

**LORENA TIRZ #1 EAST  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MONDAY AUGUST 7, 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, Katrina George, Kelly Yarbrough, Brad Wetzel 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).*

1. Introduction of Brad Wetzel, EDC Representative, to the Lorena TIRZ #1 East Board.

*The Board welcomed EDC Representative Brad Wetzel to the Lorena TIRZ #1 East Board.*

2. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – June 5, 2023;

*The Board reviewed the meeting minutes. Commissioner Smith moved to approve the Lorena TIRZ #1 East Meeting Minutes – June 5, 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 construction was ongoing at The Arches. It was noted that one of the homes at The Arches had been sold.*

*Regarding 2023 Commercial Development: Mr. Mundo and City Manager Neal updated the Board that construction grading operations was ongoing at the Bright Farms site and that Roadster Travel Center had begun erecting the building at their site.*

**Lorena TIRZ #1 East**  
**Minutes of Regular Meeting of the Board of Directors**  
**Monday August 7, 2023**

4. Discussion and possible action on Lorena TIRZ #1 East Budget FY2023-2024

***The Board discussed the proposed budget. Kelly Yarbrough moved to approve the Lorena TIRZ #1 East Budget FY 2023 – 2024. Brad Wetzel seconded the motion. The motion was unanimously approved.***

5. 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 the passage and signing of legislation related to regulation of the ETJ (SB 2038); and passage and signing of HB 2127 which requires exclusive State regulation over several Ordinance categories, which eliminates the City's legal authority to enforce ordinances in those categories; and passage and signage of HB 14 that allows for 3<sup>rd</sup> party review and approval of plat and development submittals under certain timeframe conditions and 3<sup>rd</sup> party inspection and inspection approvals under certain timeframe conditions;***

6. Update on Lorena EDC Marketing of TIRZ and Lorena commercial properties to expanding retailers at Retail Live, August 31, Austin Texas.

***Consultant Mundo updated the Board that both Mr. Mundo and Brad Wetzel from the EDC would be marketing TIRZ and Lorena commercial properties to expanding retailers at the Retail Live trade show in Austin, Texas.***

7. 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 July 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 July 2023.***

***Katrina George seconded the motion. The motion was unanimously approved.***

7/12 Name 10/9/23 Date