



**REGULAR MEETING OF THE  
OF THE  
YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF DIRECTORS**

**Tuesday, January 28, 2025 @ 11:30 AM**  
Yoakum City Hall  
808 US Highway 77-A South  
Yoakum, Texas 77995

**YEDC Board**  
Layne Brandt, President  
Whitney Boone, Vice-President  
Linda M. Schmidt, Secretary  
Carl O'Neill, Director  
Michael Trojcek, Director  
Pam Ward, Director  
Tanya Wenzel, Director  
**Executive Director**, Genora Young

**City Manager**  
Michael Mitchell

**City Staff**  
Theresa A. Bowe, City Clerk

Notice is hereby given of a Regular meeting of the Yoakum Economic Development Corporation's Board of Directors to be held on Tuesday, January 28, 2025 at 11:30 AM, at Yoakum City Hall, 808 US Highway 77-A South, Yoakum, Texas for the purpose of considering the following agenda items. All agenda items are subject to action and public comment. The Yoakum Economic Development Corporation reserves the right to adjourn into closed/executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized, and allowed by the Open Meetings Act, Chapter 551 Government Code, Vernon's Texas Code, Annotated (V.T.C.A.).

- 1) Meeting Call to Order (In compliance with V.T.C.A., Gov. Code, Sec. 551.041)
- 2) Consider approval of Minutes of December 16, 2024 Board meeting and December 16, 2024 Joint City Council/YEDC Meeting
- 3) Review and consider monthly Financial Report presented by Debbie Gray, Director of Finance
- 4) Discuss and consider release of Phase I funding for Navy's Place
- 5) Executive Director's Update
  - a) IP2 progress, b) Website Development, c) Placer.ai d) Grants/Incentives Update e) Comprehensive Plan
- 6) Executive Session – Closed to the Public
  - a) 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)
    1. Project "Check Point"
  - b) Deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087) regarding Industrial Park II (IP2)
    1. Project "Check Point"      2. Project "Hydrate"

**MEETING REOPENED TO THE PUBLIC**

- 7) Action, if any, resulting from Executive Session
  - a) Project "Check Point"      2. Project "Hydrate"
- 8) Meeting Adjourned

**CERTIFICATION:** I certify that the above and foregoing notice was posted on the glass window adjacent to the front door of City Hall, facing the outside and on the City of Yoakum website (www.cityofyoakum.org), on Friday, January 24, 2025 at 10:25 AM o'clock.



\_\_\_\_\_/s/  
Alisa Brown, Deputy City Clerk

*This meeting will be held at Yoakum City Hall, 808 US Highway 77-A South, Yoakum, Texas. The building is wheelchair accessible and accessible parking is available. In compliance with the Americans with Disabilities Act, the City of Yoakum will provide reasonable accommodations for persons attending meetings. To better serve you, requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Contact the City Clerk's Office at 361-293-6321, or fax 361-293-3318, or e-mail tbowe@cityofyoakum.org.*

**CITY COUNCIL & YOAKUM HOTEL OCCUPANCY TAX ADVISORY BOARD QUORUM NOTICE**

A quorum of City Councilmembers and Yoakum Hotel Occupancy Tax Advisory Board Members may attend the above referenced Yoakum Economic Development Corporation Board of Directors meeting.

Agenda removed from window on \_\_\_\_\_ at \_\_\_\_\_ o'clock.

By: \_\_\_\_\_  
Theresa A. Bowe, City Clerk



December 16, 2024  
Yoakum City Hall  
Conference Room – 4:00 PM

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

President Brandt called the meeting to order at 4:10 PM.

Director Tanya Wenzel moved to approve the Minutes as presented. VP Whitney Boone seconded the motion, and the motion carried unanimously

Debbie Gray, Finance Director, presented the financials and informed the Board that interest will be reported more specifically in the December financial report. After brief conversation Secretary Schmidt moved to accept the financial report as presented. Director Ward seconded the motion, and the motion carried unanimously.

