

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, FEBRUARY 1, 2016, 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 6:43 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, and Kelly Snell; Members Not Present: John Johnston and William Callan; Also Present: City Manager Joe Pace; Public Works Director Kevin Neal; land owner Gary Tully, land owner Robert Braswell, Administration and Program Management Consultants Jason Mundo and Pam Mundo of Mundo and Associates, Inc..*

1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – January 4, 2016

*David Anderton moved to approve the minutes of January 4, 2016. Kelly Snell seconded the motion. The motion was unanimously approved.*

2. Discussion and possible action to approve Lorena TIRZ #1 East Called Meeting Minutes – January 15, 2016

*Chuck Roper moved to approve the minuts of January 15, 2016. Kelly Snell seconded the motion. The motion was unanimously approved.*

3. 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. David Anderton seconded the motion. The motion was unanimously approved.*

4. Discussion and possible action on authorization of Lorena TIRZ #1 East Engineering Scope of Services ES 16 02 01, Sanitary Sewer Trunk Line Project Definition / Preliminary Engineering, services to be performed by Kasberg, Patrick, and Associates, LP (KPA)

*The Board discussed the proposed engineering scope of services. J Fagner moved to approve the authorization of Lorena TIRZ #1 East Engineering Scope of Services ES 16 02 01, Sanitary Sewer Trunk Line Project Definition / Preliminary Engineering, services to be*

*performed by Kasberg, Patrick, and Associates, LP (KPA) in the amount of \$23,860.00 (Twenty Three Thousand, Eight Hundred Sixty Dollars and no cents). Chuck Roper seconded the motion. The motion was unanimously approved.*

5. Discussion and possible action on authorization of Lorena TIRZ #1 East Program Management Scope of Services PM 16 02 01, Program Management, services to be performed by Mundo and Associates, Inc.

*The Board discussed the proposed program management scope of services. J Fagner moved to approve the authorization of Lorena TIRZ #1 East Program Management Scope of Services PM 16 02 01, Program Management, services to be performed by Mundo and Associates, Inc. in the amount of \$10,500.00 (Ten Thousand Five Hundred Dollars and no cents). Kelly Snell seconded the motion. The motion was unanimously approved.*

6. Discussion and possible action on recommendation to City Council on bond advisor for the Lorena TIRZ #1 East Sanitary Sewer Trunk Line Project.

*The Board discussed the presentations from prospective bond advisors that occurred at the November, December, and January Lorena TIRZ #1 East meetings. The Board directed consultant Mundo and Associates, Inc. to obtain draft contracts and bond fee schedules from prospective bond advisors Jason Hughes of FirstSouthwest and Ted Christensen of Government Capital Securities. David Anderton moved to provide recommendation to Lorena City Council to contract with a bond advisor for the issuance of TIRZ related bonds, preferably Jason Hughes of FirstSouthwest, as preferred option, or Ted Christensen of Government Capital Securities, as secondary option. Kelly Snell seconded the motion. The motion was unanimously approved.*

*David Anderton left the meeting after Agenda Item 6 prior to the start of Agenda item 7.*

7. Discussion and review of proposed Developer Agreements to participate in the TIRZ financing.

*Consultant Mundo and Associates presented a draft bond financing plan to the Board consisting of the funding of TIRZ expenditures and bond financing through multi-party developer agreements. The Board and land owners Gary Tully and Robert Braswell discussed various levels of commitment with each other, exploring the options available, to fund the first few years of the TIRZ expenditures and bond financing until the TIRZ generates sufficient revenue. No action was taken.*

8. Adjournment

*The Board adjourned at 8:17 pm.*

***Lorena TIRZ #1 East  
Minutes of Regular Meeting of the Board of Directors  
Monday, February 1, 2016***

*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