

**LORENA ECONOMIC DEVELOPMENT CORPORATION
CALLED MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 27, 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 6:01 pm and Chairwoman Yarbrough 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, Brad Wetzel, Mark McLean, and Kyle Miller. Members Absent: Chuck Walker and Chris Low. Also, Present: EDC Consultant – Jason Mundo of Mundo and Associates; Public Works Director Kyler Jones.

B. Visitors Comments/Open Forum

No visitor comments.

C. Chairman's Report, EDC Mail and Communications

No report was given. No action was taken.

D. Discussion on passing of EDC Board Member, Father, and Educator Bill Taverner.

The Board discussed the passing of their fellow board member and friend Bill Taverner. The Board discussed creating a certificate or plaque in honor of Bill that could be presented to the family. The Board also discussed dedicating the gateway monument sign to Bill and John Taverner.

E. Friendly Discussion with Local Business Guest of the Month

The Board discussed this new agenda item where a local business representative will be invited to join and friendly discussion with the Board about their business and the Lorena business community.

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

F. Discussion and possible action to approve the following:

EDC Meeting Minutes – May 22, 2023

The Board reviewed the May 22, 2023 meeting minutes. Mark McLean noted that the May 22 meeting minutes should be amended to show that Mark was not at the meeting. Kyle Miller moved to approve the May 22 meeting minutes as amended. Brad Wetzel seconded the motion. The motion was unanimously approved

G. Discussion and possible action to approve the following:

EDC Financial Reports and Bill Payments – May 2023

Treasurer McLean presented the Financial Reports to the Board. Brad Wetzel moved to approve the EDC Financial Reports and Bill Payments for May 2023. Kyle Miller seconded the motion. The motion was unanimously approved.

H. Discussion and possible Action on recommendation to City Council for appointment of EDC Member to open seat on Lorena TIRZ #1 East Board.

The Board discussed the open seat on the TIRZ Board reserved for a representative of the EDC that became open with the passing of Bill Taverner. Brad Wetzel volunteered to serve as an EDC representative on the TIRZ Board.. Mark McLean moved to recommend to City Council that Brad Wetzel be appointed to the open EDC representative seat on the TIRZ Board.. Kyle Miller seconded the motion. The motion was unanimously approved.

I. Discussion and possible Action on recommendation to City Council for appointment to any open EDC Board Position.

The Board discussed the open seat on the EDC Board from the passing of Bill Taverner, and whether the Seat 1 occupied by Chris Low should be vacated since he is not available to serve at this time. Brad Wetzel moved to recommend to City Council that Seat 1 of the Lorena EDC Board be vacated since the current individual appointed is unable to serve at this time. Mark McLean seconded the motion. The motion was unanimously approved.

J. Discussion on Type B EDC Board Member roles as required by State of Texas.

Consultant Mundo presented and the Board discussed the roles of a State of Texas Type B EDC Board Member as defined by the State Legislature, including the types of approved projects for a Type B Economic Development Corporation.

K. Discussion and Review of recent plans by the EDC and City.

Consultant Mundo presented and the Board discussed the EDC 2017 Strategic Plan, the City 2020 Comprehensive Plan, and the City 2021 Strategic Plan. The Board discussed Strengths, Weaknesses, Opportunities, and Threats of the Community; and reviewed and discussed the EDC related goals and recommended EDC actions from those plans. It was shown and discussed that the recommended goals and actions are all core functions of a Type B EDC: Creation of Infrastructure to attract new business, creation of jobs, and grow the tax base; Business Retention of Expansion; Marketing; and Parks; and that the Lorena EDC has been actively participating in all of these activities. And it was noted that the discussion would provide context for setting goals, projects, and actions at the next EDC meeting.

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

L. Update on 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.

Consultant Mundo presented the cost estimate that was provided by City Manager Neal and the City Engineer KPA. The Board reviewed and discussed the estimate for the fire flow water line.

M. Update on Lorena Gateway Monument project.

Consultant Mundo updated the Board on the Gateway Monument Project. It was noted that the contractor, Platinum Paving LLC of San Antonio had signed their contract agreement forms and that the required bonds had been provided.

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

The Board discussed that construction was ongoing at The Arches, Rosenthal Estates, and Roadster Travel Center Project. Consultant Mundo added that the Bright Farms team had visited the city in mid-June, that City Council had approved the Bright Farms Final Plat and roadway agreement at their June meeting, and that construction earthwork grading operations had begun at the site. Regarding the downtown, it was noted by Brad Wetzal and Mark McLean that a new Lorena Cheese House would be opening in the previous Cheese House location.

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O. 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 legislation approved that may have negative impact to Lorena, the Lorena EDC, and Lorena TIRZ #1 East if passed including proposed legislation affecting the authority of the city to manage development in the adjacent ETJ (SB 2038), removing the authority of the city to enforce ordinances in several categories unless specifically authorized by State Law (HB2127).

P. Adjournment

The meeting was adjourned at 8:00 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 Chairwoman

Date

Kyle Miller,
Board Secretary

Date