

January 20, 2026  
Yoakum City Hall  
Conference Room –4:30 PM

MONTHLY MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS

PRESENT: Layne Brandt ..... President  
Carl O'Neill ..... Director  
Michael Trojcek ..... Director  
Pam Ward ..... Director  
Tanya Wenzel ..... Director  
Genora Young ..... Executive Director  
Michael Mitchell ..... City Manager  
Theresa A. Bowe ..... City Clerk  
Christy Riggs ..... City Finance Director

ABSENT: Whitney Boone ..... Vice President  
Linda Schmidt ..... Secretary

President Brandt called the meeting to order at 4:36 P.M.

A report by Yoakum High School Student Council was tabled due to a scheduling conflict and will be rescheduled to a later meeting.

The minutes of December 16, 2025 Board meeting were presented. Director Ward moved to accept the minutes as presented. Director Wenzel seconded, and the motion carried unanimously.

The Financial Report was presented by Christy Riggs, Finance Director. A revised format was reviewed and approved. Discussion included Certificates of Deposit and the 90-day maturity rotation for the two CDs. Monthly payments to Thomas Barre began January 2026 for lease payments for the downtown office space utilized for YEDC were reviewed. Director Trojcek moved to accept the Financial Report as presented. Director Ward 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. Director Wenzel moved to approve the final draft of the Annual Report. Director Ward seconded the motion and the motion carried.

ED Young provided the following Director's report:

a) Status of the water/wastewater infrastructure construction including the installation of fire hydrants, trenching in the right-of-way along Carl Ramert Dr, and completion anticipated by March 2026. GVEC was contacted regarding a timeline for the installation of power in IP2. Young will keep the Board updated.

b) Website – no feedback from Board members was received. President Brandt encouraged the Board to provide feedback as quickly as possible.

c) Grant Projects – two business owners met with G Young to discuss grant applications. One is seeking quotes for signage, and the one is seeking funding for equipment and façade improvements. G Young anticipates applications will be submitted in February.

d) City's Comprehensive Plan – information was presented regarding Ordinances and potential changes to the downtown zoning; incentivizing (mixed use) upper level housing and business in lower levels, concerns with storage in downtown buildings, wayfinding and gateway signage

e) ED Young suggested Board review of the Strategic Plan to recognize the status of priorities, accomplishments and next steps

f) ED Young shared the Annual Report which EDC's are required to file with the Comptroller of Public Accounts each year. The report is due by April. YEDC's report was filed in January 2026.

President Brandt announced that the Board would enter into Executive Session at 5:12 PM to discuss the annual performance evaluation of Executive Director (V.T.C.A., Gov. Code, Sec.551.074), 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," and to 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 5:40 PM with no action resulting from executive session.

There being no further business, the meeting adjourned at 5:40 P.M.

---

Layne Brandt, President

ATTEST:

---

Theresa A. Bowe, TRMC  
City Clerk