

June 17, 2025  
Yoakum City Hall  
Conference Room – 8:00 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  
Pam Ward ..... Director  
Tanya Wenzel ..... Director  
Michael Trojcak ..... Director  
Genora Young ..... Executive Director  
Michael Mitchell ..... City Manager  
Theresa A. Bowe ..... City Clerk

President Brandt called the meeting to order at 8:10 A.M.

The minutes of May 20, 2025 Board meeting were presented. Director Trojcak moved to accept the Minutes as presented. Vice President Boone seconded, and the motion carried unanimously.

Review and consider monthly Financial Report presented by Debbie Gray, Director of Finance. Questions were posed and addressed. President Brandt inquired regarding the remaining funds due for engineering services by CSRS. ED Young will reach out to CSRS to gather additional information. Debbie Gray, Finance Director, indicated that this will be her last meeting. She accepted a position in another community and will be moving. YEDC Board members thanked her for her assistance and wished her the best. Director O'Neill moved to accept the Financial Report. Secretary/Treasurer Schmidt seconded the motion. The motion carried unanimously.

Schedule Mid-year City Council/YEDC Board Workshop. After a brief discussion, the Board consensus was to seek City Council's availability on July 14th at 5:00 PM for the Mid-year City Council/YEDC Board Workshop. The Board will convene again at their regularly scheduled date and time of July 15, 2025 at 11:30 AM.

President Brandt moved to Item #6 on the Agenda because the applicants for Item #5 were not present. Doris Laredo and Cheryl McMullen representing Double D Ranchwear, Inc. were present to provide information and answer questions. The project includes upgrading the location to provide additional facilities for Double D's multi-day event held in July. This expansion will be a multi-function facility with a photography studio, etc. Discussion included buildings that are currently being utilized for storage and the timeframe for the project was discussed. ED Young provided an overview of the timeline for publication of the project and resolution readings by the City Council. Further discussion was held regarding current budget and the need for budget amendment. Vice-President Boone moved to approve matching funds in an amount not to exceed \$125,000 with phased

funding over a 2-year period and set a public hearing for July 15, 2025 at 11:30 AM. Director Wenzel seconded the motion and the motion carried unanimously.

ED Young presented information for a grant application from 5 Degrees Investments – Brandon & Courtney Welch for development of Freebird Salon, in an amount more than \$10,000 and not to exceed \$100,000 and set a Public Hearing date. The applicants were unable to attend. Board discussion included phased funding of the project. The estimated cost for phase one is roughly \$52,000. Additional phases are planned and will be presented with additional information provided at a later date. Director Trojac moved to approve the project in an amount not to exceed \$26,000 and a Public Hearing to receive citizen comment be scheduled for July 15<sup>th</sup> at 11:30 AM. Vice-President Boone seconded the motion. The motion carried unanimously.

Budget amendment discussion included increasing the grant project line item in the amount of \$151,000. ED Young provided details regarding the remaining funding that was previously approved. Director Ward made a motion to approve the budget amendment in the amount of \$151,000. Director O’Neill seconded the motion; motion passed unanimously.


Executive Director’s Update included

- a) IP2 progress included notification from EDA of Site Certification approval and required information submitted by CSRS into the EDA Web portal for final EDA approval of construction RFP posting
- b) Website Development – Raymond Rosas will provide photos and assist with drone footage. Addyson Cretors (intern with the City) is assisting with an employer survey to receive employee count for inclusion on the website.
- c) Grant Projects – Navy’s Place received Phase IV funding reimbursement
- d) Bulldog beautification was funded in the amount of \$10,000
- e) Yoakum Oak Grove Cemetery submitted one invoice and canceled check. Additional information may be submitted for reimbursement
- f) Grant interest continues to increase. Staff refers interested parties to contact Small Business Development Center for free, confidential assistance.
- g) Cuero/DeWitt County Health Department requested to use the YEDC building for space to perform wellness checks for the community.

There being no further business, the meeting adjourned at 9:08 AM.

  
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Layne Brandt, President

ATTEST:

  
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Theresa A. Bowe, TRMC  
City Clerk

