

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 6, 2016, AT 6:30 P.M.**

**LORENA CITY HALL
107-A SOUTH FRONTAGE RD, LORENA TX, 76655**

The Board of Directors of Lorena TIRZ #1 East will meet in a Regular Meeting at 6:30 P.M. on Tuesday, September 6, 2016 at Lorena City Hall, 107-A South Frontage Rd, Lorena TX 76655.

REGULAR MEETING AGENDA

The subjects to be discussed or considered upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

1. Discussion and possible action to approve Lorena TIRZ #1 East Regular Meeting Minutes – August 1, 2016
2. Discussion and possible action to approve Lorena TIRZ #1 East Financial Reports and bill payments.
3. Discussion and recommendations on the following:
 - 3A. Path Forward Document;
 - 3B. Funding of TIRZ costs;
 - 3C. TIRZ Virtual Checkbook Document; and
 - 3D. Developer Agreements
4. EXECUTIVE SESSION – CLOSED SESSION:
 - 4A. Pursuant to Texas Government Code Section 551.071 – Consultation with Attorney: The TIRZ #1 East Board shall consult with Legal Counsel in Executive regarding legal issues involving:
 - (1) Development Financing Agreement by and between the City of Lorena, Texas, and Lorena Tax Increment Reinvestment Zone #1 East;
 - (2) Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Lorena Economic Development Corporation;
 - (3) Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and the Mitchell/Tully Group;

- (4) Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Braswell Family Enterprises, LTD; and
- (5) Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and McElla Group, LLC.

5. RECONVENE TO OPEN SESSION:

5A. Discussion and possible action on Development Financing Agreement by and between the City of Lorena, Texas, and Lorena Tax Increment Reinvestment Zone #1 East.

5B. Discussion and possible action on Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Lorena Economic Development Corporation.

5C. Discussion and possible action on Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and the Mitchell/Tully Group.

5D. Discussion and possible action on Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Braswell Family Enterprises, LTD.

5E. Discussion and possible action on Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and McElla Group, LLC.

6. Discussion and possible action on authorization of Lorena TIRZ #1 East Engineering Scope of Services ES 16 06 06, Phase I Sanitary Sewer Trunk Line Final Engineering, services to be performed by Kasberg, Patrick, and Associates, LP (KPA).

7. Discussion and possible action on authorization of Lorena TIRZ #1 East Program Management Scope of Services PM 16 06 06, Program Management, services to be performed by Mundo and Associates, Inc.

8. Discussion and possible action on TIRZ Budget for Fiscal Year 2016-2017

9. Discussion on TIRZ/McLennan County Precinct 1 Park planning

10. Discussion on TIRZ Residential Planning

11. Adjournment

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

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section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Lorena, Texas, a place convenient and readily accessible to the

general public at all times, and said Notice was posted on September 2, 2016, at 5:00 p.m. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the _____ day of _____ 2016.

Posted on behalf of the Lorena TIRZ #1 East Board of Directors:

Monica Hendrix, City Secretary