

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, APRIL 11, 2023, AT 6:00 PM**

**LOCATION:
LORENA CITY HALL
107A S. FRONTAGE RD.
LORENA TX, 76655**

REGULAR MEETING MINUTES

Introduction:

A. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:06 pm and Vice-Chairman Wetzel noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Mark McLean, Brad Wetzel, Kyle Miller, Bill Taverner, and Chuck Walker. Members Absent: Kelly Yarbrough and Chris Low. Also, Present: EDC Consultant – Jason Mundo of Mundo and Associates; City Manager Kevin Neal.

B. Visitors Comments/Open Forum

No visitor comments.

C. Chairman's Report, EDC Mail and Communications

No report was given. No action was taken.

Primary Action and Primary Discussion Items (items may be discussed in any order):

D. Discussion and possible action to approve the following:

EDC Meeting Minutes – February 15, 2023

The Board reviewed the February 15, 2023 meeting minutes. Mark McLean moved to approve the February 15 meeting minutes. Kyle Miller seconded the motion. The motion was unanimously approved

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E. Discussion and possible action to approve the following:
EDC Financial Reports and Bill Payments – February 2023 and March 2023

Treasurer McLean presented the Financial Reports to the Board. Kyle Miller moved to approve the EDC Financial Reports and Bill Payments for February 2023 and March 2023. Chuck Walker seconded the motion. The motion was unanimously approved.

F. Discussion and possible Action on: expenditure of EDC funds for preparation of Estimate Of Probable Cost by City Engineer for planning, design, and construction of fire flow water line to former school property at intersection of Bordon Street and IH-35 frontage road.

The Board discussed obtaining an Estimate of Probable Cost by the City Engineer for planning, design, and construction of the fire flow water line to the property that would be needed for that property to shovel ready for development, and that this estimate would be a tool of knowledge for use in the preparation of that site for development. Mark McLean moved to approve an expenditure not to exceed \$2,000 for the Estimate of Probable Cost by the City Engineer for the planning, design, and construction of the fire flow line to the former middle school property. Brad Wetzel seconded the motion. The motion was unanimously approved.

G. Discussion and possible Action registration for marketing of Lorena's developable retail properties at Retail Live trade show, Thursday August 31, 2023, Austin Texas.

The Board discussed sending Jason Mundo and Brad Wetzel to market Lorena's developable properties at Retail Live, August 31, in Austin Texas and registering them at the early bird rate. Mark McLean moved to approve a total expenditure of \$590 for the registration of Jason Mundo and Brad Wetzel to market Lorena's developable retail properties at Retail Live, August 31 in Austin Texas. Bill Taverner seconded the motion.

H. Discussion and possible Action on selection of locations for installation of Wayfinding Signs in Lorena, locations to be used in the further planning and budgeting of the proposed project.

The Board discussed wayfinding signs but most felt that this was not a priority at this time. No action was taken.

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I. Discussion on Strategic Planning and Downtown Revitalization

Mark McLean moved to table this item to the next meeting when all members would be present. Bill Taverner seconded the motion. The motion was unanimously approved.

Optional Discussion Items (items may be discussed in any order):

J. Update on Gateway Monument Project

Consultant Mundo updated the Board that the project had been advertised, bid documents had been prepared, and that over the next month Mr. Mundo would have a Pre-Bid conference on April 25, Receive, Open, and Read Aloud bids on May 5, and be able to review and award the construction contract at the May 9 meeting.

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

Mr. Mundo and City Manager Neal updated the Board that the Roadster Travel Center was expected to break ground any day now and that the Final Plat both Bright Farms, Phase 2 of Rosenthal Estates, and Phase 2 of The Arches is expected to be presented to City Council for approval at the May 8 City Council meeting. Consultant Mundo also noted that he had sent 2 commercial developers to the representatives of Mitchell-Tully that are interested in developing the Mitchell-Tully site.

L. Update on 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 with proposed legislation that may have negative impact to Lorena, the Lorena EDC, and Lorena TIRZ #1 East if passed.

M. Adjournment

The meeting was adjourned at 7:08 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 Chairwoman

Date

Kyle Miller,
Board Secretary

Date