

**LORENA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 8, 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 6:07 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: Dave Anderton, John Taverner, Mark McLean,, John Johnston, Michael Green, and Deborah McGregor; Members Absent: Kelly Yarbrough; Also Present: City Manager Billy Clemons, and Consultant – Jason Mundo of Mundo and Associates, Inc..

2. Visitors Comments/Open Forum

No Visitor 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 – June 10, 2014

Mark McLean moved to approve the meeting minutes of June 10, 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 – June 2014

John Taverner moved to approve the financial reports of June 2014. Michael Green seconded the motion. The motion was approved unanimously.

6. Update on studies of Lorena TIRZ #1 and Lorena TIRZ #2 by consultant Mundo and Associates, Inc.

Consultant Jason Mundo updated the Board that the studies were progressing on schedule and that they were reaching the end of the Project Plan phase and would soon be starting to begin the Financial Plan phase for both studies. No action was taken.

7. Update on Lorena McBrayer Park by Consultant Mundo and Associates, Inc.

Consultant and Project Engineer Jason Mundo updated the Board that TDLR had completed its review and given its preliminary approval to the ADA accessibility portions of the project. In addition, project bid documents for the project were prepared in late May. The project was advertised in early June. Several contractors picked up bid documents from the City and prepared bids. Bids were opened on June 24, 3pm, at City Hall in a public setting with almost all of the bidding contractors present as well as the City Secretary and Mundo and Associates. All bids were announced and recorded. Mitchell Construction Co. Inc. was the apparent low bidder. No action was taken.

8. Discussion and possible action on recommendation of award of Lorena McBrayer Park Project construction contract.

Consultant and Project Engineer Jason Mundo updated the Board that after the June 24 bid opening, Mundo and Associates thoroughly reviewed all bids in detail. Jason Mundo said that at the completion of the process, Mitchell Construction Co. Inc. had prepared an accurate and complete construction bid document and remained the low bidder on the project. John Johnston moved to recommend to City Council that they accept the bid of \$107,442.50 and award the construction contract for the McBrayer Park Project to Mitchell Construction Co. Inc. Mark Mclean seconded the motion. The motion was approved unanimously.

9. Discussion and update on June 10, 2014 TxDOT IH-35 Construction Town Hall Meeting.

Consultant Jason Mundo updated the Board on the information TxDOT provided at the Town Hall Meeting. Lane Construction believes that IH-35 construction will be complete in late summer of 2015. Lorena residents complained of dangerous conditions from speeding on the frontage roads and requested 4 way stop signs at the intersections of Exit 323 and Exit 322. TxDOT said it would study and consider the request. No action was taken by the Board.

10. Discussion and possible action on Lorena EDC participation in TxDOT Logo & Directional Sign Program operated by Lone Star Logos and Signs.

Consultant Jason Mundo discussed with the Board the idea of the EDC Board looking into and coordinating an effort to recruit Lorena businesses to advertise on the TxDOT blue highway service signs that is being operated by Lone Star Logos and Signs as a way of increasing visibility of Lorena businesses to increase their sales and address the steep decrease in local sales tax resulting from the highway construction and associated relocation of highway exit ramps. The Board discussed possibly participating in the advertising cost of the

signs as well. The Board asked Consultant Jason Mundo to research TxDOT sign program, research possible business participation, and report back to the Board.

11. Discussion on Lorena Gateway Monument Projects.

As a continuation of discussions from previous meetings, Consultant Jason Mundo discussed with the Board different Gateway Monument signs (shapes, uses, styles, construction materials, location placement) and how they can be used to best showcase Lorena. No action was taken.

12. Discussion on State Comptroller Office proposed changes to Sales and Use Tax.

Consultant Jason Mundo discussed the proposed Sales and Use Tax changes including local sales tax being applied to all local purchases from out of state retailers. It was discussed that the State feels the the proposed changes will help local businesses be more competitive with out of state internet retailers. No action was taken.

13. Update on TxDOT right-of-way case by Consultant Jason Mundo.

Mr. Mundo discussed that recently the Lorena EDC was mistakenly identified to be a part of a TxDOT right-of-way condemnation case. The lawsuit had identified a business entity from Hewitt known as the "Lorena Development Corporation" who previously owned land in Lorena and was a development arm of Davis Iron Works, and not the LEDC. The matter of mistaken identity has since been corrected. No action was taken.

14. Adjournment

The Board adjourned at 7:38 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.

David Anderton,
Board Chairman

Date Kelly Yarbrough,
Board Secretary

Date