

**LORENA ECONOMIC DEVELOPMENT CORPORATION
PUBLIC HEARING AND REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 8, 2019
LORENA CITY HALL
107-A S. Frontage Rd.
Lorena, Texas 76655**

MINUTES

PUBLIC HEARING AGENDA

1. Call to Order and Verification of Posting of Notice of Public Hearing of Proposed Project

The Public Hearing was called to order at 6:08 pm and posting of the Public Hearing was verified.

2. THE LORENA ECONOMIC DEVELOPMENT CORPORATION WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 8, 2019 AT 6:00 P.M. AT THE CITY OF LORENA CITY HALL, CITY COUNCIL CHAMBERS, LOCATED AT 107-A S. FRONTAGE ROAD, LORENA, TEXAS 76655. THE PURPOSE OF THE PUBLIC HEARING IS TO RECEIVE PUBLIC COMMENTS ON THE PROPOSED 2019-2028 LORENA PARKS, RECREATION, AND OPEN SPACE MASTER PLAN.

3. Public Comments in regard to the proposed 2019-2028 Lorena Parks, Recreation, and Open Space Master Plan.

No Public Comments were received.

4. Adjournment of the Public Hearing.

The hearing was adjourned at 6:10 pm.

1. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:11 pm and Chairman Anderton noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: David Anderton, Kelly Yarbrough, Kyle Miller, John Johnston, and Chad Hanson. Members Absent: Mark McLean and William Taverner. Also, Present, City Manager Joseph Pace, Chris McGowan (RKS), and Consultant – Jason Mundo of Mundo and Associates.

2. Visitors Comments/Open Forum

No visitor comments. No action was taken.

3. Chairman's Report, EDC Mail and Communications

No report was given. No action was taken.

4. Action Items

4A. Discussion and possible action to approve the following:

EDC Meeting Minutes – October 9, 2018

The Board reviewed the October 9 meeting minutes. John Johnston moved to approve the October 9, 2018 meeting minutes. Kyle Miller seconded the motion. The motion was unanimously approved.

4B. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – October 2018, November 2018, December 2018

Chairman Anderton tabled this agenda item until the next meeting when Treasurer McLean could be present to present the financial reports and bill payments.

4C. Discussion and possible action on recommendation to City for adoption of 2019-2028 Lorena Parks, Recreation, and Open Space Master Plan.

Consultant Jason Mundo opened discussion on recommendation to City Council for adoption. The Board discussed the Master Plan. Chad Hanson moved to recommend to the City adoption of the 2019-2028 Lorena Parks, Recreation, and Open Space Master Plan. John Johnston seconded the motion. The motion was unanimously approved.

4D. Discussion and possible action on billing rate increase for EDC legal counsel, Law Office of Cary L. Bovey, PLLC as requested by Cary Bovey.

Consultant Mundo presented to the Board a letter from legal counsel Bovey requesting a billing rate increase from \$135/hr to \$145/hr, his company's current billing rate. It was noted in the letter and discussion that his billing rate of \$135/hr was unchanged since beginning work with the EDC in 2009. The Board discussed the proposed billing rate increase. John Johnston moved to approve the increase in billing rate for the Law Office of Cary L. Bovey, PLLC from \$135/hr to \$145/hr. Kyle Miller seconded the motion. The motion was unanimously approved.

4E. Discussion and possible action on Replacement of fading IH-35 billboard vinyl.

The Board reviewed the current design and discussed possible designs for the new billboard vinyl. The Board generally agreed that: the lamp should be removed; "Come Grow With Us" should be replaced with "Rich In Community" or "Join Our Family"; the text "Exit 323" should be replaced with "Exit 323 and 322"; and the text "Antiques, Shops, & Eateries" should be replaced with "Unique Shopping Since 1854". The Board asked Mr. Mundo to obtain designs from Lamar Advertising reflecting their proposed design.

4F. Discussion and possible action on IH-35 Gateway Monument design theme.

