

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
SPECIAL CALLED MEETING OF THE BOARD OF  
DIRECTORS**

**MONDAY, JANUARY 8 , 2024 AT 6:00 PM**

**Location:**

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

**SPECIAL CALLED MEETING MINUTES**

Introduction:

**A. Call to Order and Verification of Agenda Posting**

**Meeting called to order at 6:08pm and Chairman Yarbrough noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act rules. A quorum was present. Members present: Kelly Yarbrough, Brad Wetzel, Chuck Walker , Ryan Weaver and Kyle Miller. Also present was City Manager Kevin Neal.**

**B. Visitor Comments/Open Forum**

**No visitor comments**

**C. Chairman's Report: EDC Mail and Communications**

**Three bills from Attorney , Carey Bovey office and TexPool statement. Billing for audit expense. Discussion of Certificates of Completion received from Texas EDC for courses completed in**

**Sales Tax and Public Information by Kelly Yarbrough and Brad Wetzel.**

D. Discussion welcoming new EDC Member Ryan Weaver

**Ryan shared a little about himself . Kelly explained some about the EDC meetings and structure.**

E. Review and Discussion of any board applications received and possible action on recommendation to City Council on EDC Board Appointments to open seat 3 and open seat 7 for any board applications received.

**None received . Brad Wetzel asked Kevin Neal if information could be posted on City website and social media. Kevin said that could be done and Brad will provide content.**

F. Discussion and possible action to approve the following: EDC Minutes from October 24, 2023

**Kelly Yarbrough made motion to amend minutes with title change from regular to special meeting due to meeting date change. Also need to change name from Bright House to Bright Farms. Chuck Walker made second and Motion passed.**

G. Discussion and possible action to approve the following: EDC Financial Reports and bill payments - September thru December 2023  
LEDC

**Chuck Walker reported that Jason Mundo had been paid in full for \$8600. Also paid Gateway Monument contractor for full amount of \$61092.51. Reimbursement paid to Kelly and Brad for course fees. Discussed getting Lien Release from Contractor on Gateway Monument project. Last payment to Lamar Advertising was automatically drafted and Chuck will get electronic copy from Mark**

**McLean. Received sales tax deposits for Sept, Oct and November . Need to pay bill for EDC portion of audit (\$2257) and attorney. Bovey also filed Eminent Domain paperwork with state. Motion to approve Bill payments to Bovey, City of Lorena, Kelly Yarbrough and Brad Wetzel made by Kyle Miller and second by Brad Wetzel. Motion passed.**

- H. Discussion regarding activities and deliverables included in expired contract between EDC and Mundo and Associates.

**Reviewed administrative roles and other services Mundo provided. Thinking about how EDC will move forward. Discussed vote in May and how that will impact LEDC . Also discussed TIRZ and timelines of development.**

- I. Discussion and possible action for direction to seek professional administrative services for the Lorena EDC to include but not limited to consultants, professional services agreements, executive directors, contracts and all other opportunities allowed by law.

**Discussed options including contracting with City. Brad Wetzel looking into becoming EDC Consultant. Brad will propose taking on duties for LEDC. He's working on proposed contract and will address potential conflicts of interest regarding serving on EDC and City Council. Discussed current budget and money already appropriated for these services. Chuck Walker said Brad definitely has the right skill sets but feels like we cannot do much until election. Kevin Neal recommended consulting with Attorney before anything is decided. Issue involves whether this role would need to be salaried . Brad would have to resign from EDC before EDC voting on proposal. Kyle Miller expressed reservations about making a decision before May election. Kelly Y . asked how much more EDC owes to TIRZ. Kevin N. said this will be last year for TIRZ payments in amount of approx. \$48k. Ryan Weaver said he was tracking with**

everything discussed and agreed Brad W had the skills and competencies but we are still in waiting mode until election. Also, discussed possible voter education and how to properly go about that. Kevin went over what can and cannot be done. Regarding hiring city for services, Kevin pointed out EDC would engage in Services Agreement and need to amend bylaws. Chuck said going the "Consultant" route would seem to fit better with where we are as an EDC as far as being proactive rather than just administrative roles. Board agreed next step is to consult with Attorney to clarify consultant vs salaried employee. No action taken at this time.

- J. Update and Discussion and possible action on Lorena EDC Budget and Lorena EDC Projects and Project Actions in FY2023-2024.

Discussed possible voter education efforts and how EDC could allocate funds to City outside of the ballot initiative. Board discussed efficacy of trying to inform voters what voting for economic development versus road maintenance means. After healthy discussion, Board agreed that it would not make sense to engage in a voter education project. Board also agreed that our role is to maximize current situation and be creative with what we have now.

- K. Discussion and possible action on scheduling a workshop with Lorena City Council.

No specific dates have been established. Board members asked what objective of workshop would be. Kelly Y. mentioned that some City Council members still are not sure what EDC does. Kyle M. suggested setting date after May vote. Kevin N. noted it could be held prior to City Council meeting dates. Feb 26 date is possibility as well as dates in March and April.

L. Adjournment

**Next meeting scheduled for Mon, Feb 12, 2024. Meeting adjourned at 8:28 p.m.**