

**LORENA ECONOMIC DEVELOPMENT CORPORATION
PUBLIC HEARING AND REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MAY 12, 2020, AT 6:00 PM**

VIRTUAL MEETING ONLINE VIA ZOOM

Join URL: <https://us02web.zoom.us/j/85262959773>

PUBLIC HEARING AGENDA

1. Call to Order and Verification of Posting of Notice of Public Hearing of Proposed Project

The Public Hearing was called to order at 6:00 pm and it was noted that the Public Hearing Notice was posted at City Hall and on the City of Lorena website.

2. THE LORENA ECONOMIC DEVELOPMENT CORPORATION WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 12, 2020 AT 6:00 P.M. ONLINE VIA ZOOM MEETING. THE PURPOSE OF THE PUBLIC HEARING IS TO RECEIVE PUBLIC COMMENTS ON THE PROPOSED LORENA BUSINESS EMERGENCY RELIEF GRANT.

3. Public Comments in regard to the proposed Lorena Business Emergency Relief Grant.

The were no members of the public in attendance and no public comments were received.

4. Adjournment of the Public Hearing.

The Public Hearing was adjourned at 6:01 pm.

MINUTES

1. Call to Order and Verification of Agenda Posting

The meeting was called to order at 6:02 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, Kelly Yarbrough, Mark McLean, Kyle Miller, Chad Hanson, and Steve Meadows. Members Absent: Bill Taverner. Also, Present: Consultant – Jason Mundo of Mundo and Associates; Lorena City Manager Joseph Pace;

2. Visitors Comments/Open Forum

No visitor comments.

3. Chairman's Report, EDC Mail and Communications

No report was given. No action was taken.

4. Discussion and possible action to approve the following:

EDC Meeting Minutes – February 11, 2020

The Board reviewed the February 11, 2020 meeting minutes. Kelly Yarbrough moved to approve the February 11, 2020 meeting minutes. Chad Hanson seconded the motion. The motion was unanimously approved.

(At the completion of Agenda item 4, the Board skipped ahead to Agenda item 8 below)

8. Discussion and possible action on Gateway Monument Construction Plans for TxDOT Site Approval.

The Board discussed the completed construction plans presented to them by Consultant Mundo. Mr. Mundo noted that the goal of the agenda item was to receive feedback and review comments from the Board and authorization to submit to TxDOT upon completion of the review comments. Mr. Mundo noted that the Gateway Monument had been shifted slightly to the west to avoid the 10 ft. long soil nail horizontal retaining wall supports as requested and required by TxDOT. Mr. Mundo also noted that he was relocating the solar panels behind the wingwalls to reduce any visibility to them. In addition, Mr. Mundo noted that he was adding a metal edged mulch/woodchip-like planter bed around the monument and plants to protect the items from TxDOT Maintenance mowers and was considering adding additional plants in front of the solar uplighting as well. The Board requested that the angle of the monument to the interstate highway be opened up more/turned more northward. The Board also requested that a filter fabric be added beneath the bedding to discourage weeds. The Board and City Manager requested the plants be drought tolerant and suggested considering artificial flowers for maintenance purposes and possibly considering an artificial bedding material. Kyle Miller moved to approve submitting the Gateway Monument Construction Plans to TxDOT upon completion of the edits mentioned by Mr. Mundo and requested by the Board. Kelly Yarbrough seconded the motion. The motion was unanimously approved.

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9. Update on Application for Texas Parks and Wildlife Trails Grant for proposed Lorena Historic Trail.

Consultant Mundo updated the Board that that there was no news yet on the grant application but that he expected Texas Parks and Wildlife Department to announce the winning trail grants sometime in June.

10: Executive Session: *The Board entered into closed executive session at 6:22 pm.*

The Lorena EDC Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.072 of the Texas Government Code, discussion and deliberation regarding real property:

- (1) To deliberate the purchase or value of real property for parkland.

11. Reconvene to Open Session: *The Board reconvened into open session at 6:44 pm.*

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

Mark McLean moved to draft and send a Letter of Interest (LOI) to Lorena United Methodist Church to offer \$25,000 (Twenty Five Thousand Dollars and no cents) for the purchase of the lot at the corner of Bordon and Dawson. Kyle Miller seconded the motion. The motion was unanimously approved.

12: Executive Session: *The Board entered into closed executive session at 6:46 pm*

The Lorena EDC Board of Directors will now hold a closed Executive Session meeting pursuant to Section 551.087 of the Texas Government Code, discussion and deliberation regarding economic development negotiations:

- (1) To discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate in Lorena.

13. Reconvene to Open Session: *The Board reconvened into open session at 6:52 pm*

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

No action was taken.

(At the completion of Agenda item 13, the Board next addressed Agenda item 5,6, and 7 below)

5. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – February, March, April 2020,

Treasurer Mark McLean presented the financial reports and bill payments. Kelly Yarbrough moved to approve the financial reports and bill payments for February, March, April 2020. Kyle Miller seconded the motion. The motion was unanimously approved.

6: Update on EDC covid response with Financial and Job Resources page

Consultant Mundo updated the Board on the creation and regularly updating of the Financial and Job Resources web page on the Lorena website where grant/loan information as well as job postings are listed to assist those affected by the covid-19 situation. Kyle Miller noted that a new program, the Main Street Loan Facility was just created by the Federal Reserve and that he would send it to Mr. Mundo.

7: Discussion and possible action on Lorena Business Emergency Relief Grant and associated EDC Budget Amendment.

The Board discussed the possible creation of a Lorena Business Emergency Relief Grant to assist Lorena businesses negatively affected by the covid-19 situation. The Board noted that it would be ideal to have a grant/fund that could be used now as well as a grant/fund annually renewed for Lorena businesses that struggle in the future. It was noted that we were approaching the end of the fiscal year. The Board discussed the idea of re-assigning existing unused funds from contingency fund budget item, business improvement grant budget item, and business rent subsidy budget item (an amount totaling \$22,230) into the rent subsidy budget item for utilization in the rent subsidy budget item as emergency rent subsidy grant funding for the remainder of the fiscal year. Meanwhile planning for an annual emergency grant program to be budgeted in the next fiscal year and years forward.

Kelly Yarbrough moved to allow for the utilization of the \$5,000 in the Contingency Funds EDC budget line item, the remaining \$6,230 in the Business Improvement Grant EDC budget line item, and the \$11,000 in the Business Rent Subsidy Grant EDC budget line item for use in the Business Rent Subsidy Grant; and to temporarily modify the terms of the Business Rent Subsidy Grant such that for the period May 13 – September 30, 2020, a Lorena business of 20 or less employees may apply for an amount up to and not exceeding \$3,500 for use to pay for

rent and utilities as a result of being negatively affected and hardship endured due to the covid-19 situation. Kyle Miller seconded the motion. The motion was unanimously approved.

Mr. Mundo said he would update the application for the Rent Subsidy Grant accordingly. Kyle Miller asked that the local businesses be contacted in some way to notify them of the available funding. Mr. Mundo said he would reach out to them accordingly. The Board noted that they would convene by regular or called meeting as needed to review grant applications. The Board concluded that they would also plan for an emergency business grant for the next fiscal year that will be renewed year to year like the other two existing grants.

After the completion of Agenda item 7, the Board then adjourned the meeting in Agenda item 14 below.

14. Adjournment

The meeting was adjourned at 7:45 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

Kyle Miller,
Board Secretary

Date