



ANNUAL REPORT, FY2020-2021 ACTIVITIES

In FY2020-2021 the Lorena EDC collected and distributed Covid Financial, Grants, and Job Resources information to Lorena citizens and businesses through its webpage:

<https://ci.lorena.tx.us/311/Covid-19-Financial-and-Job-Resources> The Lorena EDC, providing assistance to Lorena!

In February, the Lorena EDC awarded a Business Rent Subsidy Grant to new Lorena business, KM Sports Fitness, investing in Lorena's new businesses!

In April, the Lorena EDC awarded a Lorena Business Emergency Relief Grant to Lorena business Cross Creek Dental for combined covid-19 and winter storm related hardship. The Lorena EDC, providing aid to Lorena's businesses!

In April, the Lorena EDC awarded a Lorena Business Improvement Grant to Lorena business owner Malisa Spivey for exterior improvements to the former Center Street Antiques building. The Lorena EDC, investing in the Downtown!

The Lorena EDC participated in the City of Lorena's Strategic Planning Committee which resulted in the City passing of the City of Lorena's Strategic Plan in January 2021

Throughout the Spring, the Lorena EDC monitored and responded to proposed legislation in the Texas Legislative Session for bills that would negatively impact Lorena and the EDC. The Lorena EDC, standing guard for Lorena!

The EDC also continued Marketing efforts to fill vacancies on Center Street, investing in Lorena's Downtown!

**The EDC completed required annual reporting including:
Filed annual Eminent Domain Report with the State of Texas.**

Filed annual EDC Comptroller Report with the State of Texas.

Filed annual Economic Development Inventory Report with the Heart of Texas Council of Governments.

In addition, the EDC continued to market Lorena throughout the year to the 82,000 Average Daily Traffic of IH-35, with the EDC's IH-35 Billboard.

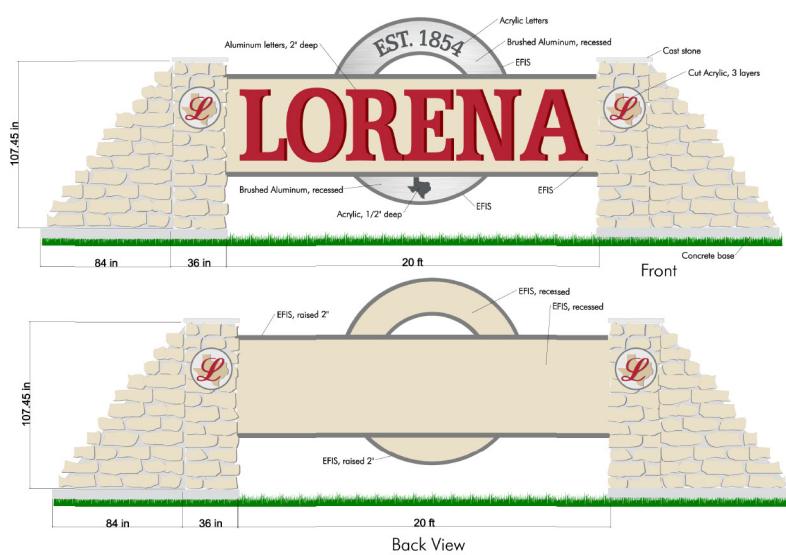


Throughout FY2020-2021 the EDC and its Downtown Committee held discussions with Lorena Chamber representative Eva Greenup on planning of a Downtown Revitalization project. Those discussions will continue in FY2021-2022.