The Board reviewed several design themes submitted by Lorena students. The Board generally agreed that two of the students designs which incorporated "Lorena" in open letters and a Leopard could be utilized in a design. Mr. Mundo said he would request construction cost quotes for a couple of different construction material combinations for review by the Board. Mr. Mundo noted that he had not received further feedback from TxDOT regarding the proposed location near the north City Limits between the frontage road and IH-35 main lanes. The Board noted that they would like to consider pursuing a location for the monument sign near the north bridge.

4G. Discussion and possible action on electricity and carpet fee for ICSC Red River States retailer trade show exhibit booth in early January.

Mr. Mundo discussed with the Board the request for approval of payment for carpet fee and electricity fee for the Lorena EDC exhibit booth at the upcoming ICSC Red River States retailer trade show. John Johnston moved to approve the expenditure of \$77.94 (Seventy-Seven dollars and Ninety Four cents) for carpet fee and \$69.28 (Sixty-Nine dollars and Twenty Eight cents) electricity fee for the Lorena EDC exhibit booth at the upcoming ICSC

Red River States retailer trade show. Chad Hanson seconded the motion. The motion was unanimously approved.

5. Information Items

The Board entered into closed executive session at 6:35 pm

5A. EXECUTIVE SESSION – CLOSED SESSION: Pursuant to Texas Government Code Section 551.087 – Economic Development Negotiations,

the TIRZ #1 East Board shall deliberate regarding economic development negotiations involving:

- (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations;

5B. RECONVENE TO OPEN SESSION:

And take any action necessary as a result of Executive Session.

The Board reconvened into open session at 6:48 pm. No action was taken.

5C. Center Street Marketing: business replacement efforts

Mr. Mundo updated the Board on marketing efforts to fill the 3 vacancies by contacting prospective retail shop owners and entrepreneurs.

5D. Update on ICSC Red River States Conference and Deal Making Expo, January 9-11 2019, Ft. Worth Convention Center, where Lorena EDC is marketing Lorena's commercial properties to regional and national retailers.

Mr. Mundo updated the Board that he would be exhibiting and marketing Lorena's developable commercial properties the next 3 days at the ICSC Red River States Conference and Deal Making Expo, January 9-11 2019. Mr. Mundo noted that the annual conference is attended by regional and nationwide retailers, developers, and brokers looking for sites to develop and locate their retail businesses.

5E. Tourism Marketing: Lorena Tourism Brochure distribution

Mr. Mundo updated the Board the continued marketing efforts and distribution of the Lorena Tourism Brochures in Waco and Central Texas marketing Center Street's unique shopping experience along IH-35.

5F. Lorena EDC 2019 Eminent Domain filing with State of Texas

Mr. Mundo updated the Board that he and legal counsel Bovey had successfully filed the Lorena EDC 2019 Eminent Domain filing with the State of Texas.

5F. Chad Hanson appointment to TIRZ Board

Consultant Mundo noted to the Board that the City Council would be appointing EDC Director Chad Hanson to the Lorena TIRZ #1 East Board to fill the open TIRZ Seat vacated by David Anderton after 3 years of service. Mr. Mundo thanked David Anderton for his service to the TIRZ. No action was taken.

5G. Economic Development Inventory filing with Heart of Texas Council of Governments

Mr. Mundo updated the Board that he successfully filed the annual economic development inventory filing with the Heart of Texas Council of Governments.

5H. Lorena TIRZ #1 East Construction update

Consultant Mundo updated the Board that Phase 2 Construction of the lift station and sanitary sewer force main from Rosenthal Road to the new TIRZ sanitary sewer trunk line was nearly complete with remaining work consisting of testing and finish-out of the lift station complex. Mr. Mundo added that construction had been delayed due to the recent winter rains but noted that testing of the lift station was set to occur next week.

*Lorena Economic Development Corporation
Minutes of Regular Meeting of the Board of Directors
Tuesday, January 8, 2019*

6. Adjournment

Before the meeting ended, director John Johnston resigned from the EDC Board. The Board thanked John for his service over several years. The meeting was adjourned at 7:37 pm.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

David Anderton,
Board Chairman

Date

Kyle Miller,
Board Secretary

Date