ED Young and the Finance Committee members, President Brandt and Secretary/Treasurer Schmidt shared draft documents and a proposal for a revised grant program. Paperwork has been reduced considerably, reducing the number of grants without reducing the available projects from 11 grants to 4 proposed grant categories. Items were bullet-pointed without limiting the scope of grants. Texas Statute was discussed that provides for the justification for local grant incentive programs; funding for grant applications will be based on adopted budget on an annual basis based on revenues. The language is intended to provide flexibility to future boards, as well as for the sitting board. The intent of the funding is meant to assist local businesses to expand, retain or increase jobs, etc...After a detailed discussion, Director Pam Ward moved to approve the documents and proposed program as presented. VP Boone seconded the motion, and the motion carried unanimously.

Director Carl O'Neill arrived at 4:32 PM

The Executive Director's update included the following:

IP2 Progress: ED Young explained that information needed to determine a Quit Claim Deed for a small portion of IP2 property is under review. ED Young informed the Board that Donald Brinkman planned to attend the following Joint Meeting of the YEDC Board and City Council. Mr. Brinkman would summarize progress at that time.

Website Development: ED Young informed the Board that she has contacted a list of healthcare providers and is waiting for information from each entity to include on the website. She will share all information with the Marketing Committee and forward to Eisenberg & Associates.

Placer.ai: Grocery leakage reports, specific to HEB, were reviewed and discussed by the Board. ED Young will come back to the Board with additional information including other stores where locals shop for groceries outside of Yoakum.

The Annual Report which was approved during a previous Board meeting was circulated for Board member signatures.

At 5:02 PM, President Brandt announced that the Board would enter into Executive Session to: deliberate economic development negotiations with the City Council regarding matching Economic Development Administration grant funds associated with the Yoakum Industrial Park II Project (V.T.C.A., Gov. Cod, Sec 551.087); 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), 1. Project "Check Point" 2. Project "Hydrate"; deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087), 1. Project "Check Point", 2. Project "Hydrate

The meeting reopened to the Public at 5:07 PM. No action was taken.

There being no further business, the meeting adjourned at 5:07 PM.

---

Layne Brandt, President

ATTEST:

---

Theresa A. Bowe, TRMC  
City Clerk

December 16, 2024  
Yoakum City Hall  
Conference Room – 5:15 PM

JOINT MEETING OF THE YOAKUM CITY COUNCIL AND THE YOAKUM ECONOMIC  
DEVELOPMENT CORPORATION BOARD OF DIRECTORS

PRESENT: Carl L. O'Neill.....Mayor/Director  
Tanya Wenzel.....Mayor Pro-Tem/Director  
Michael Brandt.....Councilmember  
Daniel Driskell.....Councilmember  
Michael Mitchell.....City Manager  
Theresa A. Bowe.....City Clerk  
Kenneth E. Kvinta.....City Attorney

ABSENT: Mitchell Franz.....Councilmember

YEDC MEMBERS PRESENT:

Layne Brandt.....President  
Whitney Boone.....Vice President  
Linda Schmidt.....Secretary  
Michael Trojczak.....Director  
Pam Ward.....Director  
Genora Young.....Executive Director

Mayor Carl O'Neill called the meeting to order at 5:20 PM.

Mayor O'Neill provided the invocation and led the Pledge of Allegiance followed by welcome and recognition of visitors.

Theresa Bowe, City Clerk, provided information regarding zoning specifically addressing manufactured homes. Input from EDC was requested; explanation of issues were outlined; consultant has been hired to review zoning ordinance; looking at the future use of the land in Yoakum and what the community may look like in the future; Donald Brinkman was present to provide information regarding the comprehensive plan; the Zoning ordinance will be a part of the project and in conjunction with the Future Land Use Plan; David Aselyn requested information regarding why manufactured homes were targeted; Councilmember Driskell provided an explanation regarding the Council motivations for the moratorium of the manufactured homes indicating that there are certain areas that are becoming unsightly/nuisance with parking, etc. ED Young provided information regarding the subject of looking at the future of Yoakum regarding housing and economic development.

City Manager Michael Mitchell provided information regarding the Yoakum FM 318 Sewer Lift Station Rehabilitation and the Yoakum Wastewater Treatment Plant upgrade/rehabilitation. The City's wastewater treatment plant capacity levels are a concern. A lift station upgrade may overload the plant should we move forward with that project prior to the upgrade of the wastewater treatment plant. Discussion was held; no action was taken.

