

September 16, 2025
Yoakum City Hall
Conference Room –11:30 AM

ANNUAL MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

PRESENT: Layne Brandt President
Linda Schmidt Secretary
Carl O'Neill Director
Pam Ward Director
Tanya Wenzel Director
Michael Trojczak Director
Genora Young Executive Director
Michael Mitchell City Manager
Theresa A. Bowe City Clerk

ABSENT: Whitney Boone Vice President

President Brandt called the meeting to order at 11:36 A.M.

The minutes of August 19, 2025 Board meeting were presented. Secretary/Treasurer Schmidt moved to accept the minutes as presented. Director Ward seconded, and the motion carried unanimously.

The Financial Report was presented by Christy Riggs, Finance Director with a comparison of current format and proposed future formatting of the financial report. Future financial reports will be printed directly from the Tyler Tech software used by the City of Yoakum. President Brandt requested that interest be itemized out for clarification. Director Trojczak moved to approve the Financial Report as presented. Director Wenzel seconded the motion. The motion carried unanimously.

President Brandt acknowledge that September is the Annual Meeting when officers are elected. He called for nominations. Director Wenzel moved to re-elect the current slate of officers by acclamation. Director Ward seconded the motion and the motion carried unanimously.

President Brandt Opened a Public Hearing to receive citizen comment on a proposed allocation of Type B Sales Tax funds in an amount that will exceed \$10,000 (not to exceed \$100,000), to be utilized in conjunction with a grant application from Brandon and Courtney Welch, 5 Degrees Investments, LLC for Freebird Salon to assist with exterior landscaping improvements. There being no one present to make comment; President Brandt closed the Public Hearing.

ED Young presented the proposed FY 2025-2026 Budget listing each line item. An adjustment from \$6,000 to \$7,200 was made to Placerai which included a program "add-on" for accessing contact information for potential recruitment purposes. Young pointed out that \$1,500 for Stand Up Rural America Rural Forum, a rural economic development conference

was moved from Promotions and Marketing to Board Training. Expenditures were reduced by \$500. Following the Board discussion, Secretary/Treasurer Schmidt moved to approve the 2025-2026 FY Budget with updates. Director Ward seconded the motion and the motion carried unanimously.

Executive Director's Update included information regarding

- a) Industrial Park II – ED Young will notify YEDC Board members when the “Kick-off” meeting is scheduled with the construction company.
- b) Website Progress – Staff is completing notes for submission to Eisenberg & Associates including commercial properties for lease/sale. Raymond Rosas' photos were forwarded to Eisenberg & Associates. Aerial photos and drone footage are needed.
- c) Grant Projects – SAK Construction is nearing completion. A redline version of the Performance Agreement is under review by City Attorney Ken Kvinta.

Freebird Salon – Brandon and Courtney Welch submitted their first reimbursement request. A printed spreadsheet was provided for review; however, it was not reviewed during the meeting.

ED Young will provide City Attorney Ken Kvinta a DRAFT of the Double D Ranchwear Performance Agreement for Double D Ranchwear by Friday, September 19, 2025

- d) Stand Up Rural America – Regional Forum – a link to the website was provided for the Board to review information and registration for the event. A News Release was shared with the Yoakum Herald-Times and the Yoakum Area Chamber of Commerce Board of Directors.
- e) James Nelson, PhD, Associate Chancellor, Texas A & M Victoria, the Provost, and other representatives of TAMU - Victoria will visit Yoakum Tuesday, September 30th. They will arrive at Hochheim Prairie Insurance before lunch for a brief welcome and refreshments. YEDC will host lunch before a driving tour of the community. Superintendent Tom Kelley and YISD School Board members will provide a tour of the CTE building and other new developments at Yoakum High School. A “Meet & Greet” Reception at Pam Ward's office is planned from 5:30 PM – 7:00 PM.

The Board did not enter into Executive

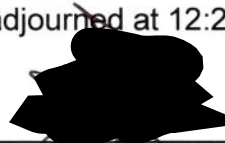
There being no further business, the meeting adjourned at 12:28 P.M.

ATTEST:



Theresa A. Bowe, TRMC
City Clerk





Layne Brandt, President