

**LORENA ECONOMIC DEVELOPMENT CORPORATION  
CALLED MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, JANUARY 18, 2022, AT 6:00 PM**

**LOCATION:  
LORENA CITY HALL  
107A S. FRONTAGE RD.  
LORENA TX, 76655**

**MINUTES**

1. Call to Order and Verification of Agenda Posting

*The meeting was called to order at 6:08 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, Bill Taverner, Brad Wetzel and Kyle Miller. Members Absent: Steve Meadows. Also, Present: EDC Consultant – Jason Mundo of Mundo and Associates; City Manager Kevin Neal, Lorena Chamber President Lisa Torrez.*

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. Welcome to new EDC Board Member Brad Wetzel and update on EDC Board seats.

*The Board welcomed Brad Wetzel and it was noted that City Council reappointed David Anderton, Mark McLean, and Bill Taverner.*

5. Discussion and possible action recommendation to City Council for appointment of an EDC Director to the Lorena TIRZ #1 East Board, Seat 4, to replace the expired term of former EDC Director Chad Hanson.

*Mark McLean moved to recommend to City Council that they appoint EDC Director Kelly Yarbrough to the Lorena TIRZ #1 East Board. Kyle Miller seconded the motion. The motion was unanimously approved.*

6. Discussion and possible action to approve the following:

EDC Meeting Minutes – October 26, 2021

*The Board reviewed the October 26, 2021 meeting minutes. Mark McLean moved to approve the October 26 meeting minutes. Bill Taverner seconded the motion. The motion was unanimously approved.*

7. Discussion and possible action authorizing Treasurer McLean to make electronic/online payments through the EDC Bank account.

*The Board discussed authorizing electronic/online payments to be made by the Board Treasurer. David Anderton moved to authorize the EDC Treasurer to make electronic/online payments through the EDC bank account provided that the payments are pre-approved by the EDC Board. Kyle Miller seconded the motion. The motion was unanimously approved.*

8. Discussion and possible action to approve the following:

EDC Financial Reports and bill payments – October, November, and December 2021.

*Treasurer Mark McLean presented the financial reports and bill payments for October, November, and December 2021 which were then discussed by the Board. Bill Taverner moved to approve the October, November, and December 2021 financial reports and bill payments. Kelly Yarbrough seconded the motion. The motion was unanimously approved.*

9. Update on Downtown Revitalization Project Planning

*The Board welcomed Lorena Chamber President Lisa Torrez and discussed the EDC's Downtown Revitalization budget line item and how the Board and Chamber can work together to assist the Chamber on a downtown project.*

10. Discussion and possible action on Summer Snow Sweet Shop retail assistance.

*Consultant Mundo informed the Board that Mr. Oglesby is preparing the requested forecasting and business plan info and hopes to present it to the Board at a future meeting.*

11. Executive Session: ***The Board entered Closed Executive Session at 8:08 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) Regarding possible development of the Braswell Property located between Barnes Rd and Birdie Ln. at Old Temple Rd.

12. Reconvene to Open Session: Discussion and possible action resulting from the Executive Session. ***The Board reconvened into Open Session at 8:17 pm. No action was taken.***

13. Update on Development in City and TIRZ

***Consultant Mundo, the Board, and City Manager Neal discussed residential and commercial development within the City and TIRZ. City Manager Neal noted that the City is working with Waco and state representatives to get funding for a proposed \$22 Million water line from Waco to the west side of Lorena. Mr. Neal also noted that an 8 inch fire flow line is needed at the former middle school property to allow for development at that site. The Board asked City Manager Neal to get a cost estimate for the needed fire flow line.***

14. Discussion and possible action on reservation of exhibit space and associated costs for ICSC Red River retail trade show, March 30 – April 1, 2022, Kay Bailey Hutchinson Convention Center, Dallas TX to market Lorena’s developable commercial properties to regional and national retailers, brokers, and developers looking to develop in Texas.

***The Board discussed the trade show and expressed frustration that the Mitchell-Tully development did not take action to develop with commercial prospects brought to them by the Lorena EDC over several years. The Board discussed only exhibiting at the trade show if a Mitchell-Tully representative such as their realtor was present at the exhibit booth with Mr. Mundo to participate in the marketing of their commercial site. Kelly Yarbrough moved to approve the expenditure of up to \$2,000 for the reservation of exhibit space and associated costs for marketing Lorena’s developable commercial properties at the ICSC Red River retail trade show, March 30 - April 1, 2022 at the Kay Bailey Hutchinson Convention Center, Dallas, Texas, provided that a Mitchell-Tully representative agrees to be present at the exhibit booth with Mr. Mundo to participate in the marketing of their commercial site. Mark McLean seconded the motion. The motion was approved unanimously.***

15. Discussion and possible action to set up workshop with City Council to discuss Gateway Monument Project.

*The Board discussed the Gateway Monument Project and discussed having a workshop with City Council to discuss the project and discuss the TxDOT required resolution from City Council for the construction of the TxDOT & FHWA approved design of the gateway monument on TxDOT right-of-way. David Anderton moved to have a workshop with City Council to discuss the Gateway Monument Project prior to the next Board meeting and have Consultant Mundo coordinate with City Manager Neal on a meeting date. Kelly Yarbrough seconded the motion. The motion was unanimously approved.*

16. Update on annual Eminent Domain reporting.

*Consultant Mundo updated the Board that EDC's legal counsel Bovey had filed the required annual Eminent Domain reporting with the State Comptroller.*

17. Update on 87<sup>th</sup> Texas Legislature House Bill 2404 Requirements to file Ch. 380 and Ch. 381 Developer Agreements with the Comptroller.

*Mr. Mundo noted that a new law will require that the active Ch. 380 agreements of the City, TIRZ, and EDC be filed online with the State Comptroller by May 22 as a new transparency requirement. Mr. Mundo noted that he will coordinate with the Comptroller to find out if agreements with all 3 entities need to be filed by each entity or if only the City is to file on behalf of all 3 parties.*

18. Adjournment

*The meeting was adjourned at 8:18 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.*

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David Anderton,  
Board Chairman

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Date Kyle Miller, Date  
Board Secretary