ED Young provided information regarding modified grant programs outlining the abbreviations to the previous versions. She provided an overview of the five (5) grant

categories that will be available. The goal of the committee and the YEDC Board was to create a flexible product that can be modified easily or utilized as is by future Boards and to simplify the grant programs for the public.

Donald Brinkman representing CSRS was present to provide information regarding the progress of the Industrial Park II Project. CSRS is the consultant group administering the grant and providing the engineering. Mr. Brinkman was providing the necessary reporting as required: a bid packet will be prepared to send out; once construction begins, reimbursement can be requested. Review of the project revealed that a sewer line initially planned was unnecessary and that opened up funds to complete the water line for the project down Carl Ramert Dr to the hospital. The grant provides \$2.5 million of EDA funds available with \$635,000 in matching funds that will be required from the YEDC. Additional survey work has been completed down Carl Ramert Dr. The final design is underway, and CSRS is submitting for TxDOT permit in mid-February. The project should be under construction by the end of 2025. The Boards thanked Mr. Brinkman for his report.

Mayor O'Neill presented a token of appreciation for the YEDC's assistance with the historic cannon restoration.

Presentation of 2025 YEDC Annual Report was provided by ED Young. The report provided a summary of the previous year accomplishments. ED Young complimented the Board on the commitment to the Yoakum Community and the working relationship between the Council and the YEDC Board. Very impressed with the projects and programs that the Board has funded and been approved by the Council. Beautification programs that were funded were reviewed. President Brandt provided an overview of ED Young's performance over the past 18 months, indicating that she has done a phenomenal job and she has the full support of the Board. Questions were posed and addressed.

At 6:15 PM, Mayor O'Neill announced that the Council and the YEDC Board would enter into Executive Session to: deliberate economic development negotiations with the City Council regarding matching Economic Development Administration grant funds associated with the Yoakum Industrial Park II Project (V.T.C.A., Gov. Cod, Sec 551.087); 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), 1. Project "Check Point" 2. Project "Hydrate"; deliberate regarding economic development negotiations (V.T.C.A., Gov. Code, Sec. 551.087), 1. Project "Check Point", 2. Project "Hydrate

The meeting reopened to the Public at 7:00 PM with no action resulting from Executive Session.

There being no further business, the meeting adjourned at 7:00 PM.

---

Layne Brandt, President

ATTEST:

