

January 20, 2026
Yoakum City Hall
Conference Room – 5:30 PM

JOINT MEETING & WORKSHOP
OF YOAKUM CITY COUNCIL & ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

PRESENT: Carl O’Neill.....YEDC Director/Mayor
Tanya Wenzel.....YEDC Director/Mayor Pro-Tem
Michael Brandt.....Councilmember
Layne Brandt.....YEDC President
Pam Ward.....YEDC Director
Michael Trojcek.....YEDC Director
Genora Young.....YEDC Executive Director
Michael Mitchell.....City Manager
Theresa A. Bowe.....City Clerk

ABSENT: Daniel Driskell.....Councilmember
Mitchell Franz.....Councilmember
Whitney Boone.....YEDC Vice President
Linda Schmidt.....YEDC Secretary

Mayor O’Neill called the meeting to order at 5:48 PM.

The Boards reviewed minutes of the July 2025 Joint Council/YEDC Board Meeting. Approval was not required. Minutes were provided as a courtesy.

Councilmember Brandt moved to adopt a resolution (recorded as No. 2026-02) on second and final reading approving a grant and authorizing the expenditure of Type B Sales Tax Funds to Chymoos Vintage & Antiques – Steven Mooney for its location at 418 Front Street, Yoakum, TX 77995 from the Yoakum Economic Development Corporation in an amount no to exceed \$100,000. Mayor Pro-Tem Wenzel seconded the motion and the motion carried.

ED Young presented the list of Fiscal Year 2025-2026 Focus Items added to the Annual Report for City Council. Discussion included YEDC grants, Projects review, Downtown revitalization and how the Annual Report can be used as a marketing tool. Councilmember Brandt inquired about compliance with performance measures. ED Young confirmed that the YEDC Board is consistent with their policies, funding reviews, reporting, and files are up to date. The Annual Report demonstrates return on investment. Councilmember Brandt moved to approve the Annual Report as presented. Mayor Pro-Tem Wenzel seconded the motion and the motion carried.

An update on the grant funded comprehensive plan being developed in partnership with CSRS, a Westwood Company, was provided. Discussion included lower level dwellings in downtown buildings, and downtown buildings in violation of ordinances. City Council encouraged staff to move forward with the enforcement of violations.

Mayor O’Neill announced that the City Council and YEDC Board would enter into Executive Session at 6:06 PM to deliberate the purchase, exchange, lease, or value of real property for (V.T.C.A., Gov. Code, Sec. 551.072), deliberate the purchase, exchange, lease,

or value of real property for (V.T.C.A., Gov. Code, Sec. 551.072), (1) Project "Check Point" (2) Project "Hungry Hippo" (3) Project "High Octane" (4) Project "Out of the Blue;" deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087) (1) Project "Check Point" (2) Project "Hungry Hippo" (3) Project "High Octane" (4) Project "Out of the Blue." The meeting reopened to the public at 6:41 PM with no action resulting from executive session.

There being no further business, the meeting adjourned at 6:41 P.M.

Carl L. O'Neill, Mayor
Layne Brandt, President

ATTEST:

Theresa A. Bowe, TRMC
City Clerk