

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 13, 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 6:06 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, Kyle Miller; Members Absent: Mark McLean, John Johnston and Chad Hanson; Also, Present: City Manager Joseph Pace; Consultant – Jason Mundo of Mundo and Associates, Inc;

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 – May 9, 2017

Kyle Miller moved to approve the meeting minutes of May 9, 2017. John Taverner seconded the motion. The motion was unanimously approved.

5. Discussion and possible action to approve the following:

B. EDC Financial Reports and Bill Payments – May 2017

John Taverner moved to approve the Financial Reports and Bill Payments of May 2017. Kelly Yarbrough seconded the motion. The motion was unanimously approved.

6. Update on City of Lorena website.

Consultant Jason Mundo noted that the City had finished their redesign of the City website in early May and that it looked very nice particularly with the feature photo of the new bridge illuminated at sunset. Mr. Mundo added that the website is now compatible with mobile devices which was a goal of the redesign. In addition, Mr. Mundo said that he would be

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checking and reposting any material that may have been accidentally dropped from the EDC portion of the website during the redesign process. No action was taken.

7. Update on Lorena Chamber of Commerce event: Saturday In The Park, Wine and Cheese Tasting Event, that occurred Saturday May 20.

Consultant Jason Mundo updated the Board on the Chamber's Saturday In The Park event. Mr. Mundo noted that it was a successful event with good weather, live music, and an expanded group of wineries, food and fun. He noted that it appeared that the crowd was slightly larger than last year as well. No action was taken.

8. Executive Session: *The Board entered closed Executive Session at 6:40 pm.*

The Lorena EDC Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.072 of the Texas Government Code, discussion and deliberation regarding real property:

(1) To deliberate property adjacent to Lorena McBrayer Park.

9. Reconvene to Open Session:

And take any action necessary as a result of Executive Session.

The Board Reconvened to Open Session at 7:05 pm. Kyle Miller moved to authorize LEDC legal counsel Cary Bovey to negotiate on behalf of the Lorena EDC to acquire the lot adjacent to 105 N. Houston Street in Lorena for future park land addition to McBrayer Park. John Taverner seconded the motion. The motion was unanimously approved.

10. Discussion on possible action on directing Consultant Mundo and Associates to initiate steps to transfer of Lorena EDC park land properties to City of Lorena.

Consultant Jason Mundo discussed with the Board the need to take the Lorena EDC properties that are a part of McBrayer Park and transfer their ownership to the City of Lorena for permanent inclusion as park land to McBrayer Park as required by the park grant agreement with the Texas Parks and Wildlife Department. Mr. Mundo noted that the approximately 1.75 acres of EDC land consists of the former church property off Houston Street and a portion of the trails area at the north end of McBrayer Park.

David Anderton moved to direct Consultant Jason Mundo to work with LEDC legal counsel Cary Bovey and the City of Lorena to transfer the ownership of LEDC properties totaling approximately 1.75 acres that have McLennan County Appraisal District ID numbers 128998, 128999, 129000, and 129001 to the City of Lorena for permanent inclusion as park land in McBrayer Park as required by the LEDC park grant agreement with the Texas Parks and Wildlife Department. Kelly Yarbrough seconded the motion. The motion was unanimously approved.

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

Mr. Mundo updated the Board that Lone Star Logos and Signs, the company administering the highway logo sign program for TxDOT had nearly signed enough businesses to construct the southbound IH-35 main lane sign north of Exit 323 as well as the Ramp Sign at southbound Exit 323. It was reported that Conoco, Brookshire Brothers, and Sonic had signed an advertising agreement and that they were about to approve Pizza House to be able to sign an advertising agreement as well. Mr. Mundo added that those 4 businesses were enough to manufacture and install the sign and that process would likely take 6 months. Thus, we should expect the Exit 323 Main Lane and Ramp Signs installed by the end of the year. Mr. Mundo noted that other existing Lorena IH-35 food and gas establishments had been contacted by Mr. Mundo and Lone Star Logos and Signs to advertise on the blue signs including Texas Cheese House, Bush's Chicken, Jack n Jill Donuts, Altos de Jalisco, and Tommy's Phillips 66 but that they haven't taken action to participate at this time. Mr. Mundo noted that the blue signs will increase the exposure and visibility of Lorena businesses to IH-35 traffic. No action was taken.

12. Update on Lorena TIRZ #1 East

Mr. Mundo updated the Board on the progress of the Lorena TIRZ #1 East Sanitary Sewer Line project. Mr. Mundo noted that there was a couple more months of Final Design remaining to be followed by advertising and bidding of the construction contract in late summer/early fall. This would be followed by construction beginning in early fall with completion of the construction in Summer of 2018. No action was taken.

13. Update on Lorena Parks, Recreation, and Open Space Master Plan Public Input Survey.

Consultant Jason Mundo discussed with the Board the preliminary results of the Public Input Survey for the Lorena Parks, Recreation, and Open Space Master Plan. Mr. Mundo added that they had a successful response to the survey so far having received just over 150 survey responses so far representing 8.5% of Lorena's population. Mr. Mundo added that the survey would be open for another month and that the Mundo's would be incorporating the results into the study of the Lorena Parks, Recreation, and Open Space Master Plan which is ongoing and scheduled to be completed at the end of the summer.

14. Discussion and possible action on EDC banner stand photos and replacement of EDC banner stand.

Mr. Mundo noted that he was beginning to collect photos for use in the redesign of one of the 3 banner stands, to replace drawings of the bridge and highway construction, with the new bridge and other updated photos. Mr. Mundo added that he had been in contact with Councilman J Fagner regarding his fantastic bridge photo and Mr. Fagner has enthusiastically and graciously allowed the EDC to use the photo on the redesign of the banner stand.

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15. Adjournment

The Board adjourned at 7:37 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