

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY APRIL 10, 2023, 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, Bill Taverner, and Commissioner Jim Smith. Members Not Present: Emily McKenzie, Kelly Yarbrough, and William Callan. Also Present: Kevin Neal (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).*

1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – December 6, 2022;

*The Board reviewed the meeting minutes. Shane Phillips moved to approve the Lorena TIRZ #1 East Meeting Minutes – December 6, 2022. Commissioner Smith seconded the motion. The motion was approved unanimously.*

2. Development update in Lorena TIRZ #1 East

*Regarding residential development, Consultant Mundo noted that The Arches had 8 homes under construction, that Rosenthal Estates Phase 1 had begun clearing and grading operations and noted that the eventual Phase 2 of the development was within the TIRZ.*

*Regarding Commercial Development, Consultant Mundo noted that the City was expecting the Final Plat submittal from Bright Farms soon and was expecting construction to begin on the Roadster Travel Center soon.*

3. Update on Texas Legislative Session and review of any proposed legislation that could have a negative impact to Lorena TIRZ #1 East and City of Lorena.

*Consultant Mundo updated the Board on proposed legislation with potential negative impacts including legislation related to Certificates of Obligation, regulation of the ETJ, accessory dwelling units, and exclusive State regulation over several Ordinance categories.*

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4. 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 March 2023;

*The Board reviewed and discussed items A through B listed above. Bill Taverner 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 March 2023.*

*Commissioner Smith seconded the motion. The motion was unanimously approved.*

5. 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.*

6. Adjournment

*Commissioner Smith moved to adjourn the meeting. Shane Phillips seconded the motion. The motion was unanimously approved. The meeting was adjourned at 6:57 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.*

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Name

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Date