

February 18, 2025  
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  
Michael Trojcek ..... Director  
Pam Ward ..... Director  
Tanya Wenzel ..... Director  
Genora Young ..... Executive Director  
Michael Mitchell ..... City Manager  
Theresa A. Bowe ..... City Clerk

ABSENT: Carl O'Neill ..... Director

President Brandt called the meeting to order at 11:39 A.M.

The minutes of January 28, 2025 Board meeting were presented. Vice-President Boone moved to approve as presented. Director Trojcek seconded the motion, and the motion carried unanimously.

Review was held regarding the monthly Financial Report presented by Debbie Gray, Director of Finance. A \$26,225.77 expenditure to Navy's Place dba Benz Tok, LLC will be reflected on the next month's report. The Texas Comptroller provided the monthly sales tax, highest sales tax on record reporting December 2024 sales. A detailed report may be available through the Comptroller. Certificate of Deposit account interest rates were reviewed. After review and discussion, Secretary Schmidt made a motion to accept the financial report as presented. Second was made by Director Wenzel and motion carried *unanimously*.

Under the Executive Director's Update, progress on Industrial Park II (IP2) was provided. Website development progress was reported indicating that staff is making progress; will be requesting higher resolution photos to present to the design team. Plans are to make a public plea for photos of high resolution. The publication time frame is unknown at this time; updates will be provided as processing changes. ED Young indicated that commercial listings will be available on the site. She will be contacting the building owners to offer to publicize the buildings at no cost. ED Young announced the grand opening of the new appliance store opening downtown. Staff has been introduced to a new customer service manager with Placer.ai. Staff continues to work to become familiar with the software. Eight potential applicants have reached out to ED Young over the past month to request information on available grants and incentives. Specific interests included business startups, community service events, and building purchase assistance. Board consensus was to

provide building improvement assistance rather than building purchase. City staff continues to work through the Comprehensive Plan with grant consultant CSRS. Two groups have been interviewed including large employers and civic organization. The leather companies are involved in seasonal events, and plans are to get in front of them over the next few months. Investors have reached out and indicated interest in investing in our community. More details to be provided as projects develop.

President Brandt announced that the Board would enter into Executive Session at 12:01 PM to deliberate the purchase, exchange, lease, or value of real property for (V.T.C.A., Gov. Code, Sec. 551.072) regarding Industrial Park II (IP2), Project "Check Point", and Project "Hungry Hippo"; and to deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087) regarding Industrial Park II (IP2), Project "Check Point", and Project "Hungry Hippo". The meeting reopened to the public at 12:45 PM with no action resulting from Executive Session.

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

  
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Layne Brandt, President

ATTEST:

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City Clerk

