

**LORENA ECONOMIC DEVELOPMENT CORPORATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**TUESDAY, NOVEMBER 12, 2019**  
**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, Kelly Yarbrough, Kyle Miller, Chad Hanson, William Taverner, and Steve Meadows. Members Absent: Mark McLean. Also, Present: Mayor Pro Tem and Lorena TIRZ #1 East Chairman Bill Coleman; Consultant – Jason Mundo of Mundo and Associates; Mitchell-Tully Development Team consisting of Gary Tully, Steve Mitchell, Gary Houston, and Ben Sims; and Chris McGowan (RKS);*

2. Visitors Comments/Open Forum

*No visitor comments.*

3. Chairman's Report, EDC Mail and Communications

*No report was given. No action was taken.*

4. Update and Discussion on Lorena TIRZ #1 East Mitchell/Tully Commercial Development with Gary Tully, land owner.

*The Board discussed the proposed Mitchell/Tully Commercial Development and it's lack of progress with the Mitchell Tully Development Team. The Mitchell Tully Development Team noted that it had narrowed its decision to two development groups and anticipated a decision in 3-4 months. The Lorena EDC offered guidance in the development process if needed to expedite and facilitate their development.*

5. Discussion and possible action to approve the following:

EDC Meeting Minutes – September 10, 2019

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*The Board reviewed the September 10 meeting minutes. William Taverner moved to approve the September 10, 2019 meeting minutes. Kyle Miller seconded the motion. The motion was unanimously approved.*

6. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – September 2019, October 2019,

*Treasurer Mark McLean was not in attendance to present the financial reports. Kelly Yarbrough moved to table the review and approval of financial reports to the next EDC meeting. Kyle Miller seconded the motion. The motion was unanimously approved.*

7. Discussion and possible action on renewal of Mundo and Associates economic development consulting contract.

*The Board reviewed and discussed the Mundo and Associates economic development consulting contract. It was noted that the proposed contract remained at the current rate with no increase. Kelly Yarbrough moved to approve the renewal of the Mundo and Associates economic development consulting contract. Kyle Miller seconded the motion. The motion was unanimously approved.*

8. Discussion and possible action on Lorena EDC Officers, FY2019-2020

*The Board discussed the election of EDC Officers for FY2019-2020. The Board thought it best to delay the vote until all members were present at the next EDC meeting. David Anderton moved to table the election of EDC Officers to the next EDC meeting. Kyle Miller seconded the motion. The motion was approved unanimously.*

9. Discussion and possible action on payment to City of Lorena for portion of website services.

*The Board discussed the invoice received from the City of Lorena in the amount of \$1,767.27 for website services and noted that this was a budgeted expenditure. Kelly Yarbrough moved to approve the expenditure of \$1,767.27 to the City of Lorena for website services. Kyle Miller seconded the motion. The motion was unanimously approved.*

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10. Discussion and possible action on Lorena Business Improvement Grant application for exterior improvements to former Cheese House Building.

*Consultant Jason Mundo discussed with the Board the grant application. It was noted that the work would consist of painting the front side, removing the sign and that the total cost of the project was \$1,800 for work and materials. Kelly Yarbrough moved to approve the grant application for a 50% match of \$900 to be paid to the applicant, building owner Mark McLean, upon completion and review of the project. William Taverner seconded the motion. The motion was unanimously approved.*

11. Discussion and possible action on Lorena Business Improvement Grant application for exterior improvements to 108 E. Center Street (Greenup Building).

*Consultant Jason Mundo discussed with the Board the grant application. It was noted that the work would consist of repairs and repainting to the outer walls, railings, and doors and that the total cost of the project was \$7,740 for work and materials. It was noted that the owners, the Greenups, would be using the building as an entertainment venue in 2020. Kelly Yarbrough moved to approve the grant application for a 50% match of \$3,870 to be paid to the applicant, building owners David and Eva Marie Greenup, upon completion and review of the project. William Taverner seconded the motion. The motion was unanimously approved.*

12. Discussion and possible action on proposed Gateway Monument design engineering and project coordination services.

*The Board discussed the proposed contract with Mundo and Associates for Gateway Monument design engineering and project coordination services. Kelly Yarbrough moved to table the agenda item to the next EDC meeting. Kyle Miller seconded the motion. The motion was approved unanimously.*

13. Discussion and possible action on proposed EDC FY2019-2020 Budget Amendment due to updated project costs of Gateway Monument project.

*Consultant Mundo discussed with the Board and presented the Board a proposed EDC FY2019-2020 Budget Amendment. Kelly Yarbrough moved to table the agenda item to the next EDC meeting. Kyle Miller seconded the motion. The motion was approved unanimously.*

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14. Update on splash pad site search.

*Consultant Mundo updated the Board that he had friendly discussions with Donna Nowak, the owner of the undeveloped property at the corner of Oak and Center Street; and the pastor Rev. Gene Bryson of the Lorena United Methodist Church, representative of the undeveloped property at the corner of Bordon and Dawson, and that both were open to the idea of discussion and possibly sale of the respective properties to the Lorena EDC for the ultimate use of parkland and a possible splash pad park for recreation for the children of Lorena to be designed, constructed, and paid for by the Lorena EDC at no cost to the land owners. No action was taken.*

15. Discussion and possible action on December meeting/meeting date.

*The Board discussed not holding the December meeting due to the annual conflict with the holidays and it was noted that it was always difficult to obtain a meeting quorum in December.*

16. Adjournment

*The meeting was adjourned at 8:04 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      Kyle Miller,  
                    Board Secretary

Date