



# Lavon Economic Development Corporation Meeting Minutes

---

**March 11, 2024**

---

- 1. Kay Wright, President called the Economic Development Corporation Board meeting to order at 7:00 p.m. at City Hall and announced that a quorum was present.**

Present: Place One, Kay Wright, President  
Place Three, Vicki Sanson, Vice President  
Place Four, Rachel Dumas, Public Information Officer  
Place Five: Joe Serpette, Treasurer  
Place Six, Clinton Mclure  
Place Seven Jordan Williams

Executive Director Present: Pamela Mundo

Absent: Place Two, Manzell Williams, Secretary

- 2. Pledge of Allegiance & Invocation**

A. President, Kay Wright led the Pledge of Allegiance and Invocation.

- 3. Consent Agenda**

A. Through a motion of Treasurer Joe Serpette and a second of Director Jordan Williams meeting minutes of February 12, 2024, were approved unanimously, as amended,

- 4. Public Comments**

A. Visitor Randy Smith of 442 Hayes St complimented the LEDC on its information newsletter that is placed on the city utility billing about what, where and why of economic development.

- 5. Discussion & Action**

A. **Discussion and Action of Board Financials.** Treasurer, Joe Serpette presented the March month-to-month financial report. He noted that revenues remain strong and expenditures are within budget. He noted that the Executive Director recommended some house keeping type of budget amendments are needed. Through a motion of Kay Wright and as second of Rachel Dumas the Board of Directors unanimously agreed to ask City for budget amendments which do not impact overall revenues.



## Lavon Economic Development Corporation Meeting Minutes

or expenditures. The proposed amendments just needed adjustments in the line items.

- B. Discussion and action on Marketing Plans and Economic Development prospects** and updates Executive Director Pam Mundo reported that the Spec's Wine, Spirits and Finer Foods, Starbuck's Coffee and Scrubbies Car Wash are all under construction. In the land planning stages are the proposed retail strip center next to Starbuck's Coffee and the Food and Fuel retail gas station, car wash and retail lease location at Gage Rd and SH 78. She also reported that commitments for retail locations along SH 78 in the commercial areas of Lake Breeze development are brisk and significant. There is no retail site, facing SH 78, in Lake Breeze remaining uncommitted. She reported the continued discussion of retail prospects and interest in Lavon remains significant. She also reported that the City of Lavon/Lavon Economic Development performance agreement for the Fitness Complex is now completed and work on the Fitness Complex should begin soon.
- C. Presentation of the 2023 Economic Development Excellence Award.** Executive Director Plan Mundo noted that the LEDC is one of 72 Type B Economic Development Corporations in the State of Texas who have received from the Texas Economic Development Council this award recognizing exemplary professional standards in conducting its business over the 2023 year. President Kay Wright noted that this was the 7<sup>th</sup> such award achieved by the Lavon EDC. There are 425 Type A & B Economic Development Corporation in the State of Texas. This makes Lavon one of the top 10% of EDCs. Congratulations were given to the Board of Directors for their fine and visionary leadership and decision making.

### **6. Conduct a public hearing** to consider purchase of property at 105 School Road, Lavon.

- A. President Kay Wright opened the public hearing at 7:34 p.m.
- B. Executive Director Pam Mundo provided information concerning the property at 105 School Road being offered for sale by the owners of the property. Demolition would be needed to remove the dilapidated structures on the property.
- C. There were no public comments.
- D. President Kay Wright closed the public hearing at 7:35 p.m.

### **7. Executive Session**

- A. President Kay Wright opening the executive session at 7:36 p.m. In accordance with Texas Government Code, Chapter 551, Subchapter D, the Lavon Economic Development Corporation may recess into executive session, (closed meeting) for discussion pursuant to Section 551.071 deliberate and consult with the LEDC attorney on a matter in which the duty of the attorney to the LEDC under the Texas disciplinary rule of professional conduct of the state bar of Texas clearly conflicts with Chapter 552, including: (a) Marketing agreement with Inroads Realty and Section 55.072 to deliberate the purchase, exchange, lease or value of real property including (1) Property located at 619 Main Street; and (2) Property located at 105 School Road.
- B. President Kay Wright closed the executive session at 8:12 p.m.



## Lavon Economic Development Corporation Meeting Minutes

### 8. Reconvene from executive session, consider, and act on proposals or take action necessary of each item listed in executive session.

- A. Through a motion of Kay Wright and a second of Joe Serpette the Board of Directors unanimously agreed to terminate the agreement with Inroads Realty, LLC for the lease or sale of 619 Main Street and to have the Executive Director send a notice of this termination to Inroads Realty.
- B. Through a motion of Kay Wright and a second of Vicki Sanson, the Board of Directors unanimously agreed to consider purchasing the property at 105 School Road (Property ID 129112 and 1291131) with the option of asking the landowner to consider reducing the asking price of the property and for the LEDC Treasurer to prepare a good faith escrow check with the elected title company and with the check not to be expended until after the 60 day waiting period of the advertisement of the project. The Board of Directors would like Kim Dobbs, City Manager, to continue working with the landowner and to have her ask the owner for a price reduction consideration.

### 7. Setting future meetings and agenda

- A. The Economic Development Corporation Board members, after discussion, agreed. that the next meeting would be on May 13, 2024, or as needed, for discussion. with prospects and projects.

### 7. President Kay Wright adjourned the Economic Development Corporation Board meeting at 8:15 p.m.

Duly passed and approved on this 8 day April 2024.

Kay Wright  
Kay Wright, Board President

Vicki Sanson  
Manzelle Williams, Secretary