

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

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCE  
AT THE FOLLOWING LINK: <https://meet.goto.com/811178373>  
The Lorena TIRZ #1 East Meeting will be opened to the public.

Questions and comments on items listed on the agenda may be emailed no later than NOON on the day of the meeting to the Lorena City Manager, Kevin Neal via email to: [kneal@lorenatx.gov](mailto:kneal@lorenatx.gov).

**REGULAR MEETING AGENDA**

The subjects to be discussed or considered upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

- 1. Call to Order/Roll Call.**
- 2. Citizens questions or comments.**

*At this time any person with business before the Lorena TIRZ #1 East Board of Directors not scheduled on the agenda may speak to the Lorena TIRZ #1 East Board of Directors. Comments are limited to three (3) minutes, and this time is not transferable. Under the Texas Open Meetings Act, the Lorena TIRZ #1 East Board of Directors is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. This forum is limited to a total of 30 minutes.*
- 3. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – June 2, 2025.**
- 4. Discussion and possible action to approve the following 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 from July through September of 2025.**
  - C) Interest payment in the amount of \$32,587.52 for the 2017 series of Certificate of Obligations.**
  - D) Interest payment in the amount of \$11,502.50 for the 2017 taxable series of Certificate of Obligations.**
  - E) Interest payment in the amount of \$26,337.50 for the 2018 series of Certificate of Obligations.**

F) Legal fees in the amount of \$185.00 for legal representation by Bovey and Cochran related to the Mitchell – Tully development agreement.

5. Discussion and recommendation to the City of Lorena City Council for appointment of TIRZ Board Members to Board seats #2 (Jason Blanek - City), #4 (Jake Dickson – Lorena EDC), #6 (Christian Ortiz – Landowner Representative).

6. Discussion and possible action to appoint a Chairman to the Lorena TIRZ #1 East Board of Directors for a one (1) year term.

7. **EXECUTIVE SESSION – CLOSED SESSION:**

7A. Pursuant to Texas Government Code Section 551.071 – Consultation with Attorney: The TIRZ #1 East Board shall consult with Legal Counsel in Executive Session regarding legal issues involving:

(1) Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and the Mitchell/Tully Group.

8. **RECONVENE TO OPEN SESSION:**

8A. Discussion and possible action on Development Financing Agreement by and among the City of Lorena, Texas, Lorena Tax Increment Reinvestment Zone #1 East, and the Mitchell/Tully Group.

9. Future Agenda Items.

10. Adjournment.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Lorena, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on Tuesday, September 30, 2025, at 10:00 a.m. and remained so posted continuously at least three (3) business days preceding the scheduled time of said meeting.

Dated this the 30th day of September 2025.

Posted on behalf of the Lorena TIRZ #1 East Board of Directors:

Kevin A. Neal  
Kevin Neal – City Manager

*Attendance by Other Elected or Appointed Officials – **NOTICE OF POSSIBLE QUORUM:** It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.*

Pursuant to section 551.127 of the Texas Government Code, members of the Lorena TIRZ # 1 East may participate remotely in a meeting of the governmental body by means of a videoconference. TEX. GOV'T CODE § 551.127(a-1); see also id. § 551.127(a) (providing that the Act does not prohibit a governmental body from holding an open or closed meeting by videoconference call, except as provided by Section 551.127).

In compliance with the American with Disabilities Act, the City of Lorena will provide reasonable accommodations for persons attending and/or participating in Lorena TIRZ # 1 East meetings. The facility is wheelchair accessible, with handicap parking available at the side of the building. Requests for sign interpreters or special services must be received three (3) business days prior to the meeting by email at [kneal@lorenatx.gov](mailto:kneal@lorenatx.gov) or calling the Lorena City Manager, Kevin Neal, at 254-857-4641.