

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JUNE 13, 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, Emily McKenzie, Kelly Yarbrough, William Callan, and Jim Smith. Members Not Present: none. Also Present: Kevin Neal (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).*

1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – April 4, 2022;

*The Board reviewed the meeting minutes. Shane Phillips moved to approve the Lorena TIRZ #1 East Meeting Minutes – April 4, 2022. Jim Smith seconded the motion. The motion was approved unanimously.*

2. Update on open TIRZ Seat for EDC Board Member.

*Mr. Mundo updated the Board that EDC Member Steve Meadows had stepped down from the EDC Board and TIRZ Board. Mr. Mundo added that the EDC would be sending to City Council a recommendation for an appointment to fill the open EDC Member seat on the TIRZ Board in the coming weeks.*

3. Update on development in 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 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*

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*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.*

4. 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 May 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 May 2022.*

*Commissioner Jim Smith seconded the motion. The motion was unanimously approved.*

5. Introduction to TIRZ Budgeting for FY2022-2023

*Mr. Mundo updated the Board that they would be reviewing and taking action on the TIRZ Budget for FY2022-2023 at the next meeting. Mr. Mundo noted that he would be preparing the budget materials in the coming weeks.*

6. 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.*

7. Adjournment

*The meeting was adjourned at 7:27 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