

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 11, 2025 AT 5:00 PM**

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

REGULAR MEETING MINUTES

Introduction:

A. Call to Order and Verification of Agenda Posting

The meeting was called to order at 5:00 PM. Chairwoman Kelly Yarbrough noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present.

Members Present: Ryan Weaver, Brad Wetzel, Kelly Yarbrough, Hob Howell.

Member Arrived Late: Billy Borunda (5:04 PM).

Member Not Present: Jake Dickson

B. Visitors Comments/Open Forum

- *A visitor expressed concerns about the financial situation of Lorena, highlighting past decisions that led to the city's current debt. He warned against making a decision that could negatively impact the city's future and stated that the city lacks resources to hire employees and maintain essential services.*
- ***Presentation by Brian Dlugosch with The Texan:***
 - *Proposed a **Retail Destination Establishment** in Lorena.*
 - *Plans to maintain a well-lit, clean facility with both grab-and-go and sit-down food options.*
 - *Development includes 23K-25K square feet, 30 fuel pumps (60 fueling stations), and 48 restrooms (24 per gender).*
 - *Emphasized strict safety measures, 24/7 monitoring, environmental precautions, and a commitment to infrastructure investment.*
 - *Addressed potential concerns by proposing an **8-foot privacy fence** and partnerships with well-known brands like Starbucks.*
 - *Estimated **\$40K-\$60K in additional tax revenue** for the city.*
- ***Concerns Raised by Attendees:***
 - *Concerns about the impact on property values, sound pollution, and the lack of sufficient barriers to separate the establishment from nearby historic neighborhoods. Suggestions for a **minimum 14-16 foot sound wall** and landscaping.*

- *Health concerns raised regarding fuel contamination and questions about the economic impact of adding another gas station.*
- *Questions about whether The Texan would increase or decrease property values, suggested alternative locations, and emphasized the city's need to maximize land value.*
- *Concerns about environmental impacts and neighborhood aesthetics.*
- *Additional discussions focused on traffic impact, noise, and the city's lack of leverage in negotiating with The Texan. Kelly clarified that the EDC has no decision-making authority regarding the project but can offer grants within limited funding.*

C. Chairman's Report, EDC Mail and Communications

- *Kelly Yarbrough stated that there was no mail or communications requiring EDC attention. No discussion followed.*

Primary Action and Primary Discussion Items:

D. Discussion and Possible Action to Approve Previous Meeting Minutes

- *The Board reviewed the December 2024 meeting minutes.*
- *The Board discussed the need to review and approve October 2024 meeting minutes at the next meeting.*
- ***Motion:** Brad Wetzel moved to approve the December 2024 minutes. **Second:** Ryan Weaver. Motion passed unanimously.*

E. Discussion and Possible Action to Approve Financial Reports and Bill Payments for November 2024

- *Kelly Yarbrough noted only one expense related to the audit and a \$9.60 charge for communications.*
- *Discussed declining tax revenue from November to December, currently averaging \$5K per month.*
- ***Motion:** Brad Wetzel moved to approve the financial reports and bill payments. **Second:** Billy Borunda. Motion passed unanimously.*

F. Discussion Regarding EDC Budget

- *Kelly Yarbrough stated that no project requests requiring EDC expenditures had been submitted. No discussion followed.*

G. Discussion and Possible Action on Strategic Workshop Date

- ***Motion:** Brad Wetzel moved to push the strategic workshop to March 18, 2025, at 6:00 PM.*
- ***Second:** Hob Howell. Motion passed unanimously.*

H. Adjournment

- *Motion: Brad Wetzel moved to adjourn. No additional discussion.*
- *Meeting adjourned at 6:47 PM.*

Lorena Economic Development Corporation

Minutes of Regular Meeting of the Board of Directors

Tuesday, February 11, 2025.

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

Signatures:

Kelly Yarbrough, Board Chairwoman **Date:** _____

Hobson Howell, Jr., Board Secretary **Date:** _____