

**LORENA TIRZ #1 EAST
CALLED MEETING OF THE BOARD OF DIRECTORS
FRIDAY, JANUARY 15, 2016, AT 10:00 A.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 10:07 am and Chairman Coleman noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was not present. Members Present: Bill Coleman, Chuck Roper, and William Callan; Members Not Present: J Fagner, David Anderton, John Johnston, and Kelly Snell; Also Present: City Managers Joe Pace and Billy Clemons; Public Works Director Kevin Neal; land owner Gary Tully, land owner Steve Mitchell, land owner Robert Braswell, commercial realtor Brad Harrell, Gary Houston of Crosspoint Engineering, and grant administrator Gary Traylor of Traylor and Associates, Administration and Program Management Consultant Jason Mundo of Mundo and Associates, Inc.

1. Discussion on proposed IH-35 Commercial Development.

Land owner Gary Tully introduced engineer/developer Gary Houston of Crosspoint Engineering who presented a proposed site plan of the Tully-Mitchell Retail Development. Mr. Tully and Mr. Houston discussed that they would like to develop the travel center and hotel portion of the site plan as soon as possible. Mr. Tully introduced grant writer and administrator Gary Traylor of Traylor and Associates who discussed with the Board the Texas Capital Fund Grant, a competitive infrastructure grant with grant award amounts scaled and tied to creation of certain numbers of full time jobs by a defined end user. The max possible grant would be \$1.5 million tied to the creation of 100 full time jobs. Mr. Traylor noted that the grant is competitive but added that there was surplus funds in the program last year. Mr. Tully and TIRZ Consultant Jason Mundo agreed that the grant could be an option for infrastructure within the Tully/Mitchell retail development once the end user job creator(s) are finalized and fully committed but that the main sewer trunk line project of \$2.5 Million would be better served through a bond issuance as previously discussed at the TIRZ meetings. No action was taken.

2. Adjournment

The Board adjourned at 11:40 am.

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

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Minutes of Called Meeting of the Board of Directors
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be taken in open meeting.

Bill Coleman,
Board Chairman

Date

Chuck Roper,
Board Secretary

Date