

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
PUBLIC HEARING AND REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, FEBRUARY 21, 2017, 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 6:11 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, Kyle Miller, Chad Hanson; Members Absent: David Anderton, John Johnston, Also Present: City Manager Joseph Pace and 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.*

4. Discussion and possible action to approve the following:

A. EDC Regular Meeting Minutes – January 10, 2017

*Mark McLean moved to approve the meeting minutes of January 10, 2017. Chad Hanson 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 2017

*Chad Hanson moved to approve the Financial Reports and Bill Payments of January 2017. Kyle Miller seconded the motion. The motion was unanimously approved.*

6. Update on EDC Comptroller Report filing.

*Consultant Jason Mundo discussed with the Board that he had completed and filed the required annual EDC Comptroller Report with the Texas State Comptroller Office before the February 1 deadline. Mr. Mundo added that this is an annual report of EDC revenues and expenditures required to be filed with the State that Mr. Mundo completes using the end of fiscal year financial report. No action was taken.*

7. Update on IH-35 Signature Bridge Lighting.

*Consultant Jason Mundo and City Manager Joseph Pace updated the Board that the bridge at Callan Ranch Rd was now illuminated but that the FM 2837 North and FM 2837 South bridges were not yet illuminated and that the City was continuing to work with TxDOT and the power companies to resolve the issue. No action was taken.*

8. Update on Legislative Session Bill Tracking as it relates to Lorena EDC.

*Mr. Mundo discussed with the Board a report he compiled of the current state legislative session and bills being filed that may be of benefit or detriment to Lorena businesses and economic development. Mr. Mundo noted that he would be continuing to monitor the bills of the legislative session. No action was taken.*

9. Update on TxDOT IH-35 Logo Signs (Blue Signs) for Lorena.

*Mr. Mundo updated the Board on his coordination with the TxDOT's consultant managing the blue logo sign program, Lone Star Logos and Signs. Mr. Mundo noted that he worked with them to establish the cost and to establish which Lorena gas and food businesses would be eligible for the main lane or ramp logo sign program. Mr. Mundo added that he will contact the businesses to see if those companies would like to subscribe to advertise on the highway main lane and ramp signs through the Lone Star Logo blue sign program. No action was taken.*

10. Update on commercial development in Lorena.

*Consultant Jason Mundo discussed with the Board numerous items related to commercial development in Lorena including: the former Raymond's Restaurant building has been released by a church; the 9.5 acre available commercial land at IH-35 frontage rd and Ver-Lo; the new reduced price of the Genie Car Wash; the Lorena Quick Lube; recent discussions by Mundo and Associates that McDonalds and Whataburger would like to locate in Lorena; and also that there will be a car oriented travel center in the TIRZ commercial properties that will have two restaurants inside of it. In addition, Mr. Mundo provided the Board with and discussed a copy of the February 1 news article on Lorena TIRZ #1 East that was published in the Waco Tribune. No action was taken.*

11. Discussion and possible action on public input survey questions for Lorena Parks Recreation and Open Space Master Plan.

*Mr. Mundo and the Board discussed the public input questions assembled by Mundo and Associates. The Board had no objections to the questions presented and Kelly Yarbrough suggested replacing the phrase "in the last 12 months" with "recently" regarding the last time*

*a survey responder visited a lorena park or recreational facility. Chad Hanson suggested replacing the phrase “ETJ” with “areas of Lorena outside of the City limits” or similar as a simpler, clearer term, for those unfamiliar with the technical phrase ETJ. No action was taken.*

12. Discussion and possible action on attending TEDC Economic Development Sales Tax Workshop in 2017.

*The Board discussed the calendar of TEDC Sales Tax workshops and it was expressed by Kelly Yarbrough that it might be good for everyone to attend the December 8 workshop in Austin at the end of the year. No action was taken.*

13. Discussion and possible action on March 2017 meeting date of the LEDC.

*The Board discussed the March meeting date of the LEDC. It was noted that the regular meeting date was only 2 weeks away and that some may have conflicts on the meeting date. Mark McLean moved to cancel the March EDC meeting and reconvene at the regularly scheduled April 11 meeting. Kyle Miller seconded the motion. The motion was approved unanimously.*

14. Adjournment

*The Board adjourned at 7:15 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.*

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David Anderton,  
Board Chairman

Date

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Kelly Yarbrough,  
Board Secretary

Date