

LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, DECEMBER 6, 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 6:30 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, Kelly Yarbrough, Bill Taverner, and Commissioner Jim Smith. Members Not Present: Emily McKenzie, and William Callan. Also Present: Kevin Neal (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).

2. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – October 3, 2022;

The Board reviewed the meeting minutes. Shane Phillips moved to approve the Lorena TIRZ #1 East Meeting Minutes – October 3, 2022. Commissioner Smith seconded the motion. The motion was approved unanimously.

3. Development update in Lorena TIRZ #1 East

Consultant Mundo updated the Board on the following development within the TIRZ:

- *The Arches residential subdivision had 8 homes of 4,000 square feet or more in size currently under construction.*
- *City Council approved the Final Plat for the 73 homes of Phase 1 of the Rosenthal Estates residential subdivision, that the 96 home Phase 2 is within the TIRZ and the full buildout is anticipated to be 2 years.*
- *Bright Farms Commercial Greenhouse had their Preliminary Plat approved by City Council at the October Council meeting.*

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4. Introduction to upcoming Texas Legislative Session and review of any proposed legislation that could have a negative impact to Lorena TIRZ #1 East and City of Lorena.

It was noted that the Legislative Session had begun and bills were beginning to be filed. Consultant Mundo noted that he would be reviewing the proposed legislation for any bills that may have a negative impact on the TIRZ and report back to the Board at future meetings with information and recommendations.

5. 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 November 2022;

The Board reviewed and discussed items A through B listed above. Commissioner Smith 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 November 2022.

Shane Phillips seconded the motion. The motion was unanimously approved.

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 7:00 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.

Name

Date