

LORENA ECONOMIC DEVELOPMENT CORPORATION
PUBLIC HEARING AND REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MAY 9, 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 6:04 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, Mark McLean, John Johnston, and Kyle Miller Members Absent: John Taverner, Kelly Yarbrough, and Chad Hanson; Also, Present: City Manager Joseph Pace; Consultant – Jason Mundo of Mundo and Associates, Inc.; Lorena building owner Billy Berunda;

2. Visitors Comments/Open Forum

No visitor comments. No action was taken.

3. Chairman's Report, EDC Mail and Communications

No report was given. No EDC Mail. No action was taken.

4. Discussion and possible action to approve the following:

- A. EDC Regular Meeting Minutes – April 11, 2017

Mark McLean moved to approve the meeting minutes of April 11, 2017. Kyle Miller seconded the motion. The motion was unanimously approved.

5. Discussion and possible action to approve the following:

- B. EDC Financial Reports and Bill Payments – April 2017

John Johnston moved to approve the Financial Reports and Bill Payments of April 2017. Kyle Miller seconded the motion. The motion was unanimously approved.

6. Update on Chamber Membership application of the Lorena EDC.

Consultant Jason Mundo noted that he had a simple administrative question for the Board and asked Chairman Anderton and Treasurer McLean if either had completed the Chamber Membership application form. They noted that they had not. Treasurer McLean noted that payment had been made to the Chamber for membership. Mr. Mundo said he would complete

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the application form on behalf of the Board so that the Chamber and EDC have documentation for their records. No action was taken.

7. Update on IH-35 Signature Bridge Lighting.

Consultant Jason Mundo updated the Board that since they last discussed this topic a couple of months prior that the Signature Bridge Lighting looked fantastic. Consultant Jason Mundo thanked City Manager Joseph Pace, Mayor Roper, and Council for their efforts on the Bridge Lighting. City Manager Joseph Pace noted that they are working out a couple of small things but overall the bridge lighting is almost complete. Mr. Mundo noted that he had been contacted by a community in north Texas, Sachse, that just wanted to say how impressed they were with the bridges. Mr. Mundo added that Lorena business owner Linda Graves told him that a shopper made sure to visit “the town with the pretty bridges”. Mr. Mundo finished by saying that it appears that the bridges were already achieving the goal of attracting traffic from IH-35 to be aware of and visit Lorena. No action was taken.

8. Update on signage planning.

Mr. Mundo discussed with the Board a new TxDOT program, Green Ribbon, for signage and landscaping in TxDOT right-of-way that is being administered by the district landscape architect. Mr. Mundo noted however that this program is only for Non-Attainment and Near-Non-Attainment air quality Counties and McLennan County is neither classification (no air quality problems). Mr. Mundo said he would check with the landscape architect for McLennan County for any similar program that they might have. No action was taken.

9. Update on Key Real Estate's Business Improvement Grant.

Mr. Mundo discussed with the Board and noted that in March he had been unable to reach owner Malisa Spivey as to the status of the grant. Mr. Mundo added that this month he corresponded with Ms. Spivey and learned that the windows, doors, and other materials had been ordered. Mr. Mundo said that she was just waiting on those to arrive and that she felt she might be completed by the end of May. She added that her parents had both passed away at different times this year which led to the grant taking longer to complete than she had expected. Mr. Mundo noted that he extended sympathy for her family losses and that the Board looked forward to the exterior improvements to her building and completion of the grant. No action was taken.

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

Mr. Mundo discussed an update on the TxDOT IH-35 Logo Signs with the Board. Mr. Mundo noted that he had asked Lone Star Logos (the company administering the program for existing food, fuel, and lodging businesses to advertise on blue highway logo signs), to send a advertising agreement to Pizza House and Brookshire Brothers since they wanted to participate and also said that Sonic had already signed up for the program. Mr. Mundo added that he was having difficulty reaching the owners of Bush's Chicken, Jack and Jill Donuts, and Tommy's. He noted that he spoke with the owner of Alto de Jalisco and she asked that

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Mr. Mundo mail her a letter with the information. Mr. Mundo told the Board that he mailed a letter with the program info in April to Altos de Jalisco, Bush's Chicken, and Jack and Jill Donuts. Mr. Mundo said he would follow up with Altos de Jalisco, Bush's Chicken, Jack and Jill Donuts, and Tommy's as well. The Board asked Mr. Mundo to encourage Lone Star Logos to move forward with the creation of the signage. No action was taken.

11. Discussion and possible action on exhibit space reservation at NTCAR Commercial Real Estate and Developer Expo, Thursday September 7, 2017 at Dallas Sheraton.

Consultant Jason Mundo discussed with the Board the opportunity to reserve an exhibit space at this well attended trade show that the EDC has exhibited at for a few years. Mr. Mundo noted that this busy trade show is attended by commercial developers and realtors looking for places to develop and that the Lorena EDC booth would be showcasing Lorena's developable properties to the attendees. Mark McLean moved to reserve an exhibit space with electricity at the NTCAR 2017 Expo with an expenditure of \$970 (Nine Hundred Seventy Dollars and no cents). Kyle Miller seconded the motion. The motion was unanimously approved.

12. Adjournment

The Board adjourned at 6:32 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
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