

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 7, 2020, AT 6:30 P.M.
VIRTUAL MEETING, ONLINE VIA ZOOM**

Join Zoom Meeting

<https://us02web.zoom.us/j/88631984518?pwd=dXV1OFJCOGQwUW52QzRmVm5ubGVkdz09>

or

One tap mobile

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Meeting ID: 886 3198 4518

Passcode: 996917

or

Dial by your location

+1 346 248 7799

Meeting ID: 886 3198 4518

Passcode: 996917

MINUTES

Call to Order and Verification of Agenda Posting

The meeting was convened at 6:36 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, Chuck Roper, Chad Hanson, Steve Meadows, and William Callan. Members Not Present: Tommy Ross and Kelly Snell. Also Present: Joseph Pace (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants), Gary Tully (TIRZ land owner and developer); Mark Rizzuto (WB Development).

1. Discussion with Gary Tully regarding an update on development of the Mitchell-Tully properties within Lorena TIRZ #1 East.

Gary Tully updated the Board that progress had been slowed due the Covid situation but that he hoped to have a development deal by mid-summer 2021.

2. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – October 5, 2020;

The Board reviewed the meeting minutes. Chad Hanson moved to approve the Lorena TIRZ #1 East Meeting Minutes – October 5, 2020. William Callan seconded the motion. The motion was unanimously approved.

3. Update on Path Forward of Lorena TIRZ #1 East.

Mr. Mundo updated the Board on the Administration of Lorena TIRZ #1 East.

October 2020 - Administration Contract:

Preparation for TIRZ meeting; conduct TIRZ meeting; posting of July and August TIRZ meeting minutes to the website; preparation for TIRZ Pct. 1 Park meeting with City of Waco; participate in TIRZ Pct. 1 Park meeting with City of Waco; review of TIRZ/Pct. 1 Park meeting notes, update to Chairman Coleman on TIRZ meeting; coordination with sellers realtor and buyers realtor for the Barnes Hightower property regarding development info for a proposed travel center; review of additional economic impact info received from travel center prospect; coordination with City Manager answering his request for the start date and end date of the TIRZ; coordination with WB Development regarding information needed to review for the possible reimbursement of offsite improvements associated with residential development of the McElla properties; coordination with seller-realtors of TIRZ Barnes property answering their development related questions; coordination with City Manager and Callan regarding voluntary annexation by the end of the year and the legal description of Callan's property sent by the proposed developer; coordination with Frances Callan, William Callan, Bill Coleman, and Joseph Pace regarding coordination for the voluntary annexation of the McElla properties; coordination with legal counsel inquiring if any legal invoice for October services, coordination with Frances Callan regarding annexation; coordination with City Staff regarding expiring TIRZ Phase 1 Construction Maintenance Bond and if anything needs fixed or inspected by the Contractor;

November 2020 - Administration Contract

coordination with proposed residential developer of Callan properties WB Development regarding his request for reimbursement for off-site infrastructure (roads and water line infrastructure) and collection of information for the proposed infrastructure and number of houses to be built, etc. to build a benefit/cost analysis of what infrastructure possibly could be reimbursed and when; coordination with Kevin Neal regarding TIRZ Phase 1 Construction Maintenance Bond for Phase 1 construction and all equipment operating correctly as expected; sent TIRZ meeting minutes for past fiscal year to City Financial Officer for review by City Auditor; coordination with City Manager and City Financial Officer regarding the \$10,000 fine to Mitchell Tully and their loss to reimbursement of the \$50,000 for a total of \$60,000 for not beginning development in 2019; coordination with Gary Tully inviting him to December 7 TIRZ meeting to update the Board on their development schedule; coordination with Gary Tully sending him the new City Comprehensive Plan; coordination with City Secretary for city council agenda items for renewal of TIRZ Board Seats 1, 3, and 5 for 2-year terms and reappointment of TIRZ Chairman Coleman for another one-year term starting January 2021; coordination with HOTCOG regarding grants; began reviewing 87th Legislative Session; reviewed status of suspension of State Open Meetings Act which was renewed in November for another 30 days with no plan to end suspension; coordination with County regarding reappointment of County seat on

