

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, NOVEMBER 10, 2020, AT 6:00 PM**

VIRTUAL MEETING ONLINE VIA ZOOM

<https://us02web.zoom.us/j/82765020298?pwd=SGVjWFpqTjRQVkJkFiZi9jK0ViNGJwZz09>

Meeting ID: 827 6502 0298

Passcode: 176507

One tap mobile

+13462487799,,82765020298#,,,,,0#,,176507# US (Houston)

Or

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 827 6502 0298

Passcode: 176507

MINUTES

1. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:00 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: Kelly Yarbrough, Kyle Miller, Mark McLean, Chad Hanson, and Steve Meadows. Members Absent: David Anderton and Bill Taverner. Also, Present: Consultant – Jason Mundo of Mundo and Associates; Eva Greenup – Lorena Chamber of Commerce;

2. Visitors Comments/Open Forum

No visitor comments.

3. Chairman's Report, EDC Mail and Communications

No report was given. No action was taken.

4. Discussion with Lorena Chamber representative on planning of a Downtown Revitalization Project.

Eva Greenup of the Chamber updated the Board on plans for the Saturday In The Park event to be held in the Spring. She also discussed the possibility of other events that could be held throughout the year including October Fest, Market Day, Food Truck Day, Family Fun Day, Silent Auction, and Family Movie Night.

5. Discussion and possible action on Election of Lorena EDC Officers for FY2020-2021

The Board discussed the officer positions. Mark McLean moved to re-elect the current officers: David Anderton as Chairman, Kelly Yarbrough as Vice-Chairman, Kyle Miller as Secretary, and Mark McLean as Treasurer. Chad Hanson seconded the motion. The motion was unanimously approved.

6. Discussion and possible action to approve the following:

EDC Meeting Minutes – October 13, 2020

The Board reviewed the October 13, 2020 meeting minutes. Chad Hanson moved to approve the October 13, 2020 meeting minutes. Mark McLean seconded the motion. The motion was unanimously approved.

7. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – October 2020 and 50% of annual Civic Plus invoice for website services.

Treasurer Mark McLean presented the financial reports and bill payments. Mark McLean added that the monthly Lamar billboard invoice was now set up on autopay. Steve Meadows moved to approve the financial reports and bill payments for October 2020. Chad Hanson seconded the motion. The motion was unanimously approved.

8. Discussion and possible action on Unimproved Property Contract for the purchase of Lot 5 and 6 of Block 22, Lorena OT, 000 S. Bordon, City of Lorena, a 0.3214 acre property at the corner of Bordon and Dawson from the Lorena United Methodist Church for \$25,000 and authorization for EDC Treasurer to deliver Earnest Money on behalf of Lorena EDC as per the contract.

The Board discussed purchasing the 1/3rd acre property for parkland and reviewed the contract prepared by Chad Hanson on behalf of the Board. It was noted that the Lorena United Methodist Church asked the Board to prepare a contract. Steve Meadows moved to approve the Unimproved Property Contract for the purchase of Lot 5 and 6 of Block 22, Lorena OT, 000 S. Bordon, City of Lorena, a 0.3214 acre property at the corner of Bordon and Dawson from the Lorena United Methodist Church for \$25,000, authorization for EDC Treasurer to deliver Earnest Money on behalf of Lorena EDC as per the contract, and authorization to acquire a survey of the property if one is not available from the seller.

9. Discussion and possible action on Business Improvement Grant application(s) received by Lorena EDC.

Consultant Mundo updated the Board that no grant applications were received this month. No action was taken.

10. Update on covid related grant opportunities added to Covid financial and business resources page on the website.

Consultant Mundo updated the Board on both the new Texas Eviction Diversion Program (TEDP) and the new Rural Relief Small Business Grant. Mr. Mundo noted that this info was posted to the website on the Covid-19 Financial and Job Resources page and was sent to the Lorena Chamber members and Lorena businesses.

11. Update on Lorena TIRZ #1 East.

Consultant Mundo updated the Board on the TIRZ noting that residential developer Loera was proceeding with the platting process at the City and that the preliminary plat had been approved, has obtained a grading permit, and had begun moving dirt at the Arches residential development site on Rosenthal.

12. update on annual eminent domain declaration with the State of Texas.

Consultant Mundo updated the Board that EDC legal counsel Cary Bovey filed the EDC's annual eminent domain declaration with the state that the EDC cannot use the powers of eminent domain. Mr. Mundo noted that this is an annual filing requirement of the EDC.

13. Update on Lorena Gateway Monument project

Consultant Mundo updated the Board that he had worked to ensure that TxDOT received and confirmed receipt of the construction plans and had begun to review them. And that he hoped to have another update next month.

14. Update on Lorena Historic Trail.

Consultant Mundo updated the Board that Texas Parks and Wildlife Department was not returning his calls nor emails and that he would continue to reach them to receive feedback on our unsuccessful trails grant application of 2020 to improve upon our grant application for 2021.

15. Update on Lorena Strategic Planning Committee

Mr. Mundo updated the Board that the Lorena Strategic Planning committee was nearing completion and the City Manager would be working on a draft of the report.

16: Executive Session: *Note that the Board chose to not go into closed Executive Session.*

The Lorena EDC Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.087 of the Texas Government Code, discussion and deliberation regarding economic development negotiations:

- (1) To discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate in Lorena.

17. Reconvene to Open Session:

Note that the Board had chosen to not go into closed Executive Session.

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

No action was taken.

18. Adjournment

The meeting was adjourned at 6:51 pm.

Lorena Economic Development Corporation
Minutes of Regular Meeting of the Board of Directors
Tuesday, November 10, 2020

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