---

Theresa A. Bowe, TRMC  
City Clerk

Dec-24				9/30/2024	10/31/2024	11/30/2024	\$ 45,657.00
<b>YEDC Finance Report</b>							
<b>Assets</b>							
Cash On Hand -- Money Market							
			Prior Month Balance	\$ 34,433.36	\$ 23,037.62	\$ 42,551.23	\$ 67,525.92
			Current Month Activity				
			Deposits/Transfers	\$ 1.38	\$ 54,002.54	\$ 68,176.01	\$ 48,876.15
			Checks Written	\$ (11,397.12)	\$ (34,488.93)	\$ (43,201.32)	\$ (66,933.96)
			End of Month Balance	\$ 23,037.62	\$ 42,551.23	\$ 67,525.92	\$ 49,468.11
Held by City in Fund 14							
			Prior Month Balance	\$ 463,433.90	\$ 509,944.00	\$ 1,546,577.14	\$ 1,545,427.30
			Current Month Activity				
			Interest Income	\$ 891.40	\$ 3,022.81	\$ 3,096.17	\$ 1,885.48
			Sales Tax Income	\$ 45,618.70	\$ 39,531.20	\$ 45,753.99	\$ -
			Transferred Out to MM		\$ (50,000.00)	\$ (50,000.00)	\$ -
			Transferred In From CD's	\$ -	\$ 1,044,079.13	\$ -	\$ -
			Transferred Out to CD's	\$ -	\$ -	\$ -	\$ (1,044,079.13)
			End of Month Balance	\$ 509,944.00	\$ 1,546,577.14	\$ 1,545,427.30	\$ 503,233.65
			YEDC 90 Day CD	\$ 380,255.26	\$ 359,524.34	\$ -	\$ -
			Current Month Activity				
			Interest Earned	\$ 1,420.59	\$ -	\$ -	\$ 2,534.75
			Transferred Out to MM	\$ -	\$ (359,524.34)	\$ -	\$ -
			Transferred In From MM	\$ -	\$ -	\$ -	\$ 359,524.34
			End of Month Balance	\$ 381,675.85	\$ -	\$ -	\$ 362,059.09
			YEDC 6 Month CD	\$ 659,937.82	\$ 624,342.31	\$ -	\$ -
			Current Month Activity				
			Interest Earned	\$ 2,465.46	\$ -	\$ -	\$ 2,117.88
			Transferred Out to MM	\$ -	\$ (624,342.31)	\$ -	\$ -
			Transferred In From MM	\$ -	\$ -	\$ -	\$ 624,342.31
			End of Month Balance	\$ 662,403.28	\$ -	\$ -	\$ 626,460.19
			**Due to City for September Payroll (Transferred in October)	\$ (10,258.18)			
			YEDC Other	\$ 3,394.00	\$ 3,394.00	\$ 3,394.00	\$ 3,394.00
			<b>Subtotal Cash Assets</b>	<b>\$ 1,580,454.75</b>	<b>\$ 1,592,522.37</b>	<b>\$ 1,616,347.22</b>	<b>\$ 1,544,615.04</b>
Property							
			Land Irvine	\$ 49,855.51	\$ 49,855.51	\$ 49,855.51	\$ 49,855.51
			Improvements Irvine	\$ 105,306.21	\$ 105,306.21	\$ 105,306.21	\$ 105,306.21
			Land IP2	\$ 756,784.52	\$ 756,784.52	\$ 756,784.52	\$ 756,784.52
			Improvements IP2	\$ 149,605.00	\$ 149,605.00	\$ 149,605.00	\$ 149,605.00
			Development Costs IP2	\$ 7,018.23	\$ 7,018.23	\$ 7,018.23	\$ 7,018.23
			<b>Subtotal Property Assets</b>	<b>\$ 1,068,569.47</b>	<b>\$ 1,068,569.47</b>	<b>\$ 1,068,569.47</b>	<b>\$ 1,068,569.47</b>
			<b>Total Assets</b>	<b>\$ 2,649,024.22</b>	<b>\$ 2,661,091.84</b>	<b>\$ 2,684,916.69</b>	<b>\$ 2,613,184.51</b>
<b>Liabilities and Fund Balance</b>							
<b>Liabilities</b>							
Committed							
			Due City for Admin Support	\$ 21,090.27	\$ 125,004.05	\$ 114,628.69	\$ 114,628.69
			PY Grants due in FY 25				
			Oak Grove Cemetery	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
			Bulldog Beautification - Expires 05/2025	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
			SAK - Expires 03/2026	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
			Operating Reserve	\$ 165,300.00	\$ -	\$ -	\$ -
			CY Grants due in FY 25				
			Navy's Place - Expires 09/2026	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
			Other Committed				
			Reserved For Property				
			IP2	\$ -			
			CSRS - Grant Administration	\$ 96,000.00	\$ 95,406.25	\$ 95,406.25	\$ 58,321.25
			Engineering	\$ 352,361.88	\$ 352,361.88	\$ 327,101.88	\$ 327,101.88
			20% Grant Match	\$ 627,500.00	\$ 627,500.00	\$ 627,500.00	\$ 627,500.00
			Reserved For Eddy Packing				
			Lift Station	\$ 237,500.00	\$ 237,500.00	\$ 237,500.00	\$ 237,500.00
			<b>Total Liabilities</b>	<b>\$ 1,864,752.15</b>	<b>\$ 1,802,772.18</b>	<b>\$ 1,767,136.82</b>	<b>\$ 1,730,051.82</b>
<b>Fund Balance</b>							
			Unassigned Balance	\$ (284,297.40)	\$ (203,231.58)	\$ (143,771.37)	\$ (178,418.55)
			Total Property & Improvements	\$ 1,068,569.47	\$ 1,061,551.24	\$ 1,061,551.24	\$ 1,061,551.24
			<b>Total Liabilities and Fund Balance</b>	<b>\$ 2,649,024.22</b>	<b>\$ 2,661,091.84</b>	<b>\$ 2,684,916.69</b>	<b>\$ 2,613,184.51</b>
					<b>October</b>	<b>November</b>	<b>December</b>
			Acct	Check Number	Vendor	Amount	Amount
			90-5601-91-02	60223	Turner Pest Control		\$ 71.00
			90-5605-94-01	60224	Eisenberg		\$ 16,631.30
			90-5601-91-04	60225	Charter Communications		\$ 90.46
			90-5607-91-04	60226	CSRS, LLC		\$ 37,085.00
			90-5303-91	60227	CNA Surety		\$ 298.00
			90-5606-91	60228	Genora Young (travel reimbursements)		\$ 1,013.16
			90-5601-91-01	Transfer	City (December Payroll)		\$ 10,477.63
				ACH	Elan Financial (Credit Card)		
			90-5311-91		Ida Claire		\$ 30.44
			90-5601-91-02		Adobe		\$ 21.64
			90-5311-91		Snooze		\$ 33.12
			90-5606-91		Cypress Street Station		\$ 33.11
			90-5601-91-02		GoDaddy		\$ 74.32
			90-5606-91		Double Tree Hotel		\$ 617.55
			90-5606-91		Texas Economic Development		\$ 200.00
			90-5606-91		Texas Economic Development		\$ 79.00
			90-5601-91-02		Microsoft		\$ 23.82
			90-5311-91		Emiliano's		\$ 154.41
						<b>TOTAL</b>	<b>\$ 66,933.96</b>

