

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, JANUARY 10, 2023, 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 6:32 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: Kelly Yarbrough, Mark McLean, Kyle Miller, Brad Wetzel, and Chuck Walker. Members Absent: Bill Taverner. 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 – November 17, 2022

*The Board reviewed the November 17, 2022 meeting minutes. Mark McLean moved to approve the November 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 – November and December 2022

*Treasurer McLean presented the Financial Reports to the Board.*

*Brad Wetzel moved to approve the November and December 2022 EDC Financial Reports and bill payments; Kyle Miller seconded the motion. The motion was unanimously approved.*

6. 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 and that 3 are for sale at an average price of \$1.44 Million each; Roadster Travel Center had their Final Plat approved at City Council on December 19 and they reached an agreement with the City on proportional cost for improvements to N. Old Temple Road and they expect to begin construction in the early Spring; and Foodies Travel Center had a Conditional Use Permit approved for vehicle fuel sales at the South end of the City limits at IH-35.***

7. Discussion on 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.***

8. Update on Summer Snow Sweet Shop in Lorena's Downtown;

***Mr. Mundo discussed with the Board that Joey, the owner of Summer Snow had reached out regarding creating a retail space for the proposed Summer Snow Sweet Shop in the Spring of 2023. Mr. Mundo noted that he asked Joey to prepare an updated presentation to the Board which included a Business Plan so that the Board may evaluate opportunities for assistance. Mundo concluded that he had not yet heard a reply but hoped to hear back from Joey soon.***

9. 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 he again requested the Project Agreement on January 3 and in the week since TxDOT has stated they are pursuing a status update on the Project Agreement.***

10. Update on filing of annual Eminent Domain Report.

***Consultant Mundo updated the Board that the annual Eminent Domain Report was filed with the State by EDC legal counsel Cary Bovey on behalf of the Lorena EDC. It was noted that the Eminent Domain Report is an required annual filing that states that the EDC cannot seize a property through Eminent Domain.***

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11. Update on completion of annual HOTCOG economic inventory survey.

***Consultant Mundo updated the Board that he completed and submitted to the Heart of Texas Council of Governments (HOTCOG) the annual economic inventory survey for Lorena. It was noted that the survey is an inventory of available land and buildings for economic development and a summary of ongoing economic development projects, including the \$600 Million development projects in and adjacent to Lorena TIRZ #1 East in Lorena.***

12. Update on completion of HOTCOG survey of rural Texas businesses that sell chemicals, cleaning supplies, and fertilizers.

***Consultant Mundo updated the Board that he completed and submitted to the Heart of Texas Council of Governments (HOTCOG) their survey of rural Texas businesses that sell household chemicals, cleaning supplies, and fertilizers so that HOTCOG may reach out to those businesses with free training opportunities on how to handle those chemicals, etc.***

13. Introduction to 2023 Texas Legislative Session and monitoring of proposed bills that may negatively impact the Lorena EDC, Lorena TIRZ #1 East and Lorena.

***Consultant Mundo updated the Board that the Legislative Session had started and he would be monitoring bills that may have negative impact and would be reporting back to the Board accordingly.***

14. Introduction to 2023 Lorena EDC Strategic Planning and Downtown Revitalization.

***The Board discussed the possibility of doing EDC Strategic Planning in 2023. The idea of gaining community feedback through an online survey was discussed. No action was taken but the Board noted to continue the discussion at the next EDC meeting.***

15. Update on open Lorena EDC Board Seat.

***The Board discussed the open seat and asked Mr. Mundo to reach out to those individuals who had previously submitted applications to be appointed to the Board to ask about their willingness and availability to serve.***

16. Adjournment

***The meeting was adjourned at 7:59 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.*

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date