

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, OCTOBER 4, 2021, AT 6:30 P.M.
LORENA CITY HALL, 107A S. FRONTAGE RD., LORENA, TX 76655**

MINUTES

Call to Order and Verification of Agenda Posting

The meeting was convened at 6:30 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), Former TIRZ Chairman Bill Coleman, Kevin Neal (Interim City Manager), and Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).

1. Presentation to former Lorena TIRZ #1 East Chairman Bill Coleman for Excellence in Leadership and Service for Lorena.

The Board and Mr. Mundo presented a plaque to Mr. Coleman for his leadership and service as Lorena TIRZ #1 East Chairman from its founding in 2015 to 2021 creating an economic development tool to benefit Lorena and the County for decades to come.

2. Discussion on TIRZ expiring Board seats in November and discussion of renewal or replacement as needed.

The Board discussed the expiring terms for TIRZ Board seats of council member Shane Phillips, EDC member Chad Hanson, and land owner representative William Callan. The Board noted that Chad Hanson had previously stated that he would no longer be serving after the end of his term. Shane Phillips noted that he wished to have the term of his Board seat renewed by Council. It was not clear if William Callan desired to extend his term for another 2-year term.

3. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – July 26, 2021;

The Board reviewed the meeting minutes. Shane Phillips moved to approve the Lorena TIRZ #1 East Meeting Minutes – July 26, 2021. Steve Meadows seconded the motion. The motion was unanimously approved.

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

The Board discussed 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 the Braswell property.

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 that by the terms of the development agreements, voluntary annexation must occur before development can be approved and occur 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 September 2021;
- C) Payment to City of Lorena for FY2021-2022 share of audit

The Board reviewed and discussed items A through C listed above. Steve Meadows moved to approve items A through C 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 September 2021

C: authorize payment of \$500 to City of Lorena for share of FY2021-2022 audit.

Shane Phillips seconded the motion. The motion was unanimously approved.

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

Mr. Mundo noted for information purposes the Path Forward/Upcoming Activities handout in the Board Pack.

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8. Adjournment

The meeting was adjourned at 7:21 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