

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 7, 2021, AT 6:30 P.M.
VIRTUAL MEETING, ONLINE VIA ZOOM**

Join Zoom Meeting

<https://us02web.zoom.us/j/84266976668?pwd=MIN2VXIPdXBtTOM2NOJ0V1VXWHE2Zz09>

Meeting ID: 842 6697 6668

Passcode: 834805

or

One tap mobile

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or

Dial by your location

+1 346 248 7799

Meeting ID: 842 6697 6668

Passcode: 834805

MINUTES

Call to Order and Verification of Agenda Posting

The meeting was convened at 7:27 pm and it was noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Mayor Tommy Ross, Commissioner Jim Smith, Chad Hanson, and Steve Meadows. Members Not Present: William Callan. Also Present: Joseph Pace (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).

1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – April 5, 2021;

The Board reviewed the meeting minutes. Chad Hanson moved to approve the Lorena TIRZ #1 East Meeting Minutes – April 5, 2021. Commissioner Jim Smith seconded the motion. The motion was unanimously approved.

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

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

April 2021 services in chronological order - Administration Contract:

TIRZ Meeting preparation, meeting agenda preparation; sent agenda to City for posting at city hall; preparation of February TIRZ meeting minutes; preparation of Path Forward report for meeting; preparation of monthly financial report, preparation of monthly cash flow report; preparation of report on commercial greenhouse prospect; preparation of report on travel center prospect; coordination with Waco Chamber regarding water utilities to commercial greenhouse site; TIRZ meeting preparation; website updates including posting of agenda to website; update of minutes section on website; posting of July to December semi-annual report to website; preparation of legislative update for board pack; coordination with Board Chairman on meeting; coordination with Mitchell-Tully requesting development update if available; coordination with Brad Harrell and Robert Braswell regarding development prospect; coordination with legislators on State Senate Local Government Committee regarding opposition to SB10 (community censorship bill), coordination with Braswell commercial realtor Brad Harrell; coordination with land owner Robert Braswell regarding development status; preparation for and conduct TIRZ meeting; send financial reports and invoices to City Financial Officer for payment and processing; coordination with Gary Tully regarding no update on development plans; review of House Ways and Means Committee and Senate Natural Resources and Economic Development Committee meeting minutes and agendas for bills with negative impact to Lorena and Lorena TIRZ #1 East; review of correspondence with TIRZ legal and Chairman regarding legal avenues that could be taken to spur development with Mitchell-Tully; coordination with City regarding the dates of it's contribution commitment schedule with the TIRZ; coordination with Luke Cochran and Chairman Coleman regarding Mitchell-Tully fine; coordination with City Financial Officer regarding Mitchell-Tully fine; coordination with City Financial Officer Linda regarding Mitchell-Tully \$10,000 fine and annual \$50,000 payment and where that fits in the budget. And coordination with legal counsel Luke Cochran regarding any legal avenues to get Mitchell-Tully to spur development; review of legislation HB 4447 on Land Development Applications; complete drafting April meeting minutes; update of TIRZ minutes on website; preparation of certified agendas and meeting minutes to be mailed to Chairman Coleman for signing; mailing of minutes and certified agendas to Chairman Coleman for signature; coordination with Chairman Coleman notifying him of the mailing; coordination with realtor/developer representative for proposed travel center at IH-35 Barnes property in TIRZ; coordination with realtor/developer representative for proposed travel center at IH-35 Barnes property in TIRZ; coordination with Chairman Coleman regarding the meeting minutes and certified agenda sent to him for signature; review of TIRZ ordinance to determine end date of Board Members terms on the Board; coordination with City Secretary on official end date of Mayor and Mayor Pro-Tem term in office; coordination with legal counsel Bovey Cochran requesting TIRZ invoice for legal services; coordination with City Secretary regarding appropriate time to facilitate the TIRZ Board member appointments at an upcoming City Council meeting.

May 2021 services in chronological order - Administration Contract

review of legal invoice for TIRZ legal services from Bovey & Cochran; preparation of TIRZ financial pack including preparation of monthly financial report and cash flow report; sent TIRZ Financial Pack to TIRZ Chairman for review and approval; coordination with Rep.Doc Anderson regarding legislative bill HB1869 as it negative impacts Lorena and Lorena TIRZ #1 East unless the floor amendment is approved; coordination with City Manager Joe Pace and Mayor Ross regarding legislative bill HB1869; coordination with realtor for travel center prospect for Barnes IH-35 property within TIRZ; coordination with travel center prospect's realtor; coordination with Barnes property realtor for travel center prospect; coordination with land owner Robert Braswell regarding commercial greenhouse prospect; coordination with commercial broker Stan Briggs regarding commercial development of Mitchell-Tully property in TIRZ; coordination with travel center prospect realtor; coordination with travel center prospect realtor regarding adjacent neighborhoods driving by the site; coordination with Barnes property travel center developer regarding proposed residential developments in the area of the travel center; coordination with Waco Chamber regarding commercial greenhouse prospect within the TIRZ; review and recap of legislative bills that may affect the TIRZ; coordination with engineering firm requesting utility information on Barnes property within the TIRZ; preparation of utility exhibit update of TIRZ page on website;

Look Ahead Months: 6/01/21 to 8/01/2021

Administration Contract (may include but not limited to):

Review, tracking, and follow-up if necessary regarding State of Texas Legislative Session for bills and legislation that may negatively impact Lorena TIRZ #1 East;

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

Any additional coordination with TIRZ, City, Waco Chamber, and Governor's Office of Economic Development as needed regarding suggested path forward steps to address annexation and development issues and move forward with proposed Loera, McElla, Braswell, Mitchell-Tully, and Barnes property developments.

Preparation of TIRZ Budget for FY2021-2022

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

Coordination on preparation of Precinct 1 Park long term lease.

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

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

3. Discussion and possible action on election of TIRZ officers and discussion on TIRZ open seats.

The Board discussed the election of TIRZ officers and took no action to instead wait until Council appointed the two additional members to fill the two open seats.

4. Update on McElla and Braswell voluntary annexation.

City Manager Joe Pace noted that the City attorney was now working with McElla and Braswell on voluntary annexation.

5. Update on development within Lorena TIRZ #1 East.

The Board discussed ongoing residential construction with the Arches development on Rosenthal, potential residential development on the McElla property, and potential commercial development of a travel center and a commercial greenhouse.

6. Executive Session: ***The Board entered closed executive session at 7:49 pm.***

The Lorena TIRZ #1 East Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.087 of the Texas Government Code, discussion and deliberation regarding economic development negotiations:

- (1) Regarding possible development of the Braswell Property located between Barnes Rd and Birdie Ln at Old Temple Rd.

7. Reconvene to Open Session: Discussion and possible action resulting from the Executive Session.

The Board reconvened into Open Session at 7:57 pm. No action was taken.

8. Update on Budget for upcoming fiscal year 2021-2022

Mr. Mundo noted that the Board would begin discussion on the Budget for upcoming Fiscal Year 2021-2022 at their next meeting.

9. Update on State of Texas Legislative Session and legislation impacts to Lorena TIRZ #1 East

Mr. Mundo updated the Board that the Legislative Session had expired without significant negative impact to TIF/TIRZ legislation and Lorena TIRZ #1 East. However, Mr. Mundo noted that the Governor was calling for a Special Session of the Legislature in July.

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 May 2021;

The Board reviewed and discussed items A through B listed above. Commissioner Jim Smith moved to approve items A through B 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 May 2021

Mayor Tommy Ross seconded the motion. The motion was unanimously approved.

11. Adjournment

The meeting was adjourned at 8:02 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.

Date

Date