

**LORENA TIRZ #1 EAST
CALLED MEETING OF THE BOARD OF DIRECTORS
MONDAY, JULY 26, 2021, AT 6:30 P.M.
VIRTUAL MEETING, ONLINE VIA ZOOM**

Join Zoom Meeting

<https://us02web.zoom.us/j/84240323641?pwd=dXI0WDhva1UyK2lIVFZaaE9pTUhBQT09>

Meeting ID: 842 4032 3641

Passcode: 721855

or

Dial by your location

+1 346 248 7799

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Passcode: 721855

MINUTES

Call to Order and Verification of Agenda Posting

The meeting was convened at 6:35 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: William Callan, Steve Meadows, Commissioner Jim Smith, Shane Phillips, and Mayor Tommy Ross. Members Not Present: Emily McKenzie and Chad Hanson. Also Present: Frances Callan (Manager, McElla Group LLC), Kevin Neal (Interim City Manager), and Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).

1. Welcome to new Board Members as well as update and discussion on history and purpose of Lorena TIRZ #1 East.

The Board welcomed the new members and referenced the Board history summary included in their Board Pack.

2. Discussion and possible action on election of TIRZ officers.

The Board discussed the election of TIRZ officers to fill vacant officer positions. Steve Meadows moved recommend to City Council that Mayor Tommy Ross be appointed as TIRZ Chairman to complete the remainder of the calendar year 2021 term. Commissioner Smith seconded the motion. The motion was unanimously approved.

Mayor Ross moved to appoint Shane Phillips as Vice Chairman. Commissioner Smith seconded the motion. The motion was unanimously approved.

Mayor Ross moved to appoint Commissioner Smith as Secretary. Steve Meadows seconded the motion. The motion was unanimously approved.

3. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – June 7, 2021;

The Board reviewed the meeting minutes. Mayor Ross moved to approve the Lorena TIRZ #1 East Meeting Minutes – June 7, 2021. Steve Meadows seconded the motion. The motion was unanimously approved.

4. Update and Discussion on development within Lorena TIRZ #1 East.

The Board discussed the City Council approval of the Conditional Use Permit for fuel sales of the proposed Roadster Travel Center on the IH-35 frontage road at Old Temple Road, ongoing residential construction with the Arches development on Rosenthal, potential residential development on the McElla property, and potential commercial development of a commercial greenhouse.

5. Update on McElla and Braswell voluntary annexation.

Interim City Manager Kevin Neal updated the Board on the state of the voluntary annexation. Consultant Mundo added and stressed that the annexation should be completed before the end of the calendar year and before development occurs in those areas.

6. 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 June 2021;
- C) Payment to City of Lorena for Aug. 2021 Series 2017/2017A Certificates of Obligation bill
- D) Payment to City of Lorena for Aug. 2021 Series 2018 Certificates of Obligation bill

The Board reviewed and discussed items A through D listed above. Commissioner Mayor Ross 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 June 2021

C: authorize payment of \$\$48,035.00 to City of Lorena for August 2021 Series 2017/2017A Certificates of Obligation bill.

D: authorize payment of \$28,062.50 to City of Lorena for August 2021 Series 2018 Certificates of Obligation bill.

Steve Meadows seconded the motion. The motion was unanimously approved.

7. Discussion and Possible Action on Lorena TIRZ #1 East Budget for upcoming fiscal year 2021-2022.

The Board discussed the proposed Lorena TIRZ #1 East Budget for FY2021-2022 that was presented by Consultant Mundo. Commissioner Smith moved to approve the proposed Lorena TIRZ #1 East Budget for FY2021-2022. Shane Phillips seconded the motion. The motion was unanimously approved.

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

Mr. Mundo updated the Board on the projected activities including presentation of TIRZ Budget to Council for approval.

9. Discussion and possible action on next meeting date and time for Lorena TIRZ #1 East.

The Board discussed the next meeting date and left it to be determined at a later date. No action was taken.

10. Adjournment

The meeting was adjourned at 7:03 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.

_____ Name

_____ Date