

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, FEBRUARY 11, 2014, 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 6:15 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, Kelly Yarbrough, John Johnston, Michael Green, and Deborah McGregor. Members Absent: Mark Mclean, Also Present: Lorena City Manager – Billy Mitchell, Consultant – Jason Mundo of Mundo and Associates, Inc., Lorena City Councilman Robert Braswell, Lorena resident Steve Mitchell, Gary Tully, Lorena resident William Callan, and Brad Harrell.*

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 – January 14, 2014

*John Johnston moved to approve the meeting minutes of January 14, 2014. John Taverner seconded the motion. The motion was approved unanimously.*

5. Discussion and possible action to approve the following:

B. EDC Financial Reports and Bill Payments – January 2014

*This Agenda item was tabled until the next EDC meeting.*

6. Update on Subway Sandwich shop's attempts to Locate in Lorena

*Consultant Jason Mundo discussed Subway's ongoing attempts to locate in Lorena. Mr. Mundo discussed how Subway has been unable to locate in Lorena due to the lack of available retail space along IH-35 and that whatever existing retail space was currently available was not up to the standard required by Subway and other top retailers. No action was taken.*

7. Update on meeting with Mitchell Construction

*Consultant Jason Mundo discussed with the Board his meeting with local business, landowner, and developer Mitchell Construction. There was discussion about how developers such as Mitchell Construction were unable to develop their properties with commercial and retail sites in Lorena because of the lack of infrastructure, mainly the lack of sewer lines, in the areas most suitable to be developed and where growth can occur in the City of Lorena and Lorena's ETJ. Lorena landowner Steve Mitchell with associate Gary Tully, Lorena landowner William Callan, and Lorena landowner Robert Braswell all expressed their thoughts, experiences, and difficulties developing in Lorena due to the lack of infrastructure principally sewer lines. No action was taken.*

8. Discussion and possible action on a TIRZ project plan and financial plan in the general area of the northeast side of IH-35 in Lorena.

*Having previously discussed the inability and difficulties of national retailers to locate in Lorena, and having previously discussed the inability and difficulties of prospective developers and landowners in Lorena to develop their properties due to the lack of infrastructure principally sewer lines, Consultant Jason Mundo discussed with the Board the need to study the development of sewer line infrastructure in the City of Lorena in order to spur the retail and commercial development of Lorena.*

*The Board discussed that they had tried to obtain proposals/bids from 2 consultants without success. City Manager Billy Clemons also noted that he had contacted a third consultant to obtain a proposal/bid without success.*

*Kelly Yarbrough moved to approve an agreement with:*

- 1. Consultant Mundo and Associates, Inc. to prepare a TIRZ Project Plan and Financial Plan for a study area to be called Lorena TIRZ #1 generally consisting of the northeast area of Lorena on the east side of IH-35, for a consulting fee of \$30,000 (thirty thousand dollars and no cents), and*
- 2. Consultant Mundo and Associates, Inc. to prepare a TIRZ Project Plan and Financial Plan for a study area to be called Lorena TIRZ #2 generally consisting of the northwest area of Lorena on the west side of IH-35 around and north of Old Lorena Road, for a consulting fee of \$30,000 (thirty thousand dollars and no cents).*

*John Taverner seconded the motion. The motion passed unanimously.*

7. Adjournment

*The Board adjourned at 8:00 pm.*

***Lorena Economic Development Corporation  
Minutes of Regular Meeting of the Board of Directors  
Tuesday, February 11, 2014***

*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