

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, MARCH 8, 2016, 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 6:10 pm and Vice-Chairman Taverner noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: John Taverner, Mark McLean, Kelly Yarbrough, and John Johnston. Members Absent: David Anderton; Also Present: City Manager Joe Pace and Consultant – Jason 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 – January 12, 2016

*Mark McLean moved to approve the meeting minutes of January 12, 2016. Kelly Yarbrough seconded the motion. The motion was unanimously approved.*

5. Discussion and possible action to approve the following:

B. EDC Financial Reports and Bill Payments – January 2016, and February 2016

*John Johnston moved to approve the Financial Reports and Bill Payments for January 2016, and February 2016. Kelly Yarbrough seconded the motion. The motion was unanimously approved.*

6. 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 updated the Board that the McBrayer Park Trail Dedication Sign has been installed and it has a very nice appearance. Mr. Mundo presented the Board with a picture of the installed Trail Dedication Sign. No action was taken.***

7. Update and discussion on filing of 2015 Heart of Texas Regional Economic Development Inventory report with Heart of Texas Council of Governments (HOTCOG).

***Consultant Jason Mundo updated the Board that he had prepared and submitted the annual Heart of Texas Regional Economic Development Inventory Report with HOTCOG. The report reveals a lack of available commercial buildings for lease or purchase in Lorena and the Lorena ETJ. No action was taken.***

8. Discussion and update on filing of 2015 Economic Development Corporation Report with the State of Texas Comptroller's Office.

***Consultant Jason Mundo updated the Board that he had prepared and submitted the annual Comptrollers Report on behalf of the LEDC. No action was taken.***

9. Discussion and update on filing of Eminent Domain Report with State of Texas Comptroller's Office.

***Consultant Jason Mundo updated the Board that in late January he was notified by LEDC legal counsel Cary Bovey that the Texas Legislature has recently passed legislation that would require the LEDC (and other organizations) to file an Eminent Domain Report with the Comptroller Office. This would only need to be submitted one time. On the report the EDC would need to state whether or not it has rights to utilize eminent domain and why. Mr. Mundo noted to the Board that the LEDC has never had the right to use eminent domain due to state economic development law and has never used it to date. Mr. Mundo noted that legal counsel Cary Bovey prepared and filed the report on behalf of the LEDC and this matter has thus been taken care of. No action was taken.***

10. Update and discussion on marketing of Lorena commercial properties for development.

***Mr. Mundo updated the Board on the Rosenthal Rd. corner property. Mr. Mundo noted that the land owner began working with the LEDC to market the property in early spring and that the LEDC has found a buyer and developer for the property to create a very nice family friendly mixed use development with high quality car-only travel center and high quality food establishment. Mr. Mundo noted that this development would add \$60,000 annually in sales tax, would be an investment of 4 – 9 Million Dollars in the community, and create dozens of local jobs. Mr. Mundo also updated the Board on the efforts from the owner to date to change the zoning from Residential to a commercial-friendly zoning that would allow the development to occur on this busy corner adjacent to IH-35. Mr. Mundo noted that Mundo and Associates***

*has identified the path forward in the months to come for the future owner/developer to work with and discuss with Planning & Zoning on the property. No action was taken.*

11. 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 January and February. No action was taken.*

12. Discussion and possible action on IH-35 billboard artwork design being conducted by Lamar Advertising.

*The Board reviewed several Billboard designs: new designs and also those that had been updated from the previous meeting. There were two versions of each design: one with the lamp extension outside of the billboard and one with the lamp contained within the billboard.*

*John Johnston moved to approve the billboard design with the red Lorena banner and “Come Grow With Us” tagline with lamp extension and approve the expenditure of the lamp extension in the amount of \$616.50. Kelly Yarbrough seconded the motion. The motion was unanimously approved.*

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

*Mr. Mundo noted that the TIRZ Board was progressing nicely with its preliminary engineering of the eventual sanitary sewer trunk line within TIRZ #1 East and their consultant engineer KPA had just completed month 1 of 4 for the project, setting up its base mapping and sanitary sewer basins. Mr. Mundo also noted that the TIRZ Board had studied and given recommendations to City Council regarding the hiring of a Financial Bond advisor. In addition, Mr. Mundo presented the EDC Board with the TIRZ Bond Issuance Financial Plan, a draft document the TIRZ Board is using to evaluate at what level the TIRZ will need to issue bonds to finance the sanitary sewer trunk line, all costs from 2014 to date, and all future costs until the break-even date approximately in 2024. Mr. Mundo discussed how the TIRZ Board is looking for entities to participate in the initial years of funding of the TIRZ to assist the TIRZ in those years when the revenue is growing until the breakeven year of 2024, and that the TIRZ will likely ask the LEDC to participate with the TIRZ, the City, and the Developers at a point in the coming months. The LEDC Board noted that it recognized the need and importance of the TIRZ to the development and growth of Lorena and that it was open to discussion. Mark McLean noted that he would like to see a formal proposal to be presented to the LEDC when the time comes. Kelly Yarbrough noted that she would like to see an updated estimate of the costs and return involved when the time comes. Mr. Mundo noted that these were reasonable and good requests and that he would communicate this to the TIRZ Board on behalf of the LEDC. No action was taken.*

14. Update on IH-35 Signature Bridge Illumination.

*Consultant Jason Mundo updated the Board that the City had been in contact with TxDOT and is pursuing a request to upgrade the quality of IH-35 Signature Bridge Illumination at the 3 signature bridges and in particular the middle bridge. Mr. Mundo noted that the City feels that TxDOT did not build the lighting to a standard of quality that was communicated to the City and that which the City paid for including over \$97,000 of LEDC funds. No action was taken.*

15. Discussion on possible applicants for empty LEDC Board Seat 7.

*The Board discussed the open LEDC Board Seat. Consultant Jason Mundo passed out Board Applications forms for use by the Board Members in recruiting possible applicants. Mr. Mundo noted that Michael Green had also resigned from the Board today and that Michael would be submitting a recommendation for a potential candidate to replace him. Mr. Mundo encouraged the Board to seek out candidates to fill the two open seats on the Board. No action was taken.*

16. Adjournment

*The Board adjourned at 7:27 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.*

\_\_\_\_\_  
David Anderton,  
Board Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kelly Yarbrough,  
Board Secretary

\_\_\_\_\_  
Date