

LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 7, 2015, AT 6:30 P.M.
LORENA CITY HALL
107-A S. Frontage Rd.
Lorena, Texas 76655

MINUTES

Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:33 pm and Chairman Coleman noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Bill Coleman, Chuck Roper, J Fagner, David Anderton, John Johnston, William Callan, and Kelly Snell; Also Present: City Manager Joe Pace, land owner Gary Tully, land owner Robert Braswell, Administration and Program Management Consultants Jason Mundo and Joe Mundo of Mundo and Associates, Inc.

1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – November 2, 2015

Kelly Snell moved to approve the minutes of November 2, 2015. J Fagner seconded the motion. The motion was unanimously approved.

2. Discussion and possible action to approve Lorena TIRZ #1 East Financial Reports and bill payments.

J Fagner moved to approve the financial reports and bill payments. John Johnston seconded the motion. The motion was unanimously approved.

3. Discussion and update on Request to Texas Comptrollers Office of Public Accounts for Area Report for sales tax generated within Lorena TIRZ #1 East.

Consultant Jason Mundo updated the Board that the Comptrollers Office is not able to provide the quarterly area report nor the 2014 yearly report because currently only two businesses in the TIRZ are reporting and they are required to have four businesses reporting. Mr. Mundo noted that in order to get the information the businesses will have to sign a waiver of confidentiality which allows the Comptrollers Office to release their confidential sales tax information to the TIRZ Board. Mr. Mundo noted that the Comptrollers Office has provided them with the release form and that they will pursue obtaining the release signatures on behalf of the Board. No action was taken.

Lorena TIRZ #1 East
Minutes of Regular Meeting of the Board of Directors
Tuesday, December 7, 2015

4. Discussion and possible action on PROFESSIONAL ENGINEERING SERVICES agreement between Lorena TIRZ #1 East and Kasberg, Patrick & Associates, LP Consulting Engineers (KPA) for proposed sanitary sewer, water line, and roadway improvements to serve Lorena TIRZ #1 East and the 381 East Area.

The Board discussed the details of the Professional Engineering Services Agreement with Consultants Jason Mundo and Joe Mundo of Mundo and Associates. J Fagner moved to approve the Professional Engineering Services agreement between Lorena TIRZ #1 East and Kasberg, Patrick & Associates, LP Consulting Engineers (KPA) for proposed sanitary sewer, water line, and roadway improvements to serve Lorena TIRZ #1 East and the 381 East Area. William Callan seconded the motion. The motion was unanimously approved.

5. Discussion on bond financing and update on December 1 bond financing conference call with Ted Christensen, President of Government Securities Corporation, conducted by Consultant Mundo and Associates.

The Board continued its discussions on bond financing of the forthcoming TIRZ infrastructure projects. No action was taken.

6. Update and recap on Lorena exhibiting commercial properties at ICSC Texas Deal Making Trade Show at Dallas Convention Center November 4-6 by consultants Mundo and Associates.

Consultant Jason Mundo noted that the Lorena EDC exhibited Lorena's commercial properties available for development at the ICSC Trade Show. Mr. Mundo noted the featured properties included the TIRZ properties in addition to the former Middle School property and Lorena's other available commercial properties at this annual retail trade show. Mr. Mundo noted that there was much interest from developers and retailers in the TIRZ properties due to the promise of forthcoming future sewer line infrastructure. No action was taken.

7. Adjournment

The Board adjourned at 7:39 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.

Bill Coleman,
Board Chairman

Date

Chuck Roper,
Board Secretary

Date