

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, APRIL 13, 2021, AT 6:00 PM**

VIRTUAL MEETING ONLINE VIA ZOOM

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MINUTES

1. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:05 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: David Anderton, Kelly Yarbrough, Mark McLean, Chad Hanson, and Steve Meadows. Members Absent: Kyle Miller and Bill Taverner. 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 noted that there was no update from the downtown committee but added that the Chamber was planning events.

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5. Discussion and possible action to approve the following:

EDC Meeting Minutes – February 9, 2021

The Board reviewed the February 9, 2021 meeting minutes. The Board noted that the February minutes should be amended to show that Mark McLean didn't present the financials. Chad Hanson moved to approve the February 9, 2021 meeting minutes as amended. Mark McLean seconded the motion. The motion was unanimously approved.

6. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – February 2021 and March 2021.

Treasurer Mark McLean presented the financial reports and bill payments which were then discussed by the Board. Chad Hanson moved to approve the February 2021 and March 2021 financial reports and bill payments. Steve Meadows seconded the motion. The motion was unanimously approved.

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

Consultant Mundo presented and the Board reviewed a Lorena Business Emergency Relief Grant application from Cross Creek Dental for combined covid-19 and winter storm related hardship. Mark McLean moved to approve the grant application and award Cross Creek Dental \$3,500, the maximum grant award allowed. Steve Meadows seconded the motion. The motion was unanimously approved.

Consultant Mundo also presented and the Board reviewed a Lorena Business Improvement Grant application from Malisa Spivey for exterior improvements to the former Center Street Antiques Building. Mark McLean moved to approve the grant application in the amount of 50% of the non-roof related improvements consisting of improvements to the door and building façade, for an award of \$733.44. Chad Hanson seconded the motion. The motion was unanimously approved.

It was also noted that Malisa Spivey had hosted pop-up retail events at the former Center Street Antiques building. The Board directed Mr. Mundo to invite Malisa Spivey to an EDC meeting for a friendly discussion about her plans for the Downtown.

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8. Update on parkland acquisition.

Chad Hanson updated the Board that the Lorena United Methodist Church was still in the process of meeting with the Church Conference, its regional organization, to obtain final approvals to allow for the sale of the adjoining empty lot to the EDC for community park development.

9. Update on Lorena TIRZ #1 East and development in Lorena.

Consultant Mundo updated the Board on single family home residential construction of The Arches development on Rosenthal Rd within the TIRZ, proposed single family development on the Callan properties in the TIRZ, and potential commercial prospects including a commercial greenhouse company and a travel center in the TIRZ.

10. Update on Lorena Gateway Monument project

Consultant Mundo updated the Board that TxDOT and the FHWA had approved the Gateway Monument construction plans and that the next phase was the construction phase with the first step being Lorena Council approval of a TxDOT required Resolution that says Lorena would construct a gateway monument sign on TxDOT right-of-way and that Lorena would pay for the construction as well as pay for any maintenance that should occur over time. It was understood that the Lorena EDC would pay for these costs. Mr. Mundo presented the Resolution to City Council at their March 15, 2021 Council Meeting but the Resolution was denied in a 3 – 2 vote. Mr. Mundo noted to the Board that the development of a Gateway Monument was a project approved by Council as a part of its current EDC Budget and that the development of a Lorena Gateway Monument was a goal of the 2020 City of Lorena Comprehensive Plan, the 2020 City of Lorena Strategic Plan, and previous City comprehensive plans dating back many years. The Board discussed and said they would review next steps.

11. Update on Legislative Session

Consultant Mundo updated the Board on proposed economic development related bills proposed by the State Legislature including SB10, SB1433, and HB1869 which are 3 bills that would negatively impact Lorena, the Lorena EDC, and Lorena TIRZ #1 East if passed by the legislature.

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12. Update on filing of annual Economic Development Corporation Report with State Comptroller.

Consultant Mundo updated the Board that he had filed the annual economic development report with the State Comptroller. It was noted that this is an annual filing by all EDCs in the state which reports an EDC's activities for transparency and accountability.

13. Adjournment

The meeting was adjourned at 7:17 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