



## ANNUAL REPORT, FY2019-2020 ACTIVITIES

**In November 2019, the Lorena EDC awarded a Business Improvement Grant for exterior improvements and painting of the former Texas Cheese House building, investing in Lorena's downtown!**



**Also in November 2019, the Lorena EDC awarded a Business Improvement Grant for exterior improvements consisting of extensive façade work and painting of the Greenup Building, investing in Lorena's downtown!**



**The Lorena EDC exhibited Lorena's developable commercial properties to national and regional retailers at ICSC Red River States Conference and Deal Making Trade show, January 8-10, 2020 at the Fort Worth Convention Center.**



**The EDC also continued Marketing efforts to fill vacancies on Center Street, investing in Lorena's Downtown!**

**The EDC completed required annual reporting including:  
Filed annual Eminent Domain Report with the State of Texas.**

**Filed annual EDC Comptroller Report with the State of Texas in April 2020.**

**Filed annual Economic Development Inventory Report with the Heart of Texas Council of Governments.**

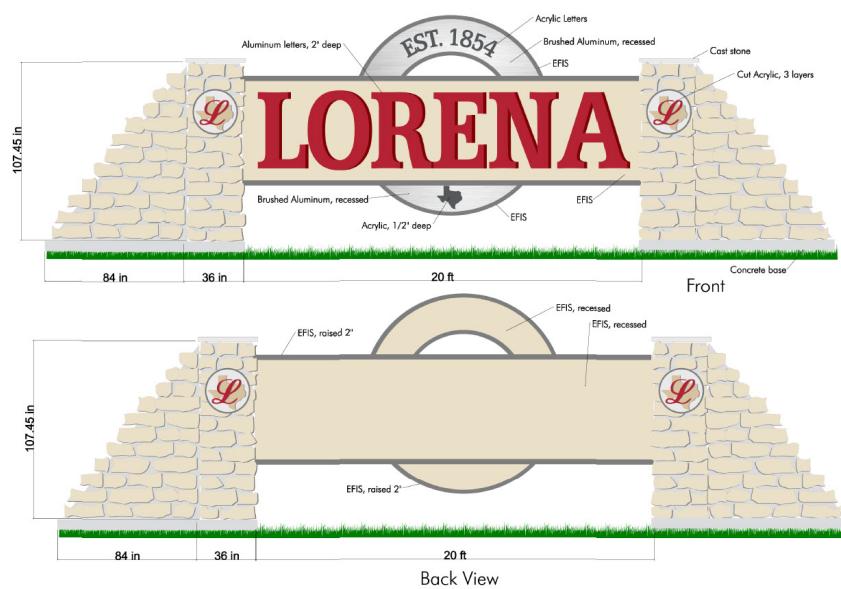
**In addition, the EDC continued to market Lorena throughout the year to the 82,000 Average Daily Traffic of IH-35, with the EDC's IH-35 Billboard.**



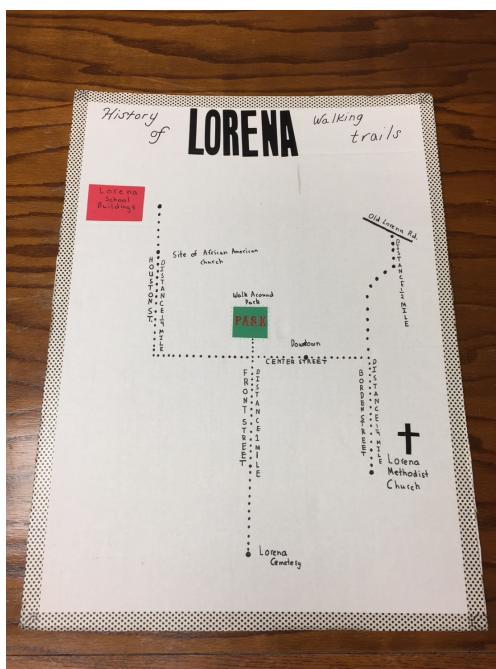
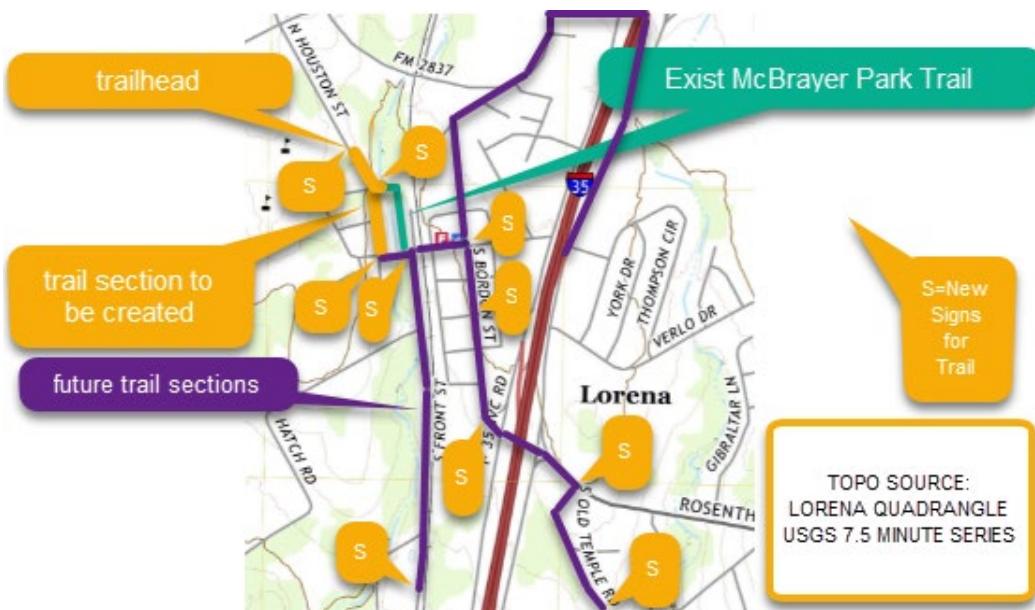
**Throughout the 2019-2020 Fiscal Year, the Lorena EDC conducted a search for properties that could be purchased for the creation of new parkland, a need that arose from the 2019-2028 Lorena Parks, Recreation, and Open Space Master Plan. In late spring – early summer 2020, the Lorena EDC submitted a Letter of Interest and is negotiating for the purchase of the property at the corner of Bordon and Dawson from the Lorena United Methodist Church for the use as new parkland.**



