

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, AUGUST 8, 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 6:07 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, Mark McLean, John Johnston, Chad Hanson, and Kyle Miller; Members Absent: John Taverner, and Kelly Yarbrough; Also, Present, 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 – June 13, 2017

John Johnston moved to approve the meeting minutes of June 13, 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 – June 2017 and July 2017

Chad Hanson moved to approve the Financial Reports and Bill Payments of June 2017 and July 2017. David Anderton seconded the motion. The motion was unanimously approved.

6. Discussion and Possible Action on payment of Lorena Business Improvement Grant reimbursement to Key Real Estate on completion of exterior improvements to building.

Consultant Jason Mundo discussed and showed the Board the pictures and construction receipt of the completed exterior improvements to the Key Real Estate office building on Center Street. John Johnston moved to approve the reimbursement payment of \$5,000 to Key Real Estate for successful completion of their Lorena Business Improvement Grant project with an additional recommendation that they add exterior signage to promote their business endeavor. Chad Hanson seconded the motion. The motion was unanimously approved.

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7. Update on the downtown handrails project.

Consultant Jason Mundo updated the Board on the downtown handrails project. Mr. Mundo discussed unit cost and discussed proposed locations of mid-block handrails in the downtown to assist shoppers in climbing the high curbs to reach the storefronts. The Board discussed options and alternatives. Mr. Mundo said he would additional info to the next meeting for discussion. No action was taken.

8. Executive Session: *The Board entered closed Executive Session at 6:26 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 6:35 pm. No action was taken.

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 reviewed with the Board the draft deed of property transfer that EDC legal counsel Cary Bovey had drafted on their behalf. The Board discussed the transfer of EDC parklands to the City for perpetual use as parklands within McBrayer Park. Mark McLean moved to approve the draft document and direct legal counsel Bovey to proceed with the property transfer of EDC parklands to the City for perpetual use as parklands. Kyle Miller seconded the motion. The motion was unanimously approved.

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 was proceeding with construction of the southbound IH-35 main lane sign north of Exit 323 as well as the Ramp Sign at southbound Exit 323. Mr. Mundo reported that Conoco, Brookshire Brothers, and Sonic had signed an advertising agreement to appear on the Main Lane and Ramp Signs. Mr. Mundo noted that 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, Pizza House, 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.

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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 the project would be advertised for bidding in early September followed by bidding in September, award in October, and construction at the beginning of November. Completion of the construction is scheduled for end of August 2018. Mr. Mundo also updated the Board that the TIRZ and City had completed negotiating a developer agreement with a home builder for the extension of a sanitary sewer line and extension of a water line to his proposed 250-single family home residential development north of Rosenthal Road in the former Priest property. Mr. Mundo noted that this property would be voluntarily annexed into the City and added to the TIRZ and that the water line extension and sewer line extension to the property would be completed by the end of 2018 with the first group of homes available for families to move in December 2018/January 2019. No action was taken.

13. Update on NTCAR 2017 Expo.

Consultant Jason Mundo reminded the Board that the fall trade show season was nearly upon us and that he would be marketing Lorena's available commercial properties once again at the NTCAR 2017 Expo, September 7, at the Dallas Sheraton Hotel. He added that the event is a busy show attended by many commercial developers, agents, and realtors from all over the State of Texas looking for communities and sites for their client's businesses. No action was taken.

14. Update on FY2017-2018 Budget

Mr. Mundo noted that it was the time of year to plan the EDC Budget for FY2017-2018. The Board noted that it would be discussing, reviewing, and planning the budget at their next meeting. No action was taken.

15. Adjournment

The Board adjourned at 7:16 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