

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JANUARY 10, 2022, AT 6:30 P.M.  
To be held at LORENA CITY HALL  
107A S. FRONTAGE RD, LORENA, TX 76655**

**REGULAR MEETING AGENDA**

The subjects to be discussed or considered upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

1: Executive Session:

The Lorena EDC Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.071 of the Texas Government Code, Consultation With Attorney to discuss legal issues:

- (1) Regarding development agreement between Lorena TIRZ #1 East, City of Lorena, and McElla Group, LLC.
- (2) Regarding development agreement between Lorena TIRZ #1 East, City of Lorena, and Mitchell/Tully Group.
- (3) Regarding development agreement between Lorena TIRZ #1 East, City of Lorena, and Braswell Family Enterprises, LTD.
- (4) Regarding development agreement between Lorena TIRZ #1 East, City of Lorena, and Loera Home Builders Company.

2. Reconvene to Open Session:

- (1) Discussion and possible action regarding the development agreement between Lorena TIRZ #1 East, City of Lorena, and McElla Group, LLC.
- (2) Discussion and possible action regarding the development agreement between Lorena TIRZ #1 East, City of Lorena, and Mitchell/Tully Group .
- (3) Discussion and possible action regarding the development agreement between Lorena TIRZ #1 East, City of Lorena, and Braswell Family Enterprises, LTD.
- (4) Discussion and possible action regarding the development agreement between Lorena TIRZ #1 East, City of Lorena, and Loera Home Builders Company.

3. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – October 4, 2021;

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

5. Update on McElla and Braswell voluntary annexation.

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 December 2021;
- C) Certificates of Obligation Series 2017/Series 2017A, and Series 2018 payments due February 15 2022.
- D) Bond Agent Fees for Certificates of Obligation Series 2017/Series 2017A and Series 2018

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7. Update on 87<sup>th</sup> Texas Legislature House Bill 2404 Requirement to file Ch. 380 and Ch. 381 Developer Agreements with the Comptroller.

8. Note of Path Forward/Upcoming Activities of Lorena TIRZ #1 East.

9. Adjournment

*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.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Lorena, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 7, 2022, at 5:00 p.m. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

Posted on behalf of the Lorena TIRZ #1 East Board of Directors:

\_\_\_\_\_  
Monica Hendrix, City Secretary