

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, APRIL 8, 2008, AT 6:30 P.M.  
LORENA CITY HALL  
222 N. Frontage Road, Lorena, Texas 76655**

**MINUTES**

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The subjects to be discussed or considered upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

**REGULAR MEETING**

1. Call to Order and Verification of Agenda Posting

*Meeting was called to order at 6:38 pm and Chairman Bigham noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members present: Larry Bigham, Kelly Yarbrough, David Anderton, Tony Chaffin, and John Tavener. Also present: Consultant – Pam Mundo, Mundo & Associates.*

2. Visitor Comments/Open Forum

**Visitors Present: David Neumann, PE – Neumann-Barrienties**

3. Presentation and Discussion with David Neumann, PE to present information concerning design of on street parking in the area of the Downtown.

*Mr. Neumann presented details and options for additional parking in the Downtown Lorena area. He showed options of additional parking on Borden Street that could be either parallel, 45° angle, 60° or perpendicular parking and what the parking space gain for each would be. He included information about sidewalk options and ADA requirements for parking spots and curb cuts and ramps. Additional parking spots could be located behind the old Lorena City Hall.*

4. Information Items

- A. Chairman's Report
  1. EDC Mail and Communications

5. Consent Agenda

- A. Approve EDC Meeting Minutes –March 11, 2008

*Mr. Tavener moved to approve the EDC meeting minutes for March 11, 2008 as amended. Mr. Chaffin seconded. The motion passed unanimously.*

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Action Items

5. Discussion and possible action to approve the Lorena EDC Financial Reports.

*No bank statements have been received. No Action Taken.*

6. Update, discussion and possible action regarding project being a site plan and feasibility study including but not limited to the land adjacent to McBrayer Park owned by the Lorena EDC plus identifying the existing conditions and facilities in McBrayer Park.

*Additional information has been received but has not been reviewed. Mrs. Mundo and Mr. Bigham will be reviewing the information and presenting at the May meeting. Mrs. Mundo did discuss the project with the Lorena City Manager about utilizing the land for additional City Park property. Discussion was held about the possibility of tearing down the old church building and previous estimates of demolition and abatement. No action taken.*

8. Update, discussion and possible action regarding the design project for parking improvements in the downtown area to promote existing businesses, new businesses and business expansion in the downtown area. Possible action may include, but shall not be limited to approving the design concepts of the project and any other action related to this item.

*Discussion was held regarding earlier presentation. Mr. Anderton moved that the Lorena EDC request a revised preliminary parking design for the Lorena Downtown area based on the discussion held. Mr. Taverner seconded. The motion passed unanimously.*

9. Report of Mundo & Associates and discussion and possible action regarding:

- a. Plans for April McLennan County and Waco Area EDC meeting at Jessie's Delight

*April 25<sup>th</sup> is the date and Mr. Taverner has discussed with Jessie's Delight and he has estimated that there will about 30 people in attendance. Mrs. Mundo has spoken with the Chamber and they have scheduled the speaker which will be the new county tax appraiser.*

- b. Plans for May Lorena EDC meeting with representatives of Waco Chamber of Commerce.

*Representatives from the Waco Chamber of Commerce Sara Roberts, VP of Economic Development and Scott Connell, Sr. VP Strategic Development will be the presenters.*

- c. Other projects involving implementation of the Strategic Plan.

*Mrs. Mundo presented each Board Member with a Lorena EDC Resource Notebook with a variety of important documentation and resources that support the work of the Lorena EDC. She is still working on getting a street map developed and working with City staff on the website.*

10. EXECUTIVE SESSION:

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Executive Session pursuant to Section 551.087 Texas Government Code, for the purpose of discussion and deliberation regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate or expand in the City of Lorena and with which the Board is conducting economic development negotiations, and to deliberate the offer of financial or other incentives to such business prospect.

***No Action Taken***

**11. RECONVENE TO OPEN SESSION:**

Discussion and possible action to approve an offer of a financial or other incentive to a business prospect that the Board seeks to have locate or expand in the City of Lorena.

**14. Adjournment.**

***The meeting was adjourned at 8:03 PM.***

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*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.*

**Certification by Presiding Officers:**

We hereby certify that the forgoing Public Hearing Minutes is a true and correct record of official proceedings of the Lorena Economic Development Corporation Board of Directors on the above date.

\_\_\_\_\_  
Larry Bigham, Board Chairman      Date      \_\_\_\_\_  
Kelly Yarbrough, Board Secretary      Date