**YOAKUM ECONOMIC DEVELOPMENT CORPORATION  
2024-2025 BUDGET WORKSHEET - DECEMBER 2024**

			<b>CURRENT</b>	<b>CURRENT</b>	<b>BUDGET</b>
		<b>BUDGET</b>	<b>MONTH</b>	<b>Y-T-D</b>	<b>BALANCE</b>
		<b>FY 2025</b>	<b>FY 2025</b>	<b>FY 2025</b>	<b>FY 2025</b>
<b>FUND 90 REVENUE</b>					
4010	ED Sales Tax Revenue	525,000.00	48,873.83	134,159.02	390,840.98
	Account Interest		2.32	6.87	
	City Held Money Market		1,885.48	8,004.46	
	CD Interest		4,652.63	4,652.63	
4500	TOTAL INTEREST	40,000.00	<b>6,540.43</b>	<b>12,663.96</b>	27,336.04
4525	Oil & Gas Lease	-		18,174.00	(18,174.00)
4660	Grant Revenue	2,510,000.00	-	-	2,510,000.00
4800	Transfer-In From Reserves	750,650.00	-	-	750,650.00
	<b>TOTAL REVENUE</b>	<b>3,825,650.00</b>	<b>61,954.69</b>	<b>146,822.98</b>	<b>3,660,653.02</b>
<b>FUND 90 EXPENSE</b>					
91	ADMINISTRATION				
5201	Office Supplies	1,700.00		90.92	1,609.08
5303	Surety Bonds	300.00	298.00	298.00	2.00
5305	Legal Services	2,000.00		48.00	1,952.00
5311	Business Retention & Expansion	1,000.00	217.97	306.19	693.81
5601	Administrative Services				-
	(1) Due City	140,300.00	10,477.63	36,148.94	104,151.06
	(2) Office Expense	4,500.00	190.78	660.84	3,839.16
	(3) Meeting Expense	1,800.00		210.07	1,589.93
	(4) Utilities	4,500.00	90.46	271.38	4,228.62
5603	Dues and Memberships	650.00		550.00	100.00
5606	Travel and Training	12,000.00	1,942.82	3,601.08	8,398.92
5607	Contract Services	-			-
	(3) Contract Services - Grant Admin	92,150.00		593.75	91,556.25
	(4) EDA Project - Engineering	403,000.00	37,085.00	62,345.00	340,655.00
	(6) Placer AI	5,250.00		5,250.00	-
	<b>SUBTOTAL</b>	<b>669,150.00</b>	<b>50,302.66</b>	<b>110,374.17</b>	<b>558,775.83</b>
92	COMMUNITY DEVELOPMENT				
5824	(1) EDA Construction - Grant Funded	2,510,000.00			2,510,000.00
5824	(2) EDA to COY - Construction Loan	129,000.00			129,000.00
5824	(3) FM 318 Lift Station	237,500.00			237,500.00
	<b>SUBTOTAL</b>	<b>2,876,500.00</b>	<b>-</b>	<b>-</b>	<b>2,876,500.00</b>
93	COMMUNITY & ECONOMIC DEVELOPMENT PROGRAMS				
5721	Comm Improvement Match Funds Grant	25,000.00		3,011.00	21,989.00
5722	Downtown Business District Revitalization	250,000.00			250,000.00
5727	Small Business Improvement Grant	-		4,006.90	(4,006.90)
	<b>SUBTOTAL</b>	<b>275,000.00</b>	<b>-</b>	<b>7,017.90</b>	<b>267,982.10</b>
94	COMMUNITY MARKETING				
5605	Promotions and Marketing	20,000.00		378.00	19,622.00
5605	(1) Website Design and Admin	10,000.00	16,631.30	16,631.30	(6,631.30)
	<b>SUBTOTAL</b>	<b>30,000.00</b>	<b>16,631.30</b>	<b>17,009.30</b>	<b>12,990.70</b>
	<b>TOTAL FUND 90 EXPENSE</b>	<b>3,850,650.00</b>	<b>66,933.96</b>	<b>134,401.37</b>	<b>3,716,248.63</b>
	<b>FUND 90 NET REVENUE/EXPENSE</b>	<b>(25,000.00)</b>	<b>(4,979.27)</b>	<b>12,421.61</b>	<b>(55,595.61)</b>
				<b>Yr to Date</b>	
		<b>Sales Tax Distribu</b>	<b>Current Mo</b>	<b>Thru 12 Months</b>	
		Total	195,495.34	530,636.11	
		EDC	48,873.83	134,159.02	
		City	146,621.51	396,477.09	
			Applied to FY24		