The EDC has completed the design of the Gateway Monument construction plans which are currently being reviewed by TxDOT. The Lorena EDC has worked extensively on the IH-35 Gateway Monument project for a couple years from concept through design and is looking forward to construction at the Northwest corner of the Old Lorena Rd Bridge near the end of calendar year 2020.



**The Lorena EDC applied for a Texas Parks and Wildlife Department Trails Grant in 2020 for a Lorena Historic Trail. While narrowly missing approval, the EDC will be reapplying in February 2021 to bring the Historic Trail first imagined by Lorena's school children to reality. Remembering the past while Lorena creates the future!**



**In the Spring and Summer of 2020, the Lorena EDC acted to address the Covid-19 pandemic by creating a webpage of financial and job resources and also assist its existing businesses by creating the Lorena Business Emergency Relief Grant to assist Lorena's businesses who experienced hardship due to the Covid-19 pandemic by providing rent and utility subsidy. After creating the grant, All of Lorena's businesses were informed of the grant. The Lorena EDC received one applicant and was able to provide assistance to Summer Snow, LLC which resides in the former Cheese House building. The EDC is currently working with Summer Snow to assist the business in pivoting toward opening a storefront ice cream/candy/soda fountain establishment and provide a fun, family friendly attraction in Lorena's downtown.**



**Throughout the year, the EDC continued marketing of Lorena's developable IH -35 commercial properties to convenience stores, retailers, and job creators. Successfully attracting a major convenience store and major dessert/confectionary retailer to negotiate with the land owner.**



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#### **PROPERTY LEGEND**

**AREA 1**  
10-acre, high IH-35 visibility,  
commercial zoning,  
water along frontage rd,  
adjacent sewer, 75,000 ADT,  
shovel ready, within TIRZ,  
easy access from exit 323.

**AREA 2**  
85-acre, high IH-35 visibility,  
commercial zoning,  
newly constructed sewer line  
through property,  
water along frontage rd,  
75,000 ADT, shovel ready, within TIRZ,  
Lorena Crossing concept Master Plan  
mixed use lifestyle center,  
easy access from exit 323.

**AREA 3**  
10-acre, high IH-35 visibility,  
commercial zoning,  
water along frontage rd,  
sewer at rear of property,  
near corner, shovel ready,  
75000 ADT, easy access from exit 322.

**AREA 4**  
17-acre, high IH-35 visibility,  
commercial zoning,  
water, gas, sewer all present,  
75000 ADT, easy access from exit 322 and  
Bordon St arterial

**And...**

In 2019-2020, the Lorena EDC contributed an additional \$30,000, the fourth year of an eventual \$265,450 EDC commitment over 8 years to Lorena TIRZ #1 East for the purpose of paying a portion of the principal and interest payments, project, and operational expenses on the debt issued by the City for the implementation of the Lorena TIRZ #1 East Sanitary Sewer Trunk Line Option B.

