

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 12, 2021, AT 6:00 PM**

VIRTUAL MEETING ONLINE VIA ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/82739895404?pwd=MEJUWkZFYXhhSnh0SkNIWWNvUEV3UT09>

Meeting ID: 827 3989 5404

Passcode: 494868

One tap mobile

+13462487799,,82739895404#,,,*494868#

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 827 3989 5404

Passcode: 494868

MINUTES

1. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:04 pm and Vice-Chairman Yarbrough noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Kelly Yarbrough, Kyle Miller, Mark McLean, Steve Meadows and Bill Taverner. Members Absent: David Anderton and Chad Hanson. Also, Present: Lorena City Manager Joseph Pace; Consultant – Jason Mundo of Mundo and Associates; Eva Greenup – Lorena Chamber of Commerce;

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. Discussion with Lorena Chamber representative on planning of a Downtown Revitalization Project.

*Lorena Economic Development Corporation
Minutes of Regular Meeting of the Board of Directors
Tuesday, January 12, 2021*

Eva Greenup of the Chamber and the Board discussed forming a co-committee between the EDC and Chamber to meet with downtown businesses to discuss their business as well as their needs, and goals. Kelly Yarbrough, Mark McLean, and Bill Taverner volunteered for the co-committee. They committee members discussed having a zoom meeting in the next 2-3 weeks to discuss further.

5. Discussion and possible action to approve the following:

EDC Meeting Minutes – November 10, 2020

The Board reviewed the November 10, 2020 meeting minutes. Bill Taverner moved to approve the November 10, 2020 meeting minutes. Steve Meadows seconded the motion. The motion was unanimously approved.

6. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – November 2020 and December 2020.

Treasurer Mark McLean presented the financial reports and bill payments. Bill Taverner moved to approve the financial reports and bill payments for November 2020 and December 2020. Kyle Miller seconded the motion. The motion was unanimously approved.

7. Update on parkland acquisition.

Consultant Mundo updated the Board that he had spoken with Chad and that Chad communicated that Lorena United Methodist Church (LUMC) had agreed to sell the land for parkland for the \$25,000 price proposed by the Lorena EDC. And that the LUMC was in the process of gaining the appropriate final approvals within the church administration.

8. Discussion and possible action on Grant application(s) received by Lorena EDC.

Consultant Mundo updated the Board that he had received a business emergency relief/covid hardship grant application from KM Sports Fitness. Mundo and the Board noted that it was a new business that had not yet opened at the time of grant application. The Board discussed that it would be more appropriate for KM Sports Fitness to apply for a Business Rent Subsidy Grant which is a grant for new businesses in Lorena. The Board directed Mundo to send KM

*Lorena Economic Development Corporation
Minutes of Regular Meeting of the Board of Directors
Tuesday, January 12, 2021*

Sports Fitness the Business Rent Subsidy Grant and noted that the Board could meet mid-month as needed to take action on the grant if application is received. No action was taken.

9. Update on covid related grant opportunities added to Covid financial and business resources page on the website.

Consultant Mundo updated the Board on both on the new Rural Relief Small Business Grant and PPP2 and the Texas Eviction Diversion Program (TEDP). Mr. Mundo noted that this info will be posted to the website on the Covid-19 Financial and Job Resources page and was sent to the Lorena Chamber members and Lorena businesses. It was noted that more federal and state programs and grants are anticipated in the coming months as part of covid relief and stimulus packages.

10. Update on Lorena Gateway Monument project

Consultant Mundo updated the Board that TxDOT communicated to him that the construction plans were still being reviewed by the Federal Highway Administration (FHWA) since the project is located on the right-of-way of an interstate highway. Mundo added that TxDOT felt that FHWA may or may not determine that the length of the proposed monument is too long and that we would have to wait and see what FHWA determines. Mundo added that TxDOT felt the large letter height was fine but that the letter height within the "Est. 1854" ring was too small. Mr. Mundo concluded that he had reached out to A1 Signs to have the letter height in the "Est. 1854" ring increased in size accordingly.

11. Update on Lorena Historic Trail Grant.

Consultant Mundo updated the Board that he would be preparing the application to re-apply for the Texas Parks and Wildlife Trails Grant for use on the proposed Lorena Historic Trail during the rest of the month. No action was taken.

12. Update on Lorena Strategic Planning Committee

Mr. Mundo updated the Board that the Lorena Strategic Planning committee was nearing completion and the City Manager is working on a draft of the report.

*Lorena Economic Development Corporation
Minutes of Regular Meeting of the Board of Directors
Tuesday, January 12, 2021*

13. Update on Lorena TIRZ #1 East.

Consultant Mundo updated the Board on the TIRZ noting that residential developer Loera was proceeding with the platting process at the City and that City Manager Pace noted that the final plat had been approved, and is moving dirt at the Arches residential development site on Rosenthal. Consultant Mundo added that McElla is now under contract with WB Development of Killeen/Georgetown for single family development and they are in preliminary discussions with the City of Lorena. In addition, it was noted that commercial development is anticipated on the Mitchell-Tully properties mid-year and that there is development interest in the Braswell properties as well.

14. Update on Marketing

Mr. Mundo discussed that he had put a retailer interested in the Mitchell-Tully property in contact with Gary Tully. Mundo added that this was a retailer he had marketed Lorena's properties to at a previous regional retailer conference. Mr. Mundo mentioned again the marketing resulting in development interest in the Braswell property noted previously.

15. Update on Legislative Session

Consultant Mundo updated the Board that the Legislative Session was now starting and that he would be reviewing and updating the Board on any bills that could negatively or positively impact the Lorena EDC.

16. Adjournment

The meeting was adjourned at 7:26 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