

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY JUNE 5, 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 6:34 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, Emily McKenzie, Katrina George, Kelly Yarbrough, William Callan and Commissioner Jim Smith. Also Present: Kevin Neal (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants).

1. Discussion on passing of TIRZ Board Member Bill Taverner and discussion on open Board Seat.

The Board discussed the passing TIRZ Board Member, EDC representative Bill Taverner. It was noted that the EDC Board would make a recommendation to City Council on a replacement representative to fill Bill's seat on the Board.

2. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – April 4, 2023;

The Board reviewed the meeting minutes. Commissioner Smith moved to approve the Lorena TIRZ #1 East Meeting Minutes – April 4, 2023. Kelly Yarbrough seconded the motion. The motion was approved unanimously.

3. Development update in Lorena TIRZ #1 East

Regarding 2023 Residential Development: Mr. Mundo and City Manager Neal updated the Board that The Arches Phase 2 Final Plat was approved by P&Z on May 8 and City Council on May 15. In addition, it was noted that the Phase 2 Final Plat of Rosenthal Estates was approved by P&Z on May 8 and by City Council on May 15.

Regarding 2023 Commercial Development: Mr. Mundo and City Manager Neal updated the Board that the Final Plat for the Bright Farms Commercial Greenhouse was approved by P&Z on May 8 and will be approved by City Council at the June Council meeting following the completion of a proportional roadway improvement agreement with the City. It was also noted that the Bright Farms

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team would be visiting with the City in June. In addition, it was noted that the Roadster Travel Center had begun clearing and grading construction operations in May.

4. 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 regulation of the ETJ (SB 2037 and SB 2038) and exclusive State regulation over several Ordinance categories (HB 2127 which eliminates the City's legal authority to enforce ordinances in those categories).

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 May 2023;

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 May 2023.

Katrina George 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

The meeting was adjourned at 7:18 pm

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the

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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