Director  
Kevin M. Coleman..... City Manager  
Theresa A. Bowe..... City Clerk

ABSENT: Whitney Boone..... Vice-President

President Maneth called the meeting to order at 11:33 AM and guests were welcomed.

Director O'Neill made a motion to approve the minutes from the meeting of October 18, 2021 as presented. Motion was seconded by Director Schmidt and carried unanimously.

Under the President's Report, information was presented on Embroidery Express moving to a downtown location with a larger facility, and more inventory. Owner Diane Hanzelka expressed appreciation to the YEDC for the grant funding provided. An update was provided on the parking lot improvement project located at 306 Irvine Street. The construction portion of the project has been completed. The bid package for the striping of the parking lot will be developed and advertised. Discussion was held regarding placing signage restricting parking of tractor-trailer vehicles.

Reports from the liaisons to YEDC's stakeholders, as follows: Secretary Mooney provided an update from the City Council meeting of November 9, 2021 discussing progress on junk vehicles and non-compliant structures that have been addressed. Downtown issues, concerns, and possible strategies were discussed. Information was provided on a proposed ordinance that will address nuisances on larger properties that are currently in compliance with the current restrictions. Discussion was held regarding the schedule for a joint City Council/YEDC meeting for January 2022. Secretary Mooney also reminded the Board of the Annual Report due to the City Council by the end of November as outlined in the YEDC By-Laws. Strategic Plan items will be reviewed and outlined with the Mayor O'Neill, Councilmember Mooney, and President Maneth for future consideration and discussion.

Director Schmidt provided a report from the Finance Committee. City Manager Coleman provided details of the revised Fiscal Year-End Financial Report. After review and discussion, Director Schmidt made a motion to approve the revised Fiscal Year-End Financial Report as presented. Second was made by Secretary Mooney and motion carried unanimously.

Executive Director Stokes provided a report from the Marketing and Communications Committee as submitted by Vice-President Boone. Phones at the office located downtown are set up and will be live when the voice mail is set up. An update was provided on the website

development. Web address is destinationyoakum.com and the tagline has been set as "Your destination for growth and opportunity." The former website address will be rerouted to the current website. The next step will be to design business cards and stationery to be utilized.

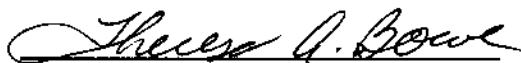
Under Executive Director's Report/Discussion: ED Stokes provided information regarding the Corporation's annual report due to the Yoakum City Council by November 30, 2021 to be presented to the Council at their meeting of December 14, 2021. Negotiations with Eddy Packing, Inc were discussed. An update on the Request for Proposals (RFP) process to secure a vendor to provide services for Topographical and ALTA Surveys for the Yoakum Industrial Park II (Project IP2). Twenty-four vendors were provided bid packets. An addendum was submitted to answer questions submitted by the vendors. Letters of support for the project were provided for review. The proposals for the survey are due November 15, 2021 and will be reviewed by the committee and a recommendation will be submitted to the City Council for award. The survey is scheduled to be performed in January 2022 and engineering Request for Proposals are scheduled to be sent out in February 2022. Costs for each will be required for the Economic Development Association grant application. An agreement is being developing in coordination with the City Attorney to protect the City of Yoakum and the City of Yoakum Economic Development Corporation from any potential repercussions from this project. Relocation of the structures currently located on the property will be scheduled. Discussion continued regarding activities associated with the development of the Yoakum Industrial Park II (Project IP2) including a high technology business that has a potential to be located in the Park which could bring 4,000 jobs to the area. A lease agreement has been established with Tommy Barre for the lease of the downtown YEDC headquarters. Signage will be placed when the interior is ready for move-in. An update on the status of the development of YEDC's 2021-2030 Strategic Plan was provided. Priorities were reviewed. A search firm approached ED Stokes, explaining that the YEDC Board is currently not in a good position to be competitive on a State or National level when competing for site-selections. Complaints were addressed from local business owners. ED Stokes indicated that he is spending more time with businesses that have not been approached by past Economic Development Directors. Economic development-related news articles from the past month were distributed.

There being no further business, the meeting adjourned at 12:46 PM.



Gery B. Mareth  
President

ATTEST:



Theresa A. Bowe, City Clerk

