

LORENA ECONOMIC DEVELOPMENT CORPORATION
PUBLIC HEARING AND REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, AUGUST 9, 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 6:07 pm and Chairman Anderton noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: David Anderton, John Taverner, Kelly Yarbrough, John Johnston. Kyle Miller; Members Absent: Mark McLean, Chad Hanson Also Present: Consultant – Jason Mundo of Mundo and Associates, Inc.

2. Visitors Comments/Open Forum

No visitor comments.

3. Chairman's Report, EDC Mail and Communications

No action was taken.

The Public Hearing began at 6:08 pm

4. Public Hearing – The Lorena Economic Development Corporation Board shall conduct a public hearing in accordance with the Texas Local Government Code Chapter 505, Section 505.159 in regards to the authorization of a Two Hundred Sixty-five Thousand, Four Hundred Fifty and No/100 Dollars (\$265,450.00) project for the purpose of paying a portion of the principal and interest payments on the debt issued by the City for the implementation of the Lorena TIRZ #1 East Sanitary Sewer Trunk Line.

No one attended the public hearing. No comments were made. The Public Hearing ended at 6:09 pm.

5. Discussion and possible action to approve the following:

- A. EDC Regular Meeting Minutes – June 14, 2016
- B. EDC Strategic Planning Session Meeting Minutes – June 21, 2016

John Johnston moved to approve the meeting minutes of June 14, 2016. John Taverner seconded the motion. The motion was unanimously approved.

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John Johnston moved to approve the Strategic Planning Session Meeting Minutes of June 21, 2016. John Taverner seconded the motion. The motion was unanimously approved.

6. Discussion and possible action to approve the following:

C. EDC Financial Reports and Bill Payments – June 2016 and July 2016.

David Anderton moved to table the Financial Reports and Bill Payments for June 2016 and July 2016 until the next EDC meeting. Kyle Miller seconded the motion. The motion was unanimously approved.

7. 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 regarding participation in financing of Lorena TIRZ #1 East Sanitary Sewer Trunk Line.

The Board discussed the development financing agreement. Kelly Yarbrough moved to approve the Development Financing Agreement By and Among the City Of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and Lorena Economic Development Corporation regarding participation in financing of Lorena TIRZ #1 East Sanitary Sewer Trunk Line. John Johnston seconded the motion. The motion was unanimously approved.

8. Discussion and possible action on Lorena Business Improvement Grant Application submitted by Malisa Spivey of Key Real Estate Services & Property Management, 110 E. Center Street.

The Board discussed the grant application. Kelly Yarbrough moved to approve the grant application in the amount of \$5,000 with the added condition that a notification sign be displayed that the Lorena EDC contributed to the cost of the exterior improvements. There was no second and the motion died. John Taverner moved to approve 30% of the exterior improvement costs not to exceed \$5,000. Kelly Yarbrough seconded the motion. The motion was approved unanimously.

9. Discussion and possible action on renewal of IH-35 Billboard contract for Fiscal Year 2016-2017.

Kelly Yarbrough moved to approve the renewal of the IH-35 Billboard contract for Fiscal Year 2016 – 2017. John Taverner seconded the motion. The motion was unanimously approved.

10. Update from Consultant Jason Mundo on results from Lorena EDC Strategic Planning Session 2016 and discussion and possible action on adoption of Lorena EDC Strategic Plan 2016.

Consultant Jason Mundo updated the Board on the results of the Strategic Planning Session. The Board reviewed the Strategic Plan report document compiled by Jason Mundo of Mundo and Associates Inc. The Board directed Mr. Mundo to add an agenda item for the next

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meeting to discuss the Budget for Fiscal Year 2016 -2017 and actions and goals proposed by the Strategic Plan.

11. Update from Consultant Jason Mundo on June 28 neighborhood meeting with nearby residents of Rosenthal Rd. that heard neighborhood concerns regarding proposed future mixed-use development on Rosenthal Rd.

Consultant Jason Mundo discussed with the Board the results of the planned neighborhood meeting on June 28 to hear neighborhood concerns. Mr. Mundo noted that over 30 residents attended and were firmly opposed to any mixed-use development occurring at the proposed site. Mr. Mundo noted that due to the neighborhood opposition there will not be any mixed-use development nor any commercial development on that site. Mr. Mundo noted that the neighborhood would only support single family home development on that site which it is currently zoned for. Mr. Mundo further noted that the neighborhood voiced support for commercial development in areas of the city that are currently zoned for commercial development such as the IH-35 corridor and Lorena TIRZ #1 East. No action was taken.

12. Discussion and update on statewide prospects by Consultant Jason Mundo.

Consultant Jason Mundo discussed statewide prospects with the Board. No action was taken.

13. Update and Discussion on IH-35 Construction by Consultant Jason Mundo.

Consultant Jason Mundo noted that TxDOT and the City of Lorena would be hosting a ribbon cutting to celebrate the completion of the IH-35 Construction on the morning of August 18. No action was taken.

14. Discussion and update on regarding letter to City Council recommending updating of Food Truck Ordinance considering recent social trends and high quality food truck services available today.

The Board discussed a proposed letter to City Council recommending updating or creating an Ordinance to allow Food Trucks to operate in the City considering the recent social trends and high quality food truck services available today.

Kelly Yarbrough moved to approve a letter from the Lorena EDC to City Council recommending updating or creating an ordinance to allow Food Trucks to operate in the City considering the recent social trends and high quality food truck services available today. John Johnston seconded the motion. The motion was unanimously approved.

15. Adjournment

The Board adjourned at 7:33 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,

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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