

February 24, 2026
Yoakum City Hall
Conference Room – 11:30 AM

MONTHLY MEETING OF THE YOAKUM ECONOMIC DEVELOPMENT CORPORATION BOARD
OF DIRECTORS

PRESENT: Layne Brandt President
Whitney Boone..... Vice President
Linda Schmidt..... Secretary/Treasurer
Carl O’Neill..... Director (Joined the meeting late)
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

President Brandt called the meeting to order at 11:38 A.M. and moved to item #4 of the Agenda as a courtesy to Sherry Oakes, grant applicant, who was in attendance.

ED Young provided a summary of the grant application for Yoakum Lube & Tire, LLC and the two associated car wash facilities. Mrs. Oakes explained that there is a single source provider, in Texas, for the High Capacity Balancer which includes a lifetime warranty. After discussion, Vice President Boone moved to approve all requests for funding as presented, waive the requirement for three bids for a single source provider, in an amount not to exceed matching funds of \$53,284 in phased funding. Director Wenzel seconded the motion and the motion carried unanimously.

President Brandt opened a Public Hearing to receive citizen comment on the proposed allocation of Type B sales Tax funds in an amount greater than \$10,000 and not to exceed \$100,000, to be utilized in conjunction with a grant application from Edward and Sherry Oakes for Yoakum Lube & Tire, LLC, 704 US Hwy 77-A South, Yoakum, Texas 77995. There being no one present to make public comment; President Brandt closed the Public Hearing and asked ED Young to explain the timeline and process moving forward. ED Young explained that the applicant can move forward with the project with the understanding that due to the approved amount of funding being greater than \$10,000, the project will move to City Council for two separate readings of a Resolution, approving the project. Funds cannot be reimbursed until a 60-days comment period expires. The 60-days comment period began when the Notice of Public Hearing was posted in The YOAKUM Herald Times.

ED Young explained that Luis David Serna, the grant applicant was unable to attend the meeting due to work obligations and ED Young extended his apologies. She provided a summary of the grant application for Taqueria Vallarta Yoakum submitted by Luis David Serna for signage including parts, labor, and disposal of existing sign equipment for a Building Sign, Pole Sign, and Menu Board. The Board reviewed three bids and Secretary/Treasurer Schmidt moved to approve the project in an amount not to exceed matching funds of \$6.501. Director Ward seconded the motion. The motion carried unanimously.

President Brandt opened a Public Hearing to receive public comment on the proposed allocation of Type B Sales Tax funds in an amount greater than \$10,000 and not to exceed \$100,000, to be utilized in conjunction with a grant application from Luis David Serna for Taqueria Vallarta Yoakum located at 614 Irvine Street, Yoakum, Texas 77995. There being no one present to make public comment; President Brandt closed the Public hearing. ED Young explained that City Council

review is not required for projects funded in an amount less than \$10,000; however, a 60-days comment period must expire before any funds can be reimbursed.

President Brandt directed the Board back to the review of the January 20, 2026 Board Meeting and the January 20, 2026 Joint City Council and Board Meeting Minutes. Director O'Neill moved to approve the Minutes as presented. Director Trojcek seconded and the motion carried unanimously.

The Financial Report was presented by City Finance Director, Christy Riggs. Director Trojcek moved to accept the Financial Report with an amendment to include the creation of account and number for Chymoon Vintage & Antiques under Grant Program. Secretary Schmidt seconded the motion. The motion carried unanimously.

ED Young provided the following Director's report:

a) **Industrial Park II (IP2)**

- Water and wastewater lines are complete in the Park including installation of all fire hydrants
- A change order approved by City Manager, Michael Mitchell, for the installation of 4 gate valves inside the Park at a cost of approximately \$20,000 was covered through the Economic Development Administration (EDA) grant.
- Installation of the forced main was installed inside the Industrial Park II fence line of the Dewberry patch. Boring under Carl Ramert Dr. at the intersection of 77A North and Carl Ramert Dr. was completed Thursday, February 19, 2026
- Mark Miller, PE (Westwood), and Guadalupe Valley Electric Coop (GVEC) representatives are in communication regarding the process for bringing power to the Park.
- Per GVEC, electric infrastructure will be the City's responsibility to build. CSRS/Westwood recommended going back to EDA to determine the feasibility of assisting with road infrastructure and duct banks. President Brandt requested that ED Young request clarification regarding the need for duct banks.

Website Development

- All Board member's suggested updates and revisions were submitted to Eisenberg & Associates
- Raymond Rosas continues to take photos for the website and those will be submitted as soon as they are received.
- Bob Barrera had not submitted a quote for drone photographs/videos. ED Young received an additional contact for drone photographs/videos. ED Young spoke with the contact on Wednesday, February 18, 2026. He will provide a quote as quickly as possible via email.
- Vice President Boone posed questions and requested information regarding the YEDC Facebook page. ED Young will follow through to make sure sharing with appropriate FB partners is possible.
- ED Young will request Eisenberg & Associates turn on the website as soon as possible. She will notify the Board and the local media when the site is activated.

Grant Projects

- Images of paid invoices (Totaling \$12,048 for electric installation) and canceled checks, and five photos of the completed project for Chymoos were submitted to the YEDC office. A check request for reimbursement of \$6,024 was released to

Steven Mooney. The remaining Balance Due for reimbursement is \$5,918.16. The final amount is based on the Board motion at the November 18, 2025 Board meeting. The amount approved for the project was. "... *not to exceed \$11,942.16.*"

- Interest in the YEDC Grant program continues to increase with four inquiries and in-person meetings resulting in two applications submitted in February. Additional applications are anticipated in March.

Airport Improvements

- City and YEDC staff participated in a walk-through of the completed TXDOT grant improvements at the airport and the City received TXDOT approval to reopen the airport on Wednesday, February 18, 2026. A few minor punch list items will be finalized. The runway extension requested earlier was not about to be included with this project. Lengthening the runway will need a plan of implementation.

The Board did not enter into Executive Session

There being no further business, the meeting adjourned at 12:38 P.M.

Layne Brandt, President

ATTEST:

Theresa A. Bowe, TRMC
City Clerk