**Agenda Item #4                      January 28, 2025**

**Discuss and Consider release of Phase I  
funding for Navy's Place**

The YEDC Board unanimously approved the Downtown Revitalization Grant Application for Navy's Place dba Benz Tok, LLC during the September 16, 2024 Board meeting. The request for funding was in an amount not to exceed \$100,000.00 and the Board approved funding the project in phases. A Public Hearing was held following Board discussion and approval. The required 60-day Comment period expired on November 9, 2024.

Construction for Phase I began immediately and is now complete. Attached are invoices, cancelled checks, and photos of the construction process and completion of Phase I. All documentation was presented to the Finance Committee for their review.

Invoice #619495	Date: 1/23/2025	Total: \$25,100.00	Plans & Permits; Drywall Package Allowance
Check #1047	Date: 1/23/2025	Amount: \$25,100.00	
Invoice #619492	Date: 1/23/2025	Total: \$26,225.77	Concrete breakout for new lines and repair, Plumbing Package Allowance
Check #1048	Date: 1/23/2025	Amount: \$26,225.77	

At the time of this report, ED Young is scheduled to meet with Ken Kvinta, Thursday morning, January 30, 2025 at 9:30 to finalize the Performance Agreement. Staff respectfully requests Board approval of this Agenda item. No funds will be released until the Performance Agreement is signed by both parties.

Respectfully submitted,  
Genora C. Young  
January 28, 2025

Attachments:  
2 Invoices/Cancelled Checks  
10 Photos

Midway Construction Company

2370 CR 327

Yoakum, TX 77995

# Invoice

Date	Invoice #
1/23/2025	619495

Bill To
Yk Smoothie Yoakum, TX

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
01 Plans ...	210 Nelson Street Suite C Plans and Permits	2,500.00				2,500.00	100.00%	100.00%	2,500.00
24 Dryw...	Drywall Package Allowance	22,600.00			1	22,600.00	100.00%	100.00%	22,600.00

<b>Total</b>		\$25,100.00
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$25,100.00

*pd. etc.  
1047*

Date:  
01/23/2025

Amount  
-\$25,100.00

Category:

