

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, NOVEMBER 10, 2015, AT 6:00 P.M.**

**LORENA CITY HALL  
107-A S. Frontage Rd.  
Lorena, Texas 76655**

**MINUTES**

**1. Call to Order and Verification of Agenda Posting**

*The meeting was called to order at 6:06 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, John Taverner, Mark McLean, Kelly Yarbrough, John Johnston. Members Absent: Michael Green; Also Present: Consultant – Jason Mundo and Pam Mundo of Mundo and Associates, Inc.*

**2. Visitors Comments/Open Forum**

*No Visitor Comments. No action was taken.*

**3. Information Items**

**A. Chairman's Report**

**1. EDC Mail and Communications**

*No action was taken.*

**Action Items**

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

**A. EDC Meeting Minutes – October 13, 2015**

*Mark McLean moved to approve the meeting minutes of October 13, 2015. John Johnston seconded the motion. The motion was unanimously approved.*

**5. Discussion and possible action to approve the following:**

**B. EDC Financial Reports and Bill Payments – October 2015**

*John Johnston moved to approve the Financial Reports and Bill Payments for October 2015. John Taverner seconded the motion. The motion was unanimously approved.*

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6. Discussion and possible action on election of LEDC officers for FY2015 - 2016.

*The Board discussed the officer positions. John Taverner moved to maintain the current officers for fiscal year 2015 – 2016 (Chairman David Anderton, Vice Chairman John Taverner, Treasurer Mark McLean, and Secretary Kelly Yarbrough). Mark McLean seconded the motion. The motion was unanimously approved.*

7. Update and discussion on International Council of Shopping Centers (ICSC) Texas Conference and Deal Making Trade Show, November 4-6, at the Dallas Convention Center, where Lorena EDC exhibited Lorena's developable properties to prospective retailers and developers.

*Consultant Jason Mundo updated the Board on the successful trade show where much interest was shown from both retailers and developers toward Lorena's developable commercial properties especially the former middle school location and the Lorena TIRZ #1 East properties. Mr. Mundo discussed with the Board retailers that were or were not interested in locating in Lorena and why or why not. Mr. Mundo noted that he will be continuing to market Lorena's commercial properties to developers and retailers in the coming weeks and months. No action was taken.*

8. Update and discussion on marketing of old middle school property for development.

*Consultant Jason Mundo noted that there was considerable interest in the former middle school property from prospective retailers and developers at the ICSC Texas Deal Making Trade Show in particular Corner Store (CST Brands). Mr. Mundo noted that he will be continuing to market Lorena's commercial properties to developers and retailers in the coming weeks and months. No action was taken.*

9. Discussion and update on statewide prospects by Consultant Jason Mundo.

*Mr. Mundo discussed and updated the Board on statewide prospects from the State of Texas Office of Economic Development during the month of October. No action was taken.*

10. Update on the procurement and installation of a McBrayer Park Trail Dedication Sign honoring General McBrayer with associated trail illustration and segment distances.

*Consultant Jason Mundo noted that the sign had been ordered but was still being manufactured by A1 Sign Company of Waco, Texas. No action was taken.*

11. Update on IH-35 billboard with Lamar Advertising including procurement and installation of new signage vinyl and artwork.

*Consultant Jason Mundo noted that the Billboard renewal paperwork had been sent to Lamar Advertising and that Lamar Advertising had requested guidance from the Board on what the Board would like the new Billboard to look like. The Board discussed themes, styles, and design ideas for Consultant Jason Mundo to communicate back to Lamar Advertising so that*

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*Lamar Advertising may begin design and provide draft designs back to the Board for possible approval at the next LEDC meeting. No action was taken.*

12. Update on Lorena's Texas Economic Development Council (TEDC) 2015 Community Economic Development Award presented to Lorena during the TEDC Annual Conference Luncheon, October 15, 2015 at the Westin Galleria Hotel, Dallas Texas.

*Consultant Jason Mundo noted that Lorena and the TIRZ project was represented at the Award Luncheon by Mayor Roper, Mayor Pro Tem Bill Coleman, EDC Chairman David Anderton, Pam Mundo, Jason Mundo, and Joe Mundo of Mundo and Associates, and TIRZ financial plan analyst Elizabeth Morris of Insight Research. Mr. Mundo noted that the TIRZ project and Lorena team were warmly received by all who attended the TEDC luncheon and that it was quite the team effort by the City, EDC, County, and land owners to come together to make this TIRZ project happen. No action was taken.*

13. Update from Consultant Jason Mundo on Lorena TIRZ #1 East.

*Mr. Mundo noted that the TIRZ Board had met with a financial advisor in November to discuss financing the infrastructure projects with bonds. Mr. Mundo also noted that the TIRZ Board had received an RFQ from engineering firm KPA of Temple, Texas and would be interviewing them for proposed future engineering services. No action was taken.*

14. Discussion and possible action on cancellation of December 8, 2015 LEDC meeting.

*The Board discussed whether they might want to cancel the regularly scheduled December 8, 2015. The Board generally agreed that they would cancel the December meeting unless billboard designs were available for review or an urgent matter presented itself between now and the meeting date. Kelly Yarbrough moved to cancel the December 8<sup>th</sup> LEDC meeting. Mark McLean seconded the motion. The motion was unanimously approved.*

17. Adjournment

*The Board adjourned at 7:15 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.*

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David Anderton,  
Board Chairman

Date      Kelly Yarbrough,  
                    Board Secretary

Date