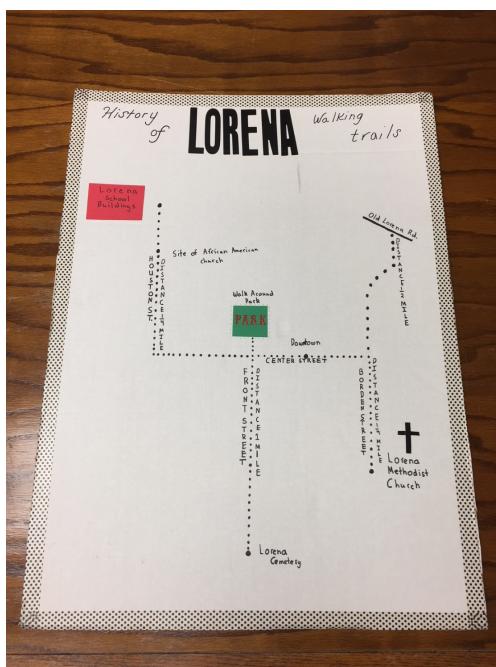
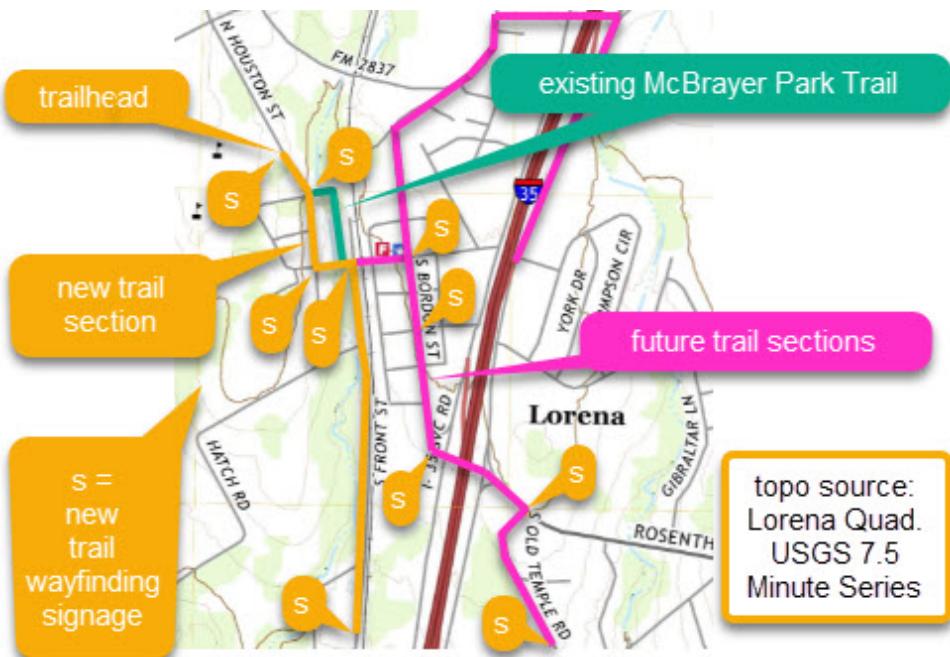
The Lorena EDC and Lorena United Methodist Church are awaiting approval from the LUMC Conference for the EDC purchase of the property at the corner of Bordon and Dawson from the Lorena United Methodist Church for the use as new parkland. A need for new parkland arose from the 2019-2028 Lorena Parks, Recreation, and Open Space Master Plan.



The Gateway Monument construction plans were approved by TxDOT and FHWA in 2021. The next step is City Council approval of a TxDOT required Resolution to construct and maintain the Gateway Monument on TxDOT property. The Lorena EDC has worked extensively on the IH-35 Gateway Monument project for a few years from concept through design and is looking forward to construction at the Northwest corner of the Old Lorena Rd Bridge in the fall of 2021.



The Lorena EDC applied for a Texas Parks and Wildlife Department Trails Grant in 2021 for a Lorena Historic Trail. While narrowly missing approval, the EDC may reapply in the future to bring the Historic Trail first imagined by Lorena's school children to reality. Remembering the past while Lorena creates the future!



The EDC is currently working with Summer Snow, current tenant of the former Cheese House building in the Downtown, to assist the business in pivoting toward opening a storefront ice cream/candy/soda fountain establishment and provide a fun, family friendly attraction in Lorena's downtown. The Lorena EDC, revitalizing the Downtown!



Throughout the year, the EDC continues marketing of Lorena's developable IH -35 commercial properties to convenience stores, retailers, and job creators, and working with brokers, realtors and land owners.



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PROPERTY LEGEND

AREA 1
10-acre, high IH-35 visibility,
commercial zoning,
water along frontage rd,
adjacent sewer, 75,000 ADT,
shovel ready, within TIRZ,
easy access from exit 323.

