

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, JANUARY 13, 2009, AT 6:30 P.M.  
LORENA CITY HALL  
222 N. Frontage Road, Lorena, Texas 76655**

**MINUTES**

---

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.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

**REGULAR MEETING**

1. Call to Order and Verification of Agenda Posting

*Meeting was called to order at 6:30 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, Kelly Yarbrough, Mark McLean, Mark Richardson, Jeff Keahey, Tony Chaffin and John Taverner. Also present: Consultant – Pam Mundo & Jason Mundo, Mundo & Associates and Cary Bovey, Bovey & Bojorquez, LLP - EDC Attorney.*

2. Visitor Comments/Open Forum

*Cindy Grisham, Genco Federal Credit Union.*

3. Information Items

A. Chairman's Report

1. EDC Mail and Communications

**No Action Taken.**

4. Consent Agenda

A. Approve EDC Meeting Minutes – December 9, 2008

*Mr. Keahey moved to approve of the minutes from the December 9, 2008 meeting. Mr. Taverner seconded. The motion passed unanimously.*

**Action Items**

4. Discussion and possible action to approve the Lorena EDC Financial Reports plus approval of bill payments.

***Mr. McLean passed out financial statements, but did not present a formal treasurer's report. No action taken.***

6. Discussion and possible action regarding amendment of Section 2.08 of the Lorena Economic Development Corporation Bylaws related to quorum and voting provisions applicable to meetings of the Board of Directors of the Lorena Economic Development Corporation.

***Mr. Bovey presented information on possible changes to the Lorena Economic Development Corporation bylaws related to quorum and voting provisions and a written resolution to change the bylaws. Mr. McLean moved to accept to resolution as presented by Mr. Bovey. Mr. Taverner seconded. The motion passed unanimously.***

7. Report progress regarding the Street Map for marketing Lorena.

***Discussion was held regarding the street map. The Lorena Volunteer Fire Department reviewed the map and made suggested changes. Those are now being added to the map and it will be presented again at the next EDC regular meeting.***

8. Discussion and possible action regarding proposed project for the adoption of a grant assistance program for façade, signage, and other exterior property improvements to businesses situated in Lorena. Possible action may include, but shall not be limited to, approving the project and the estimated costs of the project, authorizing the publication of notice of the proposed project, setting a date for a public hearing on the proposed project, and any other action related to this item.

***Mr. Mundo, Mrs. Mundo and Mr. Bovey presented information and guidelines regarding proposed project for the adoption of a grant assistance program for façade, signage, and other exterior property improvements to businesses situated in Lorena. Mr. Richardson moved to approve the Lorena Business Improvement Grant program as presented with the stipulations limiting the funding to a budget maximum of \$10,000 per year and a maximum of \$5,000 per grant applicant and only within the Lorena city limits for projects which are determined to increase economic stimulation for the City of Lorena. Mr. Taverner seconded. The motion passed with 6 yeas and 1 nay.***

9. Discussion and possible action regarding proposed project for the future acquisition of public parklands.

***Discussion was held about how additional park lands may be a part of the I35 corridor expansion. Mr. McLean moved to table item 9. Mr. Anderton seconded. The motion passed unanimously.***

10. Report and update on plans for IH-35 coordination with LEDC, developers, and council.

***Discussion was held about the current status of plans from Texas Department of Transportation. No Action Taken.***

11. Report of Mundo & Associates and discussion and possible action regarding:
- A. Invitation to attend Waco Day in Austin Feb 24.
  - B. Consider hosting AEDC Meeting, selecting date, and location of meeting.
  - C. Consider hosting annual business meeting to report to the 4B Corporation's annual report, selecting date and location of meeting.
  - D. Update on WMARS plans, hearing and future steps for Bull Hide Creek Treatment Facility.
  - E. Update on the Texas Capital Fund Grant for Downtown Improvements.

*Mrs. Mundo presented information on each of the items listed above. Discussion was held about hosting the AEDC meeting in September. Mr. McLean moved to set the date for the Lorena EDC to host the AEDC meeting on September 25<sup>th</sup>. Mrs. Yarbrough seconded. The motion passed unanimously. Discussion was held regarding setting the date for an annual meeting to be held on the morning of May 6th at 7:15 AM. More definite plans will be determined at the next EDC meeting. Mr. Keahey summarized information regarding the public hearing held regarding item D. Mrs. Mundo updated the process for item E and explained that the item will be on the Lorena City Council agenda next week.*

12. EXECUTIVE SESSION:

Executive Session pursuant to Section 551.087 Texas Government Code, for the purpose of discussion and deliberation regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate or expand in the City of Lorena and with which the Board is conducting economic development negotiations, and to deliberate the offer of financial or other incentives to such business prospect.

*The EDC recessed in executive session at 8:12 PM.*

13. RECONVENE TO OPEN SESSION:

Discussion and possible action to approve an offer of a financial or other incentive to a business prospect that the Board seeks to have locate or expand in the City of Lorena.

*The EDC reconvened to open session at 8:21 PM.*

14. Adjournment.

*The meeting was adjourned at 8:23 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