

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, JUNE 14, 2022, AT 6:00 PM**

**LOCATION:  
LORENA CITY HALL  
107A S. FRONTAGE RD.  
LORENA TX, 76655**

**MINUTES**

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

*The meeting was called to order at 6:03 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, Kelly Yarbrough, Mark McLean, Bill Taverner, Brad Wetzel and Kyle Miller. Members Absent: none. Also, Present: EDC Consultant – Jason Mundo of Mundo and Associates; City Manager Kevin Neal;*

**2. Visitors Comments/Open Forum**

*No visitor comments.*

**3. Chairman's Report, EDC Mail and Communications**

*No report was given. No action was taken.*

**4. Discussion and possible action to approve the following:**

EDC Meeting Minutes – May 17, 2022

*The Board reviewed the May 17, 2022 meeting minutes. Kelly Yarbrough moved to approve the May 17 meeting minutes. Brad Wetzel seconded the motion. The motion was unanimously approved.*

**5. Discussion and possible action to approve the following:**

EDC Financial Reports and bill payments – May 2022.

*This agenda item was tabled for the next EDC meeting.*

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6. Review of EDC Board Member applications and discussion and possible action on recommendation to City Council for appointment to Lorena EDC Board seat 6.

*Mr. Mundo noted that the Board had received one application from Kevin Barrera. The Board discussed the application. The Board asked Mr. Mundo to have it posted to the website. Mr. Mundo noted that he would send the application to the City Secretary for posting on the home page of the City website. No action was taken by the Board regarding the application.*

7. Discussion and possible action on recommendation to Council for appointment of EDC Board Member to Lorena TIRZ #1 East Board of Directors Seat 5, the second seat on the TIRZ Board reserved for EDC Board Members that is currently open.

*The Board discussed the open seat on the TIRZ Board and asked for volunteers from the Board membership. Bill Taverner volunteered to serve on the TIRZ Board representing the EDC. Kyle Miller moved to recommend to City Council that Council appoint Bill Taverner to the Lorena TIRZ #1 East Board of Directors Seat 5. Brad Wetzel seconded the motion. The motion was unanimously approved.*

8. Discussion and possible action on renewal of IH-35 Billboard Contract for FY2022-2023 which advertises and promotes Lorena's businesses to over 80,000 vehicles per day (29.2 Million vehicles per year) on IH-35.

*The Board discussed renewing the billboard contract and noted that they had just approved the installation of the new billboard vinyl at the previous meeting to replace the old vinyl that had been damaged in spring storms. Bill Taverner moved to approve the renewal of the IH-35 billboard contract with Lamar Advertising for FY2022-2023 consisting of 13 periods at a cost of \$735 per period, totaling \$9,555.00 for the contract. Kelly Yarbrough seconded the motion. The motion was approved unanimously.*

9. Update on Lorena Chamber of Commerce and Downtown Revitalization Project Planning.

*Brad Wetzel updated the Board that the Chamber had a successful Saturday in the Park Event this past weekend. Brad Wetzel added that the Lorena Chamber of Commerce was coordinating with their legal counsel and IRS regarding their 501c-6 registration.*

10. Update on development in Lorena and Lorena TIRZ #1 East.

*Consultant Mundo updated the Board that City Council approved the Preliminary Plat for the Roadster Travel Center at the May City Council meeting and that the prospect was proceeding with*

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***preparation of their Final Plat and Construction Plans submittal for the proposed travel center with 2 restaurants to be located at the northeast corner of N. Old Temple Rd and IH-35 frontage road within Lorena TIRZ #1 East.***

***Mr. Mundo added that City Council approved the Preliminary Plat for Rosenthal Estates, a proposed 166 Single Family Homes development on Rosenthal Road, at the April City Council meeting. The developer is proceeding with preparation of the Final Plat and Construction Plans submittal. The development is proposed to be developed in 2 phases, with Phase 2 being located in Lorena TIRZ #1 East utilizing the TIRZ sewer line.***

***Mr. Mundo concluded with noting that 4 or 5 homes were now being constructed within The Arches residential subdivision on Rosenthal Road.***

**11. Update on Gateway Monument Project**

***Mr. Mundo updated the Board that he had completed additional requirements required by TxDOT and that he had sent the Resolution and additional information to TxDOT for processing, steps required to continue moving the Gateway Monument project toward and into the Construction Phase. Once TxDOT processes the Resolution and information then TxDOT will prepare a Project Agreement between TxDOT and the City of Lorena for execution.***

**12. Introduction to FY2022-2023 Budget Discussion**

***Mr. Mundo noted that at the August meeting the Board would be discussing and approving their budget for FY2022-2023. Mr. Mundo noted that he would prepare the budget in the weeks ahead. Bill Taverner suggested that a budget project line item for Wayfinding Signs be added to the proposed Budget. Mr. Mundo said he would add that item to the Budget for consideration by the Board.***

**13. Adjournment**

***The meeting was adjourned at 7:05 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.*

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David Anderton,  
Board Chairman

Date Kyle Miller,  
Board Secretary

Date