TIRZ Board; coordination with City Secretary requesting the Arches Preliminary Plat; attend Council meeting to present reappointment of TIRZ Board seats; coordination with Chairman Coleman and TIRZ legal counsel regarding Mitchell-Tully not meeting development obligations for second consecutive year; attend City Council meeting and present Board reappointments to Council (Board reappointments were approved by Council); coordination with Texas Parks and Wildlife Department regarding required length of lease for Pct. 1 Park; updated website to show the terms for seats 1, 3, and 5 expire in November 2022 since Council renewed those seat appointments to additional 2-year terms on 11/16; preparation of monthly financial reports and invoices, preparation of financial pack, sent monthly financial pack to Chairman Coleman for review; coordination with City Financial Officer organizing and sending them financial reports and invoices for payment; review of Bovey Cochran Invoice for November services; coordination with Gary Tully, Jeff Mitchell, and Steve Mitchell following up to invite them again to the December 7 TIRZ meeting to update and discuss the planned Mitchell Tully Development; completion of TIRZ Semi-Annual Report January 2020-June 2020;

Look Ahead Months: 12/01 to 2/01, 2020

Administration Contract (may include but not limited to):

Preparation of TIRZ Financial Pack in January including preparation and review of all financial reports and invoices for December services. Coordination with City on approval and payment of those invoices.

Project Planning: Pct. 1/TIRZ Park Project Planning.(Implementation of TIRZ Project Plan)

Completion of TIRZ Semi-Annual Report for period July 2020 – December 2020

Coordination with Tax Assessor/Collector regarding rollback taxes in properties changing from Ag to residential and commercial zoning.

Review and tracking of State of Texas Legislative Session for bills and legislation that may negatively impact Lorena TIRZ #1 East;

Website updates as needed and any other administrative items as they arise.

Any additional coordination with TIRZ and City as needed regarding suggested path forward steps to address annexation and development issues and move forward with proposed Loera, McElla, Braswell, and Mitchell-Tully developments.

4. Update on Lorena TIRZ #1 East Seat #7 (McLennan County Representative)

Mr. Mundo updated the Board that the new Pct. 1 County Commissioner Jim Smith's term with the County begins at the beginning of 2021, that the County was appointing him to the TIRZ Board as their County representative, and that we look forward to Commissioner Smith joining us for the 2021 meetings.

5. Update on TIRZ/Precinct 1 Park

Mr. Mundo updated the Board that County Commissioner Snell, City Manager Pace, Pam Mundo, and Jason Mundo met with the City of Waco in mid-October to discuss the TIRZ Pct. 1 Park and to discuss a long term park lease. The City of Waco informed us that the proposed park property was currently in the platting process and once the platting process was complete the City of Waco would then be able to take the next steps of discussing the long term park lease. It was a very friendly and amicable meeting and all parties looked forward to working together.

6. Update on Loera residential development.

The City Manager updated the Board that the Loera development had received a grading permit and they had broken ground and begun grading operations. Additionally, City Manager Joseph Pace noted that the Preliminary Plat had been approved and that the City and applicant were working to complete the approval of the construction plans and final plat process.

7. Update on McElla and Braswell voluntary annexation

The City Manager updated the Board that the City would be working on the voluntary annexation of the McElla and Braswell properties with the City's new legal counsel soon.

8. Update on residential development interest in McElla Properties.

William Callan updated the Board that the McElla Properties were under contract with WB Development for a proposed residential development. Mark Rizzuto of WB Development discussed the proposed development with the Board.

9. Update on completion of Lorena TIRZ #1 East Semi-Annual Report.

Consultant Mundo presented the completed TIRZ Semi-Annual Report for the period January – June 2020 and noted that it would be sent to the County and posted to the website.

10. Discussion and possible action(s) to approve the following financial reports and invoices:

- A) Lorena TIRZ #1 East monthly Financial Report and monthly Cash Flow Report;
- B) Mundo and Associates invoice representing Administration services November 2020;
- C) Bovey Cochran invoice representing TIRZ legal services November 2020.

The Board reviewed and discussed items A and B and C listed above. Chuck Roper moved to approve items A and B and C listed below:

A. Lorena TIRZ #1 East Financial Report and Cash Flow Report.

B: authorize payment of \$2,000.00 to Mundo and Associates representing Administration services December 2020.

C: authorize payments of \$43.50 to Bovey Cochran for TIRZ Legal services November 2020

Steve Meadows seconded the motion. The motion was unanimously approved.

11. Adjournment

The meeting was adjourned at 7:32 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.

Bill Coleman, Board Chairman, Date

Chuck Roper, Board Secretary, Date