

**LORENA ECONOMIC DEVELOPMENT CORPORATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 08, 2008, AT 6:30 P.M.
LORENA CITY HALL
222 N. Frontage Road, Lorena, Texas 76655**

MINUTES

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 6:45 pm and Vice-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, Kelly Yarbrough, Tony Chaffin, Mark McLean and John Tavener. Also present: Consultant – Pam Mundo, Mundo & Associates.

2. Visitor Comments/Open Forum

Visitors Present: Jason Mundo, Mundo & Associates.

3. Information Items

A. Chairman's Report

1. EDC Mail and Communications

No action taken.

4. Consent Agenda

A. Approve EDC Meeting Minutes –June 10, 2008

Mr. Richardson moved to table the approval of the minutes from June 10, 2008 to the August meeting. Mr. McLean seconded. The motion passed unanimously.

Action Items

5. Discussion and possible action to approve the Lorena EDC Financial Reports and begin development of annual budget for 2008-2009.

Mr. Chaffin presented what financial information available. As of this date, the statement from June for the money market account presented a balance of 141,826.96. The checking account still has 23,611.08 as no checks have been written since last month. The Texpool statement has not come in as of yet. Mr. McLean moved to table the financial reports to the August meeting. Mr. Richardson seconded. The motion passed unanimously. Discussion was held about the budget planning process. Mr. McLean moved to establish a committee to work on the next annual budget consisting of Mr. Richardson, Mr. Chaffin and Mr. Bigham. Mr. Tavener seconded. The motion passed unanimously.

6. Update, discussion and possible action regarding the project for parking improvements in the downtown area to promote existing businesses, new businesses, pedestrian accessibility and business expansion in the downtown area. Possible action may include, but shall not be limited to approving the design concepts of the project, requesting the City Council to apply for grant funding of \$150,000 from the Texas Capital Fund, Downtown Revitalization Program of the Office of Rural Community Affairs and any other action related to this item.

Pam Mundo presented information about the process of applying for an application to the Texas Capital Fund Downtown Revitalization Grant Program for the downtown Lorena parking project and the requirements of the grant rules. Seventy percent of the cost has to be dedicated to ADA accessibility. Seventy-five percent of the business affected will have to write a letter in support of the project to be included in the application and Mr. Tavener is working on getting those submitted. Some of the rules have changed. The application is now due on July 28th and the City Council would have to have a public hearing stating that they are applying for this grant. The Lorena City Council has to approve an amendment to the original application the next City Council on July 21st. Mr. Richardson moved to approve an increase in the EDC contribution to the downtown parking project by the Lorena EDC. Mr. Chaffin seconded. The motion passed unanimously.

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

- a. Discuss the aerial and street map brochure for marketing Lorena

Pam Mundo discussed the progress on the map and is getting information from printers regarding the cost and the format for an aerial map. Costs were estimated to be up to \$7,500 for map development and printing. Discussion was held about how to market ads to assist in the cost of printing the map. Mr. McLean moved to let G. E. Walker perform the development of the map at the cost of \$2,990. Mr. Tavener seconded. The motion passed unanimously

- b. Progress on the Web Site Project and other projects involving implementation of the Strategic Plan.

Discussion was held about the progress of revisions to the web site. No action taken.

8. Update, discussion and possible action regarding improvements to McBrayer Park including but not limited to brush clearing, removal of debris, and other site preparation improvements. Possible action may include updating estimate for such cleanup.

Discussion was held about potential projects. No action taken.

9. EXECUTIVE SESSION:

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.

10. 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.

No action taken.

11. Adjournment.

The meeting was adjourned at 8:30 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.

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