May 19, 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
	Michael Trojcak	Director
	Tanya Wenzel	Director (arrived late)
	Pam Ward	Director

STAFF MEMBERS PRESENT:

Michael Mitchell	City Manager
Genora Young	Executive Director
Theresa Bowe	City Clerk
Christy Riggs	City Finance Director

President Brandt called the meeting to order at 11:39 A.M.

Agenda items #2 Grant Application from Russell Goebel – Edward Jones and #3 Public Hearing for Russell Goebel – Edward Jones were tabled due to a typographical error on the agenda and Notice of Public Hearing posted in the newspaper. The items will be included in the next Board meeting.

Director Boone inquired about the amount remaining in budget for grants. Christy Riggs estimated the balance to be $28,000.

Ms. Hopkins, applicant for items #4 Connecting The Dots Childcare grant, was unavailable to be at the meeting due to a death in the family. The Board reviewed all submitted materials and it was determined that Board priorities listed in the strategic plan are accomplished through this project; however, the application was missing several bids. The Board tabled items #4 Ella Hopkins/Connecting The Dots grant application and #5 Ella Hopkins/Connecting the Dots Public Hearing until all required bids are provided.

A Special meeting of the Board was scheduled for Wednesday, May 27, 2026. Both tabled grant applications and Public Hearings will be reviewed during that meeting.

President Brandt directed the Board to consider the Minutes from the April 21, 2026 Board meeting. Director O'Neill moved to approve as presented. Secretary/Treasurer Schmidt seconded the motion and the motion carried unanimously.

The Financial Report was presented by City Finance Director, Christy Riggs. President Brandt informed the Board that he noticed and questioned the increased payroll and informed the Board that Ms. Riggs quickly reminded him that there were 3 pay periods in the month. President Brandt and ED Young explained that the owner of Taqueria Vallarta withdrew his grant application. The previously committed funding of $6,501 for that project will be reallocated back into the budget. Secretary/Treasurer Schmidt moved to accept the financial report as presented. Vice-President Boone seconded the motion. The motion carried unanimously.

ED Young presented information on several initiatives:

Whitney Boone temporarily excused herself from the meeting to avoid any conflict of interest.

A change order requesting that installation of 3 phase power for the lift station be billed directly through Capital Underground so that funds from the EDA grant can be used was submitted. The request is under review by Capital Underground's legal department

ED Young spoke with the potential tenant of IP2 shortly before the Board meeting and updated him regarding water/wastewater lines, fire hydrants, and the lift station. He was informed that a survey will be conducted after a site plan is submitted for his project. Ms. Young also briefed him on Opportunity Zone 2.0 and the potential benefits for investors and for the community.

Information was presented to the Board regarding the 3 to 6 months' equipment delay for the lift station and the status of the change order submitted by Westwood engineer, Mark Miller.

Board Member Boone returned to the meeting.

ED Young informed the Office of the Governor ED & Tourism that the YEDC Website is now live. Staff at the Office of the Governor responded with congratulations and compliments. Minutes and agendas for this year were uploaded and updates and additional information will be incorporated when available.

Based on conversations with the Governor's office regarding Opportunity Zone 2.0, the entire community is eligible for designation. Additional discussion was held regarding information to strengthen the nomination. The nomination should be reviewed by the board and City Council to provide direction and approval of the nomination.

The Board did not convene in Executive Session

There being no further business, the meeting adjourned at 12:23 P.M.

Layne Brandt, President

ATTEST:

Theresa A. Bowe, TRMC
City Clerk