AREA 2
85-acre, high IH-35 visibility,
commercial zoning,
newly constructed sewer line
through property,
water along frontage rd,
75,000 ADT, shovel ready, within TIRZ,
Lorena Crossing concept Master Plan
mixed use lifestyle center,
easy access from exit 323.

AREA 3
10-acre, high IH-35 visibility,
commercial zoning,
water along frontage rd,
sewer at rear of property,
near corner, shovel ready,
75000 ADT, easy access from exit 322.

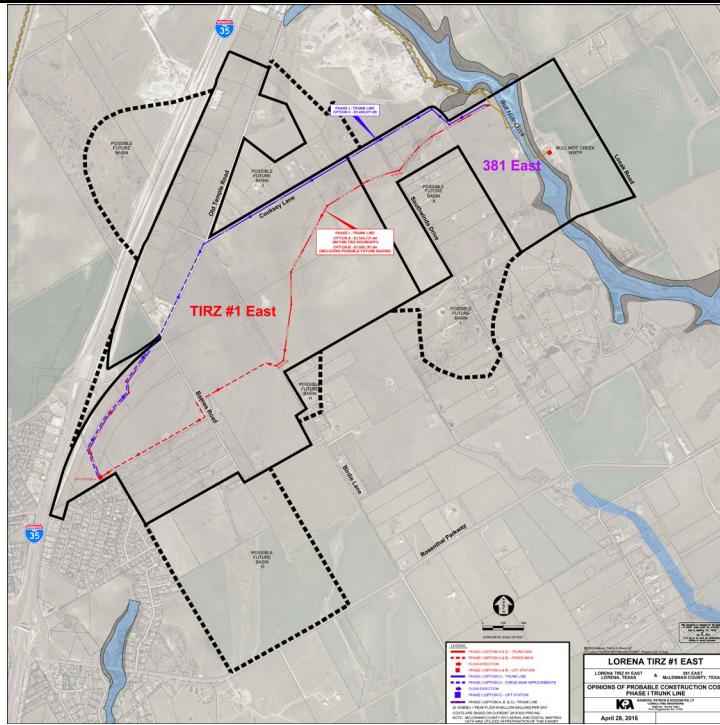
AREA 4
17-acre, high IH-35 visibility,
commercial zoning,
water, gas, sewer all present,
75000 ADT, easy access from exit 322 and
Bordon St arterial

The EDC continues that marketing in the end of the current fiscal year September 2021 by marketing Lorena's developable commercial properties at retailing and commercial development Trade Shows.

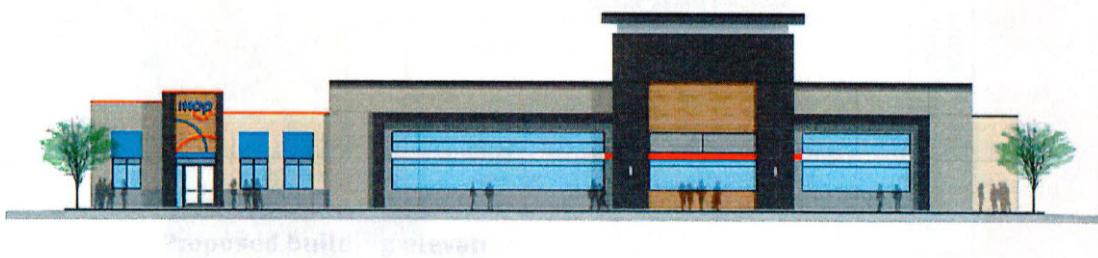


And...

In 2020-2021, the Lorena EDC contributed an additional \$30,000, the fifth year of an eventual \$265,450 EDC commitment over 8 years to Lorena TIRZ #1 East for the purpose of paying a portion of the principal and interest payments, project, and operational expenses on the debt issued by the City for the implementation of the Lorena TIRZ #1 East Sanitary Sewer Trunk Line.



The commitment to infrastructure improvements and consistent marketing of Lorena's developable properties creates opportunities for all of Lorena. The first of those opportunities is the approval of the CUP for the Roadster Convenience Store/Travel Center by City Council in July 2021, a goal of the Lorena EDC for several years!



The EDC will continue to work for more opportunities in '22 !