

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 13, 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 6:02 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, Mark McLean, Kyle Miller, and Brad Wetzel. Members Absent: Kelly Yarbrough and Bill Taverner. Also, Present: EDC Consultant – Jason Mundo of Mundo and Associates; City Manager Kevin Neal; and Lorena resident Chuck Walker.

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 – June 14, 2022

The Board reviewed the June 14, 2022 meeting minutes. Mark McLean moved to approve the June 14 meeting minutes. Kyle Miller seconded the motion. The motion was unanimously approved.

5. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – May, June, July, August 2022.

Mark McLean presented the Financial Reports and bill payments. Brad Wetzel moved to approve the May, June, July, and August 2022 EDC Financial Reports and bill payments. Kyle Miller seconded the motion. The motion was unanimously approved.

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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 new applications from Austin Montgomery, Chris Low, Chuck Walker, and Julie Becker. The Board reviewed and discussed the new applications. The Board noted all were great applicants volunteering to serve in the community. Kyle Miller moved to recommend that City Council appoint Chuck Walker to Lorena EDC Board Seat 6. Mark McLean seconded the motion. The motion was unanimously approved.

7. Update on Gateway Monument Project

Consultant Mundo updated the Board that he had submitted a traffic control plan within the construction plan set consisting of work ahead signage as requested by TxDOT and was awaiting any further comments or direction from TxDOT. Mr. Mundo added that he is awaiting TxDOT to prepare a Project Agreement between TxDOT and the City of Lorena for execution by the City.

8. Executive Session: *The Board entered closed Executive Session at 6:30 pm.*

The Lorena EDC 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 east of IH-35 within Lorena and Lorena TIRZ #1 East.

9. Reconvene to Open Session: Discussion and possible action resulting from the Executive Session.

The Board reconvened into Open Session 7:13 pm. No action was taken.

10. Discussion and possible action on exhibitor registration for NTCAR commercial development expo, Nov. 3, Dallas Texas.

The Board discussed the Lorena EDC exhibiting at the NTCAR expo to market Lorena's properties for commercial development as they have in previous years. David Anderton moved to approve the expenditure of \$995 to reserve a single booth exhibit space for the NTCAR commercial development expo to market Lorena's properties for commercial development. Mark McLean seconded the motion. The motion was unanimously approved.

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11. Discussion and possible action on Lorena EDC FY2022-2023 Budget.

Mr. Mundo presented the proposed EDC FY2022-2023 Budget to the Board. The Board reviewed the proposed budget. The Board requested that the Business Improvement Grant line item be set at \$8,000, that the Business Rent subsidy grant be set at \$8,000 and that the proposed Wayfinding Signs project line item be set at \$25,000. Mark McLean moved to approve the Lorena EDC FY2022-2023 Budget as amended. Kyle Miller seconded the motion. The motion was approved unanimously.

12. Discussion and possible action on requested rate increase for EDC legal counsel, Bovey & Cochran PLLC.

The Board discussed the requested rate increase from \$145 per hour to \$165 per hour for LEDC legal services. Kyle Miller moved to approve the requested rate increase to \$165 per hour for LEDC legal services from Bovey & Cochran PLLC. Mark McLean seconded the motion. The motion was unanimously approved.

13. Discussion and possible action on renewal of Mundo and Associates, Inc. consultant contract.

The Board discussed the renewal of Mundo and Associates, Inc. consultant contract for FY2022-2023. It was noted there were no proposed changes in the contract or monthly services fee. Kyle Miller moved to approve the renewal of Mundo and Associates, Inc. consultant contract for FY2022-2023. Mark McLean seconded the motion. The motion was unanimously approved.

13. Adjournment

The meeting was adjourned at 7:30 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.

David Anderton,
Board Chairman