

**LORENA TIRZ #1 EAST
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY APRIL 7, 2025, AT 6:30 P.M.
LORENA CITY HALL, 107A S. FRONTAGE RD., LORENA, TX 76655**

MINUTES

1. Call to Order/Roll Call.

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, William Callen, Commissioner Jim Smith, Kelly Yarbrough, Emily McKenzie; Also Present: Kevin Neal (City of Lorena City Manager), and Christian Ortiz (Bright Farms Production Manager).

2. Citizens questions or comments.

There were no visitors or citizens present, and no email correspondence was received by City Manager Neal.

3. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – February 3, 2025.

The Board reviewed the meeting minutes. Commissioner Jim Smith moved to approve the Lorena TIRZ #1 East Meeting Minutes – February 3, 2025. William Callan seconded the motion. The motion was approved unanimously.

4. Discussion and possible action to approve the Lorena TIRZ # 1 East monthly Financial Reports and Invoices.

- A) Lorena TIRZ #1 East monthly Financial Report and monthly Cash Flow Report.
- B) City of Lorena invoices representing administrative services for February 2025 through April 2025.
- C) Hilltop Securities invoice for arbitrage compliance in the amount of \$2,800.00.
- D) Bovey & Cochran invoice for billable hours related to the Mitchell – Tully developer agreement in the amount of \$185.00.

Neal presented in detail the financial and cash flow report to the Board, and presented invoices due to the Lorena TIRZ #1 Board of Directors for approval. Neal further explained that property tax increment had been paid to the TIRZ by both McLennan County and the City of Lorena and monthly sales tax is being paid by the City of Lorena. After Neal's presentation Chairman Ross asked the Board of Directors if they had any questions for Neal regarding the presentation, being none, Chairman Ross called for action on this agenda item and Kelly Yarbrough moved to approve the Lorena TIRZ # 1 East

monthly financial reports and invoices. Emily McKenzie seconded the motion. The motion was unanimously approved.

5. Introduction of and discussion with Christian Ortiz, Production Manager, from Bright Farms for possible recommendation to the Lorena City Council for appointment to the Lorena TIRZ #1 East Board of Directors holding seat #6 as a land owners' representative.

Mr. Ortiz introduced himself to the Board and explained that he was interested in serving the community. Mr. Ortiz further explained that Lorena has been an exceptional partner with Bright Farms who is uniquely situated within the Lorena TIRZ #1 East boundaries, and that he would like the opportunity to be a part of the growth within the TIRZ. Neal further explained that Director Callen who has been a long time Director on behalf of the landowners would like to step down from the Board of Directors and pass on the opportunity of a newer land owner representative to step in and continue the path forward with the TIRZ Board. William Callen moved to recommend to the Lorena City Council for appointment to the Lorena TIRZ #1 East Board of Directors holding seat #6 as a land owners' representative. Commissioner Jim Smith seconded the motion. The motion was unanimously approved.

6. Future Agenda Items.

*Appoint a new Chairman to the Board at the next regularly scheduled TIRZ meeting.
Next meeting Monday June 2, 2025 at 6:30 p.m.*

9. Adjournment.

The meeting was adjourned at 6:41 pm



Lorena TIRZ #1 East Chairman

June 2, 2025

Date