

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
CALLED MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, NOVEMBER 17, 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 6:05 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, Kyle Miller, Bill Taverner, and Brad Wetzel. Members Absent: Mark McLean and Chuck Walker. 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 on EDC Officer positions of Chairman, Vice Chairman, Treasurer, and Secretary for FY2022-2023.

*The Board discussed the election of officers for FY2022 – 2023. David Anderton announced that he was stepping down from the Board. The Board thanked David for over 15 years of leadership serving Lorena and the EDC.*

*Bill Taverner moved to elect the following officers for FY2022-2023: Kelly Yarbrough as Chairwoman, Brad Wetzel as Vice Chairman; Mark McLean and Treasurer, and Kyle Miller as Secretary.. David Anderton seconded the motion. The motion was unanimously approved.*

5. Discussion and possible action to approve the following:

EDC Meeting Minutes – October 11, 2022

***Lorena Economic Development Corporation  
Minutes of Called Meeting of the Board of Directors  
Thursday, November 17, 2022***

***The Board reviewed the October 11, 2022 meeting minutes. Bill Taverner moved to approve the October 11 meeting minutes. Kelly Yarbrough seconded the motion. The motion was unanimously approved.***

6. Discussion and possible action to approve the following:  
EDC Financial Reports and Bill Payments – October 2022

***Jason Mundo presented the Financial Reports and bill payments provided by Treasurer McLean.***

***Kelly Yarbrough moved to approve the October 2022 EDC Financial Reports and bill payments; Kyle Miller seconded the motion. The motion was unanimously approved.***

7. Update on Gateway Monument Project

***Consultant Mundo updated the Board that he is still awaiting TxDOT to prepare a Project Agreement between TxDOT and the City of Lorena for execution by the City. Mr. Mundo noted that TxDOT informed him they were still re-reviewing the construction plans previously re-submitted on September 11 that only consisted of less than 10 sheets and that were previously approved by both TxDOT and FHWA in 2020.***

8. Development Update in Lorena and Lorena TIRZ #1 East

***Consultant Mundo updated the Board that the Arches residential subdivision currently has 8 homes under construction; that the Final Plat for Phase 1 of the 73 single family home Rosenthal Estates was approved by City Council in October with construction of all 73 homes expected in 2023; Bright Farms Commercial Greenhouse had their Preliminary Plat approved by City Council in November 2022; and Roadster Travel Center is currently preparing their Final Plat submittal and sorting out an agreement with the City of Lorena for proportional cost of improvements to North Old Temple Road; Consultant Mundo also noted that a developer is proposing to the City a Foodies Travel Center at the South end of the City limits at IH-35.***

9. Update on marketing of Lorena's developable commercial properties at NTCAR commercial development expo, Nov. 3, Dallas Texas.

***Mr. Mundo updated the Board on the successful marketing Lorena's developable commercial properties at the NTCAR commercial development expo, Nov. 3, in Dallas Texas to brokers, commercial realtors and developers.***

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10. Discussion and possible action on reservation of exhibit booth for upcoming ICSC retailing expo, January 2023, Dallas Texas.

***Mr. Mundo discussed with the Board the upcoming ICSC retailing expo where Lorena annually markets Lorena's developable properties to regional and national retailers looking to expand. Brad Wetzel moved to authorize the expenditure not to exceed \$2,000 (Two Thousand Dollars) for exhibit space and related costs to exhibit and market Lorena's developable properties at the ICSC red river retailing expo, January 2023, Dallas Texas. Kyle Miller seconded the motion. The motion was unanimously approved.***

11. Adjournment

***The meeting was adjourned at 6:55 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.*

\_\_\_\_\_  
Kelly Yarbrough,  
Board Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kyle Miller,  
Board Secretary

\_\_\_\_\_  
Date