

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, DECEMBER 8, 2009, AT 5:30 P.M.  
LORENA CITY HALL  
222 N. Frontage Road, Lorena, Texas 76655**

**MINUTES**

**1. Call to Order and Verification of Agenda Posting**

*The meeting was called to order at 5:35 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, John Taverner, Mark McLean, Jeff Keahey, Mark Richardson, and Tony Chaffin. Members Absent: Kelly Yarbrough. Also Present: Consultant – Jason Mundo, Developer - Rick Sheldon.*

**2. Visitor Comments/Open Forum**

*No visitor comments were received in the Open Forum.*

**3. Information Items**

- A. Chairman's Report**
  - 1. EDC Mail and Communications**

***No Action Taken***

**4. Discussion with developer Rick Sheldon on plans for property located north of Old Lorena Rd and West of IH-35.**

*Mr. Sheldon displayed and discussed current exhibits showing proposed plans for the development and thanked the EDC for their continued efforts and involvement in the IH-35 expansion process.*

**5. Consent Agenda**

- A. Approve EDC Meeting Minutes – November 10, 2009.**

*Mark McLean moved to approve the Meeting Minutes of November 10, 2009. Tony Chaffin seconded the motion. The motion passed unanimously.*

**Action Items**

**6. Discussion and possible action to approve the Lorena EDC Financial Reports for November 2009, approval of bill payments, and discussion of interest rates for accounts.**

*A motion was made by Jeff Keahey to approve the Financial Reports for November of 2009 and approval of bill payments. Mark Richardson seconded the motion. The motion was approved unanimous.*

7. Discussion regarding the IH-35 Expansion through Lorena.

*A discussion was held reminding the Board of the upcoming Town Hall meeting on the IH-35 schematics to be held on December 16 at the School Districts Performing Arts Center. No action was taken.*

8. Discussion and possible action regarding on Board Recommendations for McBrayer Park improvements regarding Small Communities Grant Application of the Texas Parks and Wildlife due January 31, 2010.

*Jason Mundo presented an exhibit showing the tracts of land comprising the McBrayer park area and the land area owned by the Lorena EDC. Jason Mundo presented a study identifying the existing park facilities, a list of possible improvements to the park, and a list of park estimates. General discussion was held on developing a list of possible improvements to the park not to exceed approximately \$75,000 to take to City Council for their consideration and a possible public hearing prior to making application to the Texas Parks and Wildlife Department. A motion was made by Mark Richardson for the Board to approve the preparation of a Texas Parks and Wildlife Department Small Communities Recreation grant application for a budget of \$75,000 and for Mundo and Associates, Inc. to complete that application for \$3,000 all as per the attached budget. And the Board further approves submission of the application to the City Council for their public hearing and submission to the Texas Parks and Wildlife Department. Tony Chaffin seconded the motion. The motion was approved unanimous.*

9. Discussion by economic development consultant on future economic development links between Old Town and IH-35 improvements.

*Jason Mundo reported that the City has retained the services of Mitchell Planning Group to update the City's Zoning Map. The Board agreed that the EDC should approach the City about being involved or having input in the zoning process providing its experience gained working with the business community of Lorena and its future development plans throughout the city. No action taken.*

10. Adjournment

*The meeting was adjourned at 6:50 pm.*

**Lorena Economic Development Corporation**  
**Minutes of Regular Meeting of the Board of Directors**  
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*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.*

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David Anderton,  
Board Chairman

Date

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Kelly Yarbrough,  
Board Secretary

Date