

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 9, 2021, AT 6:00 PM**

VIRTUAL MEETING ONLINE VIA ZOOM

Join Zoom Meeting

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MINUTES

1. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:02 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, Steve Meadows, and Bill Taverner. Members Absent: Mark McLean and Chad Hanson. Also, Present: Consultant – Jason Mundo of Mundo and Associates;

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.

Kelly Yarbrough updated the Board that the downtown committee has been discussing possible events such as a Farmers Market.

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5. Discussion and possible action to approve the following:

EDC Meeting Minutes – January 12, 2021

The Board reviewed the January 12, 2021 meeting minutes. The Board noted that the January minutes should be amended to show that Kelly Yarbrough called the meeting to order. Kyle Miller moved to approve the January 12, 2021 meeting minutes as amended. David Anderton seconded the motion. The motion was unanimously approved.

6. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – January 2021 including EDC share of City audit and annual fee from Extraco for EDC email account.

Consultant Mundo presented the financial reports and bill payments. Consultant Mundo presented the City invoices for the EDC share of the City audit for \$2257 and the EDC email account for \$101.20. Kelly Yarbrough moved to approve the financial reports and bill payments for January 2021 including the EDC share of the City audit of \$2257 and the EDC email account annual fee of \$101.20. Kyle Miller seconded the motion. The motion was unanimously approved.

7. Update on Lorena Historic Trail Application.

Consultant Mundo updated the Board that he had prepared and submitted the proposal and application for a Texas Parks and Wildlife trails grant for the proposed Lorena Historic Trail. Mr. Mundo noted that TPWD will announce the approved grant applications in June. Mr. Mundo added that future alternates or additions could include extending the trail to Williams or extending the trail to the footbridge.

8. Update on Coordination with Lorena business Summer Snow assisting this existing local downtown business with transition to a downtown storefront.

Consultant Mundo updated the Board that he and Mark McLean had a zoom meeting with Joe Oglesby of Summer Snow to virtually visit his storefront and hear his plans for a soda fountain and sweets store. Mr. Oglesby noted that he will be putting together a business plan

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and estimate of costs. Consultant Mundo and Mark McLean discussed grants that would be available to assist his business if they proceeded with the soda fountain and sweets store.

9. 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) found out that it had to acquire one more approval within the Church organization before they could sell the property to the EDC for parkland. And that the LUMC was in the process of gaining the appropriate final approval that they anticipate will occur that week.

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

Consultant Mundo updated the Board that he had received a Business Rent Subsidy Grant application from new Lorena business, KM Sports Fitness. The Board discussed the application and discussed options for grant approval. David Anderton suggested awarding the full amount of \$1,800 in the form of \$300 per month for six consecutive months. Kelly Yarbrough moved to award a Business Rent Subsidy Grant to KM Sports Fitness in the amount of \$300 per month for 6 months, a grant total award of \$1,800. Steve Meadows seconded the motion. The motion was unanimously approved.

11. 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 recent programs like Rural Relief Small Business Grant and PPP2. Additionally Mr. Mundo discussed information about the new LISC/Verizon Small Business Grant and the new Texas Rent Relief Program. 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.

12. Update on Lorena Gateway Monument project

Consultant Mundo updated the Board that TxDOT communicated to him that the construction plans had been just approved by the Federal Highway Administration (FHWA) (since the

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project is located on the right-of-way of an interstate highway). Mundo added that TxDOT had also just approved the construction plans. Mr. Mundo noted that he would be reviewing next steps to proceed with the construction phase of the project which includes the contract with TxDOT, advertising, construction, and any additional steps required by TxDOT.

13. Update on Lorena Strategic Planning Committee

Mr. Mundo updated the Board that the Lorena Strategic Planning committee had concluded, the City Manager had completed the report, and that the City Council had approved the Strategic Plan at their January 18th meeting.

14. Update on Lorena TIRZ #1 East.

Consultant Mundo updated the Board on the TIRZ noting that residential developer Loera had his Final Plat and Construction Plans approved in January and that they had begun construction on Phase 1 of their residential development. Consultant Mundo added that WB Development was in discussions with City of Waco to release or provide water for their proposed single family development on the McElla (Callan) properties. In addition, it was noted that Mr. Mundo (representing the EDC and TIRZ), the Waco Chamber, and City Staff attended a site visit in mid-January at the Braswell properties for the commercial greenhouse prospect.

15. Update on Development in Lorena

Consultant Mundo updated the Board that he had preliminary discussions with Rana Reddy regarding her desire to develop a convenience store and retail store fronts on her property near Pilgrim Ln. in Lorena. Mr. Mundo also noted that on January 18, Lorena City Council had voted to approve a Resolution to support the creation of a “Special District” (a Municipal Management District) on the Sheldon properties bounded by IH-35 and Old Lorena Rd. And that on February 2, the McLennan County Commissioners Court, based on the prior resolution by the City of Lorena and a presentation by the RKS development team, passed a resolution of support for the creation of a Municipal Management District in Lorena on the Sheldon properties generally bounded by IH-35 and Old Lorena Rd. Mr. Mundo noted that the district would be reviewed by the State Attorney General Paxton and approved during the current Legislative Session.

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16. Update on Legislative Session

Consultant Mundo updated the Board that the Legislative Session had begun and that there appeared to be no major pieces of legislation filed that would negatively affect the EDC at that time. Mr. Mundo noted that the session was in its early stages and most bills would be filed in the coming month or two. He concluded that he would be reviewing and updating the Board on any bills that could negatively or positively impact the Lorena EDC.

17. Adjournment

The meeting was adjourned at 7:00 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
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