

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 13, 2018
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, Kelly Yarbrough, Mark McLean, William Taverner; Members Absent: Kyle Miller, 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 action was taken.

4. Discussion and possible action to approve the following:

4A) EDC Meeting Minutes – January 9, 2018.

Mark McLean moved to approve the meeting minutes of January 9, 2018. William Taverner seconded the motion. The motion was unanimously approved.

5. Discussion and possible action to approve the following:

5A) EDC Financial Reports and bill payments – January 2018.

Treasurer Mark McLean presented the financial reports and bill payments for January 2018. William Taverner moved to approve the financial reports and bill payments for January 2018. Kelly Yarbrough seconded the motion. The motion was unanimously approved.

6. Update on recording of EDC park property transfer deed at McLennan County.

Consultant Jason Mundo updated the Board that the EDC park property transfer deed has been recorded at McLennan County. So, the properties have been officially transferred to the City as perpetual park property. As a result, Mr. Mundo noted that the Treasurer can remove the park properties from the financial report accordingly.

7. Update on filing of 2018 Eminent Domain Report.

Consultant Jason Mundo updated the Board that the 2018 Eminent Domain Report had been prepared by their legal counsel Cary Bovey and filed with the Comptroller Office of the State of Texas as annually required. No action was taken.

8. Update on filing of 2017 Economic Development Report for State Comptroller Office.

Consultant Jason Mundo updated the Board that he had prepared and filed the 2017 Economic Development Report for the State Comptroller Office as annually required. No action was taken.

9. Update on Retail Trends. Update on Center Street marketing opportunity. Discussion and possible action on design brochure card for marketing of unique Center Street.

Consultant Jason Mundo presented a report to the Board on retail trends for 2018. Mr. Mundo also presented a Center Street marketing opportunity where TxDOT is asking for Lorena tourism brochures for one of its travel centers. The Board discussed producing a 4.25 inch by 11-inch tourism brochure card for marketing Center Street. Mr. Mundo presented the Board with a travel/tourism brochure design proposal from a graphic designer to design a brochure card for \$150. Kelly Yarbrough moved to approve the design of a tourism/travel brochure card to market Lorena's unique Center Street by Andrew Hollien in the amount of \$150.00 (one hundred fifty dollars and no-cents). Mark McLean seconded the motion. The motion was unanimously approved.

10. Update and discussion on 2018 development plans for Lorena developers and marketing of Lorena's developable properties.

Consultant Jason Mundo updated the Board on 2018 development plans for area developers as requested by the Board. Mr. Mundo updated the Board that developer Sheldon was not likely to be developing in Lorena in 2018 but was participating with the City of Lorena in the upsizing of the sanitary sewer line construction from the original Lorena wastewater treatment plant northward. Mr. Mundo updated the Board that developer Mitchell-Tully had just released a new concept master plan that they were marketing to developers/retailers and discussing with the City and noted that he would place the master plan on the EDC available properties and TIRZ webpages on the City website and would be marketing the master plan as part of the EDC's marketing efforts too. In residential construction, Mr. Mundo noted that developer Loera was finalizing his residential site plan for his development off of Rosenthal Road and would begin having discussions with the City soon. Mr. Mundo noted that Loera will have the first 5 homes constructed by end of January 2019 per his development agreement with the City and TIRZ. Mr. Mundo concluded that it was not likely that developers Braswell and Callan would construct homes in 2018 but that they were actively preparing for residential development.

11. Discussion and possible action on approval of Gateway Monument Site Plan.

Consultant Jason Mundo presented the Board with a Site Plan with proposed Gateway Monument locations on TxDOT right-of-way between the southbound IH-35 frontage road and the southbound IH-35 main lanes in the general area north of exit 323 and south of the posted City Limits sign. Mr. Mundo and the Board discussed the proposed locations, possible conflicts/obstructions, and site lines. Mr. Mundo presented the Board with street level photos showing the site lines to the proposed locations. Mr. Mundo recommended a location approximately 400 feet south of the City Limits sign and approximately 100 feet north of the 75mph speed limit sign, between the frontage road and IH-35 main lanes, outside of the mandated TxDOT 30-foot clear zones of the IH-35 main lanes and frontage road. Mr. Mundo noted that this site had good site lines from IH-35, and was a safe distance 200 feet south of the TxDOT buried cable for the IH-35 message board, and allowed vehicles plenty of time and distance to move their vehicle to exit to Lorena at exit 323. Kelly Yarbrough moved to approve the Gateway Monument Site Plan with recommended gateway monument location to be submitted to TxDOT for approval. Mark McLean seconded the motion. The motion was unanimously approved.

The Board concluded with a discussion of gateway monument design ideas and concepts. Mr. Mundo presented the Board with photos of signs statewide that could be used as inspiration. No further action was taken.

12. Update on Lorena TIRZ #1 East Construction

Mr. Mundo updated the Board on the progress of Lorena TIRZ #1 East. Mr. Mundo noted that construction of the Phase 1 Sanitary Sewer Line, Force Main, and Lift Station was ongoing with 3 months of construction complete. Completion of the Phase 1 construction is scheduled for end of August 2018 and Phase 2 construction is scheduled to be completed at the end of 2018. No action was taken.

13. Discussion and possible action on attending TEDC Sales Tax Workshop in Waco in May 2018.

Mr. Mundo discussed the upcoming TEDC Sales Tax Workshop in Waco on May 4 and that he would be attending. Mr. Mundo asked if Board members would be interested in attending this one-day course that consists of EDC Board Member training in Texas economic development laws and practices. The Board discussed the information presented. No action was taken.

***Lorena Economic Development Corporation
Minutes of Regular Meeting of the Board of Directors
Tuesday, February 13, 2018***

14. Discussion and possible action on setting March 2018 meeting date of the Lorena EDC.

The Board discussed whether to hold a March meeting. It was generally noted that its annually difficult obtaining a quorum of directors to hold meetings in March due to school spring break. It was generally discussed that the EDC would not hold a meeting in March 2018.

15. Adjournment

The Board adjourned at 7:35 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

Kyle Miller,
Board Secretary

Date