Check Number:  
1047

Source  
H

Description:  
Check# 1047

BENZ TOK LLC  
DBA: YK DELI & SMOOTHIE  
210 NELSON ST. STE B  
YOAKUM, TX 77995

88-1792/1149

1047

01-23-2025  
DATE

PAY TO THE  
ORDER OF

Midway construction company

\$ 25100.00

Twenty five thousand one hundred dollars

DOLLARS



CROSSROADS  
BANK

For www.crbanktx.com

# 619495

*[Signature]*

Midway Construction Company

2370 CR 327

Yoakum, TX 77995

# Invoice

Date	Invoice #
1/23/2025	619492

Bill To
Yk Smoothie Yoakum, TX

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
10 Conc...	210 Nelson Street Suite C Concrete Break out for new lines and and repair back.	8,500.00				8,500.00	100.00%	100.00%	8,500.00
16 Plum...	Plumbing Package Allowance	32,450.00			0.54625	32,450.00	54.63%	54.63%	17,725.77

*PA, CK # 10918*

<b>Total</b>	\$26,225.77
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$26,225.77

BENZ TOK LLC  
DBA: YK DELI & SMOOTHIE  
210 NELSON ST. STE B  
YOAKUM, TX 77995

88-1792/1149

1048

01-23-2025

DATE

PAY TO THE ORDER OF Midway Construction Company \$ 26,225.77  
Twenty six thousand & two hundred & twenty five DOLLARS

Security  
Features on  
Back



CROSSROADS

BANK

FOR [www.crossroadsbank.com](http://www.crossroadsbank.com)

# 61492

⑈01048⑈ ⑆114917924⑆

01149079⑈

MP









REGULAR MEETING  
OF THE  
YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

January 28, 2025 @ 11:30 PM  
Yoakum City Hall  
808 US Highway 77-A South  
Yoakum, Texas 77995

**YEDC Board**  
Layne Brandt, President  
Whitney Boone, Vice-President  
Linda M. Schmidt Secretary/Treasurer  
Carl O'Neill, Director  
Michael Trojcak, Director  
Pam Ward, Director  
Tanya Wenzel, Director  
Genora Young, Executive Director  
Michael Mitchell, City Manager  
Theresa A. Bowe, City Clerk

**Executive Director's Update**

- a) **IP2 EDA Grant**- At the time of this report all required grant reports are filed with EDA.
- b) **Website** – Healthcare information was added to the demonstration website with links to each business' website. Some photos were updated but many that were submitted are low quality and cannot be used. YEDC Board Meetings and Joint Meeting (City Council/YEDC Board) Minutes for 2014-2024 were added to the demonstration site. Moving forward, Agendas and Minutes will be included on the YEDC Website. The City's website will also host the entire history of YEDC minutes. Next steps include content development for all Industry sectors. Commercial properties available for lease/sale will also be added.
- c) **Placer. Ai Contract** – Staff was informed in January that we will be assigned a new Customer Service Representative. The previous representative moved on to another opportunity. Our first meeting with the new Customer Service Representative is Monday, January 27<sup>th</sup> at 12:30 Central Standard Time.
- d) **YEDC Grant Program Revisions** - The Grant Program revisions were posted to the City of Yoakum's website following the December monthly meeting. The updates were provided to Eisenberg & Associates and will be added to YEDC's website.
- e) **Comprehensive Plan** – The City of Yoakum received a 100% funded grant which they will use to develop a Comprehensive Plan for the City. CSRS was hired by the City to administer the grant and oversee the project. Several meetings/workshops are scheduled for February 4-5, 2025. The Executive Committee of YEDC was invited to participate in the Boards/Organizations Workshop on February 4, 2025. YEDC Board members are invited to attend the Open House Style Workshop at the Community Center from 5 PM – 7 PM on February 5, 2025. A flyer with more detailed information is included for your review.

Respectfully submitted,

Genora Young  
January 28, 2025

Attachments: 1



# YOAKUM COMMUNITY WORKSHOP

## JOIN US!

Walk in anytime between  
**5-7 pm on February 5, 2025**

105 Huck St., Yoakum, TX 77995  
**Yoakum Community Center**

The City of Yoakum is creating a new Comprehensive Plan and would love to hear your ideas and vision in shaping the future of Yoakum.

This **Open-House style workshop** is your chance to share ideas for making Yoakum an even more vibrant and thriving community – a place to live, work, play, and grow.



**SCAN NOW**

*to take the Comprehensive  
Plan Community Survey*

**OR VISIT:** <https://arcg.is/KOXjq0>