

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, SEPTEMBER 17, 2013, AT 6:00 P.M.**

**LORENA CITY HALL  
107-A S. Frontage Rd.  
Lorena, Texas 76655**

**MINUTES**

1. Call to Order and Verification of Agenda Posting

*The meeting was called to order at 6:17 pm and Vice Chairman Taverner noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: John Taverner, Mark McLean, Kelly Yarbrough, Michael Green, and John Johnston. Members Absent: David Anderton and Deborah McGregor. Also Present: Consultant – Jason Mundo of Mundo and Associates, Inc.*

2. Visitors Comments/Open Forum

*No Visitors Comments. No action was taken.*

3. Information Items

A. Chairman's Report

1. EDC Mail and Communications

*No action was taken.*

**Action Items**

4. Discussion and possible action to approve the following:

A. EDC Meeting Minutes – August 13, 2013

*Mark McLean moved to approve the meeting minutes of August 13, 2013. John Johnston seconded the motion. The motion was approved unanimously.*

5. Discussion and possible action to approve the following:

B. EDC Financial Reports and Bill Payments – August 2013.

*John Johnston moved to approve the financial reports and bill payments for August 2013. Michael Green seconded the motion. The motion was approved unanimously.*

6. Discussion and possible action on the renewal of the Lorena EDC Billboard contract with Lamar Advertising.

***The Board discussed the importance of the Billboard to promote Lorena's existing business community. Mark McLean moved to renew the Lorena Billboard Contract with Lamar Advertising providing Consultant Jason Mundo authority and guidance to negotiate for a lower rate if possible and to renew the contract at the new rate of \$669 a month (3% increase from previous year) if negotiating for a lower rate was unsuccessful. John Johnston seconded the motion. The motion passed unanimously.***

7. Discussion and update on the successful NTCAR commercial realty trade show held in Dallas TX on August 28 where Lorena EDC was an exhibitor.

***Consultant Jason Mundo discussed with the Board the successful NTCAR trade show and his discussions with Commercial Realtors interested in Lorena. No action was taken.***

8. Discussion and possible action on the development of an aerial map for Lorena to use in marketing the developable properties of Lorena.

***Consultant Jason Mundo displayed and discussed aerial maps with the Board and their use in marketing commercial properties in Lorena. The Board generally agreed that they did not want to pursue the development of an aerial map for Lorena. No action was taken.***

9. Discussion and possible action on the development of a Lorena Fast Facts tri-fold brochure for use in marketing the developable properties of Lorena.

***Consultant Jason Mundo displayed and discussed tri-fold brochures with the Board and their use in marketing Lorena. The Board generally agreed that they did want to pursue the development of a tri-fold brochure but they wanted to use free downloadable statistics instead of using commercially available demographics packages for use in the design of the tri-fold brochure. No action was taken.***

10. Developable Properties in Lorena: Discussion and update from Consultant Mundo and Associates.

***The Board tabled the discussion of the developable properties along the East side of IH-35 until the October EDC meeting. No action was taken.***

***The Board entered into Executive Session at 7:09 pm***

**11. EXECUTIVE SESSION:**

Executive Session pursuant to Section 551.087 of the Texas Government Code, for the purpose of discussion and deliberation regarding Economic Development Negotiations in the City of Lorena:

(1) To discuss or deliberate regarding commercial or financial information that the LEDC has received from a business prospect that the LEDC seeks to have locate, stay, or expand in the City of Lorena and with which the LEDC is conducting economic development negotiations.

(2) To deliberate the offer of a financial or other incentive to a business prospect as described by (1)

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12. RECONVENE TO OPEN SESSION:

And take any action necessary as a result of Executive Session.

*The Board reconvened into Open Session at 7:32 pm. No action was taken.*

13. McBrayer Park Project: Discussion and update from Mundo and Associates.

*Consultant Jason Mundo presented the completed Lorena McBrayer Park construction plans to the Board. After final internal review and any remaining details are completed the plans will be submitted to the Texas Parks and Wildlife Department for review and possible approval. No action was taken.*

14. Discussion and presentation of the Lorena EDC Annual Report, 2012-2013.

*Consultant Jason Mundo presented the Lorena EDC Annual Report, 2012-2013 to the EDC Board illustrating all of the great accomplishments of the fiscal year.*

15. Discussion and possible action on the renewal of the contract of EDC Consultant, Mundo and Associates, Inc.

*Consultant Jason Mundo thanked the LEDC Board for another great year and presented his consultant contract proposal for fiscal year 2013-2014. Mr. Mundo explained how the needs of the economic development program for Lorena were now exceeding the limits of the current contract. As Lorena's economic development needs continue to grow, Mr. Mundo recommended expanding the program to meet the current needs of the program and consider expanding the program to meet the anticipated future needs as well. The Board discussed with Consultant Mundo on the past, current, and future needs of the program. No action was taken.*

*The Board entered into Executive Session at 8 pm.*

15A. EXECUTIVE SESSION:

Executive Session pursuant to Section 551.074 of the Texas Government Code, for the purpose of discussion and deliberation regarding Personnel Matters:

(1) To discuss or deliberate the contract terms of an employee of the LEDC.

15B. RECONVENE TO OPEN SESSION:

And take any action necessary as a result of Executive Session.

*The Board re-convened into Open Session at 8:30 pm.*

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***Kelly Yarbrough moved to agree to renew the contract of Consultant Mundo and Associates, Inc. for another year at a rate to be determined at the October 15<sup>th</sup> EDC meeting, with Consultant Mundo working under the current contract at the current rate for the month of October, with Consultant Mundo providing the Board with a letter detailing specific information as to the need for the increase in contracted hours in the economic development program and what services will be provided using the contracted hours. Michael Green seconded the motion. The motion passed unanimously.***

16. Adjournment

***The Board adjourned at 8:31 pm.***

*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.*

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David Anderton,  
Board Chairman

Date

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Kelly Yarbrough,  
Board Secretary

Date