

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, APRIL 12, 2011, AT 6:00 P.M.**

**LORENA CITY HALL  
222 N. Frontage Road, Lorena, Texas 76655**

**MINUTES**

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

*The meeting was called to order at 6:03 pm and Chairman Anderton noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: David Anderton, John Taverner, Mark McLean, and John Johnston. Members Absent: Kelly Yarbrough, Mark Richardson, and Michael Green. Also Present: Consultant – Jason Muno of Muno and Associates, Inc. and Lorena Residents: Les Ledger, Lovett Ledger, and Kendell Ledger.*

**2. Visitor Comments/Open Forum**

*No visitor comments were received. No action was taken.*

**3. Presentation of Certificate from EDC Board to Nick Barrera of Lorena Plaza for their successful completion of the Business Improvement Grant.**

*This item was tabled to a future meeting as Mr. Barrera was unable to attend. No action was taken.*

**4. Presentation by Eagle Scout candidate Lovett Ledger, resident of Lorena, on proposed improvements to McBrayer Park.**

*Lovett Ledger presented the Board with a proposal and cost estimate to paint the McBrayer Park pavilion facility with graffiti resistant paint. The proposed restoration would include painting the exterior block walls, interior bathrooms, columns, iron security gate, and structural features on the underside of the pavilion roof. Some features of Mr. Ledger's estimate would be donated by the City and other entities. Mr. Ledger's concluded his presentation by asking the Board to assist in the purchase of the pavilion paint and anti-graffiti coating.*

**5. Information Items**

**A. Chairman's Report**

- 1. EDC Mail and Communications**  
*No Action was Taken.*

**Action Items**

6. Consent Agenda

- A. Approve EDC Meeting Minutes – March 15, 2011

*John Taverner moved to approve the minutes of March 15, 2011. Mark McLean seconded the motion. The motion was approved unanimously.*

7. Discussion and possible action to approve the Lorena EDC Financial Reports of March, 2011 and approval of bill payments.

*John Johnston moved to approve the Lorena EDC Financial Reports of March, 2011 and approval of bill payments. John Taverner seconded the motion. The motion was approved unanimously.*

8. Discussion and possible action on Eagle Scout candidate Lovett Ledger's proposal for improvements to McBrayer Park.

*John Johnston motioned for the Board to purchase the paint and anti-graffiti coating for Mr. Ledger's McBrayer Park Pavilion Restoration project for an amount not to exceed \$1,148.48. Treasurer McLean seconded the motion. The motion passed unanimously.*

9. Discussion and possible action on improvements to the Downtown.

*Consultant Jason Mundo presented the Board with a preliminary cost estimate for downtown improvements initially proposed by Vice Chairman Taverner at the March 2011 EDC Regular Meeting. Proposed improvements included additional parking spaces along McBrayer Street (both north and south of Center Street), removal of existing street illumination and associated overhead wiring to be replaced by antique period lighting, additional railing along the high curb points on Center Street, and mid-block handrails along with possible curb cutouts to assist pedestrians in climbing the high curbs along Center Street. The Board discussed the cost estimate and potential funding options. The Board generally agreed to researching this potential project. No action was taken. Consultant Jason Mundo also presented the Board with information on the Texas Capital Fund Real Estate Grant. This grant can be used to purchase real estate and buildings which can then be leased to a business for the purpose of the creation of new jobs. No action was taken.*

10. Update by Consultant Jason Mundo on the TPWD Lorena Parks Grant Application.

*Consultant Jason Mundo updated the Board that during the end of March additional documentation was required by the TPWD on the Parks Grant Application and that the requested information was successfully delivered to the TPWD in a timely manner. No action was taken.*

11. Adjournment

*The meeting was adjourned at 6:50 pm.*

**Lorena Economic Development Corporation**  
**Minutes of Regular Meeting of the Board of Directors**  
**Tuesday, April 12, 2011**  
**Page 2 of 3**

*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 open meeting.*

---

David Anderton,  
Board Chairman

Date      Kelly Yarbrough,  
                    Board Secretary

Date