

**LORENA TIRZ #1 EAST**  
**CALLED MEETING OF THE BOARD OF DIRECTORS**  
**MONDAY, AUGUST 3, 2020, AT 6:30 P.M.**

**VIRTUAL MEETING, ONLINE VIA ZOOM**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/87106118902>**

**Meeting ID: 871 0611 8902**

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**MINUTES**

Call to Order and Verification of Agenda Posting

*The meeting was convened at 6:42 pm and Chairman Coleman noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Bill Coleman, Steve Meadows, William Callan and Kelly Snell. Members Not Present: Chuck Roper, Tommy Ross, and Chad Hanson. Also Present: Joseph Pace (City Manager), and Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).*

1. Discussion and possible action on Lorena TIRZ #1 East FY2020-2021 Budget.

*Consultant Jason Mundo presented and discussed with the Board two proposed budget options for consideration by the TIRZ Board. The difference between the two budget options was that one option included application and funding for a \$3.125 Million sanitary sewer line and lift station project located between the north IH-35 frontage road and Old Temple Road that would utilize a federal EDA Cares Act infrastructure grant administered through HOTCOG. The grant, if awarded, would pay for 80% of the total project cost (\$2.5 Million). Lorena, having incurred a lack of and delay to commercial development as a result of the COVID-19 pandemic, would qualify for this grant opportunity. Mr. Mundo discussed that the amount of new jobs and millions of dollars of financial impact to the region as a result of the proposed new sewer line would be potentially very attractive to grant reviewers. Specifically for Lorena, the new sewer line would create new jobs, grow the tax base, open up the remainder of the TIRZ commercially zoned properties to development, and reduce dependency on the Mitchell-Tully properties for commercial development. The Board discussed the opportunity and*

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**Monday, August 3, 2020**

*budget options. City Manager Joseph Pace discussed that the City may be more inclined to apply for the grant for water infrastructure within the TIRZ in replace of or in addition to the sewer line to address existing water related concerns. Mr. Mundo said he would have phone meetings with the City Manager and Public Works director Kevin Neal to discuss and identify what water infrastructure is needed to address any water related problems that may be present so that a cost and scope can be determined and a potential project defined. Chairman Coleman noted that he would meet with the Mayor and the City to discuss and determine what financial capacity might be available for the 20% remainder of a potential grant project. City Manager Joseph Pace asked that draft minutes be sent to the Board early to inform the members who were unable to attend of the meeting discussion. Mr. Mundo said he would draft and send out those minutes. Finally, Chairman Coleman concluded that the Board shall meet again in two weeks. No action was taken.*

2. Adjournment *The meeting adjourned at 7:10 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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Bill Coleman, Board Chairman, Date

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Chuck Roper, Board Secretary, Date