

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, APRIL 4, 2022, 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 6:32 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: Chairman Tommy Ross, Shane Phillips, William Callan, and Kelly Yarbrough. Members Not Present: Emily McKenzie, Commissioner Jim Smith, and Steve Meadows. Also Present: Chrissy Brault (McLennan County Precinct 1 Assistant), Kevin Neal (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants), Josh Welch Rosenthal Estates developer.*

1: Welcome to new TIRZ Board Member: EDC Representative Kelly Yarbrough.

*The Board and Kelly Yarbrough exchanged greetings and welcomes.*

2. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – January 10, 2022;

*The Board reviewed the meeting minutes. Shane Phillips moved to approve the Lorena TIRZ #1 East Meeting Minutes – January 10, 2022. William Callan seconded the motion. The motion was approved with 3 yeas and Kelly Yarbrough abstaining.*

3. Update on McElla and Braswell voluntary annexation.

*City Manager Kevin Neal updated the Board that the City is looking to verify and dual certify the CCN boundaries with Waco before taking action on voluntary annexation of the McElla and Braswell properties within the TIRZ. Consultant Mundo noted for context and background information for the new and recently appointed Board Members that the Braswell and McElla development agreements with the City, and TIRZ states that the properties shall be voluntarily annexed by the City of Lorena before development on those properties can occur.*

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4. Update on filing of annual TIF Registry report with state Comptroller.

**Consultant Mundo updated the Board that he had filed the annual TIF Registry report with the state Comptroller office.**

5. Executive Session: ***The Board entered Closed Executive Session at 6:45 pm***

The Lorena TIRZ #1 East Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.087 of the Texas Government Code, discussion and deliberation regarding economic development negotiations:

(1) Regarding possible development of property within Lorena TIRZ #1 East.

6. Reconvene to Open Session: Discussion and possible action resulting from the Executive Session.  
***The Board reconvened into Open Session at 7:05 pm. No action was taken.***

7. 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 February and March 2022;

***The Board reviewed and discussed items A through B listed above. Shane Phillips 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 February 2022 and an additional \$2,000.00 to Mundo and Associates representing Administration services March 2022.***

***William Callan seconded the motion. The motion was unanimously approved.***

8. 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.***

9. Adjournment

***The meeting was adjourned at 7:30 pm***

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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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Name

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Date