

LORENA TIRZ #1 EAST
CALLED MEETING OF THE BOARD OF DIRECTORS
THURSDAY, SEPTEMBER 15, 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 6:34 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, J Fagner, William Callan, and Kelly Snell; Members Not Present: Chuck Roper, David Anderton, John Johnston; Also Present: Robert Braswell (TIRZ land owner), Nancy Callan (TIRZ land owner), Joe Pace (City Manager), Jason Mundo (TIRZ Administration and Program Management Consultants); Luke Cochran (TIRZ legal counsel),

1. Discussion and recommendations on the following:
1A) Developer Agreements

The Board, land owners, TIRZ legal counsel Luke Cochran, and TIRZ Consultant Jason Mundo reviewed and discussed the developer agreements. No action was taken.

2. EXECUTIVE SESSION – CLOSED SESSION: *The Board entered closed session at 6:40 pm.*

Executive Session Pursuant to Section 551.071 Texas Government Code, for the purpose of Consultation with Attorney; Closed Meeting.

- (1) To deliberate developer agreements;

3. RECONVENE TO OPEN SESSION: *The Board re-entered open session at 7:40 pm.*

The Board, land owners, TIRZ legal counsel Luke Cochran, and TIRZ Consultant Jason Mundo continued to review and discuss the developer agreements.

- 4A. Discussion and possible action on Development Financing Agreement by and between the City of Lorena, Texas, and Lorena Tax Increment Reinvestment Zone #1 East.

J Fagner moved to approve the Development Financing Agreement by and between the City of Lorena, Texas, and Lorena Tax Increment Reinvestment Zone #1 East. Kelly Snell seconded the motion. The motion was unanimously approved.

Lorena TIRZ #1 East
Minutes of Called Meeting of the Board of Directors
Thursday, September 15, 2016

4B. 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.

J Fagner moved to approve the Development Financing Agreement by and between the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Lorena Economic Development Corporation. Kelly Snell seconded the motion. The motion was unanimously approved.

4C. 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.

J Fagner moved to approve the Development Financing Agreement by and between the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Mitchell/Tully Group. Kelly Snell seconded the motion. The motion was unanimously approved.

4D. 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.

William Callan moved to approve the Development Financing Agreement by and between the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Braswell Family Enterprises, LTD, terms as negotiated. J Fagner seconded the motion. The motion was unanimously approved.

4E. 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.

William Callan moved to approve the Development Financing Agreement by and between the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and McElla Group, LLC, terms as negotiated. J Fagner seconded the motion. The motion was unanimously approved.

5. 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).

Kelly Snell moved to authorize the 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). J Fagner seconded the motion. The motion was unanimously approved.

Lorena TIRZ #1 East
Minutes of Called Meeting of the Board of Directors
Thursday, September 15, 2016

6. 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.

Bill Coleman moved to authorize the Lorena TIRZ #1 Program Management Scope of Services PM 16 06 06, Program Management, services to be performed by Mundo and Associates, Inc. J Fagner seconded the motion. The motion was approved 3 – 1 with Bill Coleman, J Fagner, and Kelly Snell voting Yea, and William Callan voting Nay.

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

The Board tabled this item until the next meeting. No action was taken.

8. Adjournment

The meeting was adjourned at 9:45 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