

Jonny Williams, President
Anne Sundquist, Vice President
Basil Tate, Secretary/Treasurer
Pat Zaiontz
Robert Franklin



Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
4A EDC Attorney Leonard Schneider
EDC/Planning Tech, Tana Ross

4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES

QUARTERLY REGULAR MEETING **THURSDAY, APRIL 11, 2019 - 4:30 P.M.**

Sewall Smith City Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

A meeting of the Magnolia 4A Economic Development Corporation was held on April 11, 2019, beginning at 4:30 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL TO ORDER

President Jonny Williams called the meeting to order at 4:30 pm.

a. INVOCATION

Basil Tate offered the invocation.

b. PLEDGE OF ALLEGIANCE

President Williams lead the pledge of allegiance to the United States flag.

2. ROLL CALL AND CERTIFICATION OF QUORUM

President Williams called roll and certified a quorum present with the following 4A EDC Board members in attendance: Jonny Williams, Basil Tate, Robert Franklin

Absent: Anne Sundquist, Pat Zaiontz

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator/Planning Tech Tana Ross

3. CITIZENS FORUM *(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*

No citizens comments.

4. REQUESTS OR PETITIONS FROM THE PUBLIC

None.

5. **ANNOUNCEMENTS**

EDC/Planning Tech Tana Ross announced for Anne Sundquist that the 25th Annual Magnolia Barbeque Showdown Cookoff starts this evening in Unity Park and tomorrow through Saturday, encouraged all to come and to consider volunteering to judge. There are about 50 teams and 15 vendors.

6. **TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES**

(Basil Tate)

Basil Tate provided a summary of revenues, expenditures and future debt service obligations.

7. **CONSENT AGENDA – 4A EDC**

This portion of the agenda consists of items considered routine and will be enacted by one motion unless separate discussion is requested by a Board Director or a citizen.

- a. Approval of the 4A Economic Development Corporation minutes for the meeting held January 10, 2019.

January:

- | | |
|-----------------------------|------------|
| a. PostNet | \$ 31.25 |
| b. Liles Parker (Inv.#1760) | \$ 314.50 |
| c. Tana Ross | \$1,429.13 |

February:

- | | |
|--------------|------------|
| a. Tana Ross | \$1,429.13 |
|--------------|------------|

March:

- | | |
|------------------------------------------|------------|
| a. Conway (Tx Wide Open for Business ad) | \$ 900.00 |
| b. Tana Ross | \$1,429.13 |

MOTION: Upon a motion to approve all items on the Consent Agenda made by Basil Tate and seconded by Robert Franklin, the Board members present voted and the motion carried unanimously.

8. **EDC/PLANNING TECH. REPORT**

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax up 3.43% for this period, with an increase of 12.42% for the fiscal year.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, trends, and historical sales tax data.
- Economic Development Coordinator/Planning Tech. Report
In her written report, Mrs. Ross summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts, solicitations, hostings, representations, visits and presentations. She also reported on contacts, meetings, etc., with proposed businesses, future developments and park rental. She also reported that there will be a new artisan's market started on the stroll to hook up with the brewery in an attempt

to do “cluster marketing,” interest has been expressed with a food truck court by the crawfish shack, she stated Little Momma’s is closed, commented regarding the proposed Lone Star College campus, and another realtor/developer breakfast is scheduled for Wednesday April 24th.

9. ANNEXATION/ETJ UPDATE

Update of annexation/ETJ proceedings.

Mr. Mendes reported that there is nothing going on at the moment; however, there are a number of single lots around the area who are receiving water and sewer services and we are going to start picking them up around September.

10. DISCUSSION/REPORT ON ADOPTED PROJECTS

Discussion/status report on the following adopted projects:

a. Unity Park

Mr. Mendes reported that he and Tana Ross have been volleying the maintenance issues and reported on the progress made, planned and pending.

He reported that he, Tana Ross and Lynne George are working on an Economic Development Administration (“EDA”) grant for approximately a \$5,000,000 package that we are projecting a water well, an elevated storage tank and a ground storage tank on 3-5 acres to be located at the southwestern back corner of the 42 acres owned by 4A EDC. This will be an economic development project to create an opportunity to bring in new businesses to create jobs and provide available services to the people who wish to move out of the flood areas of Houston due to Hurricane Harvey to relocate and/or build on prime, high ground in the Magnolia area. At the next meeting, it will be on the agenda as a project for approval. President Williams expressed an interest to include a maintenance facility at the proposed site as well.

b. Downtown Project

No report.

c. Economic Development Plan

No report.

i. Grow Magnolia

No report.

d. Special Events

None.

11. CONSIDERATION – AUTHORIZE LETTER OF COMMITMENT

Consideration and possible action to authorize a letter of commitment for the dedication of a portion of the property owned by 4A EDC located on FM 149 for the proposed development of a new water plant and authorize President to execute.

MOTION: Upon a motion to authorize a letter of commitment for the dedication of a portion of the property owned by 4A EDC located off FM 149 for the proposed development of a new water plant and authorize President to execute made by Robert Franklin and seconded by Basil Tate, the Board members voted and the motion carried unanimously.

12. DISCUSSION/CONSIDERATION – CONSULTANT FOR MEDICAL RELATED BUSINESS

Discussion, consideration and possible action regarding recruiting consultant for new medical-related businesses.

MOTION: Upon a motion to set aside \$5,000 to pursue recruiting a medical-related businesses consultant to try to bring in more jobs made by Robert Franklin and seconded by Basil Tate, the Board members voted and the motion carried unanimously.

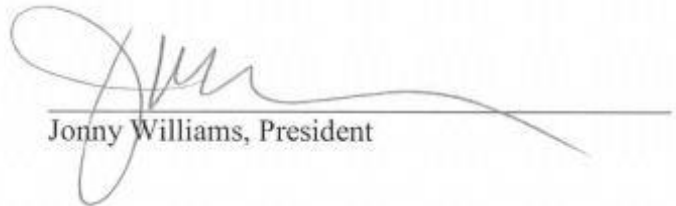
13. AGENDA ITEM REQUESTS

None.

14. ADJOURNMENT

There being no further business, President Williams adjourned the meeting at 5:35 pm.

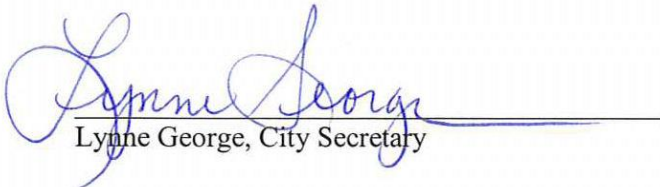



Jonny Williams, President

CERTIFICATION

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on April 11, 2019.

Attest:


Lynne George, City Secretary