

Robert Franklin, President
Anne Sundquist, Vice President
Basil Tate, Treasurer
Michel Doherty
Brenda Escalon



Rachel Steele, EDC Director
Don Doering, City Administrator
Leonard Schneider, 4A EDC Attorney
Beverly Standley, Finance Administrator

4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES REGULAR MEETING THURSDAY, APRIL 13, 2023 – 4:00 P.M.

1. CALL MEETING TO ORDER

President Robert Franklin called the meeting to order at 4:00 pm.

a. INVOCATION

Basil Tate offered the invocation.

PLEDEGE OF ALLEGIANCE

President Robert Franklin led the pledge of allegiance to the United States flag.

b. ROLL CALL AND CERTIFICATION OF QUORUM

President Robert Franklin called roll and certified a quorum present with the following 4A EDC Board members in attendance: Robert Franklin, Anne Sundquist, Basil Tate, Brenda Escalon and Michael Doherty.

Absent: NONE

Staff present: Economic Development Director Rachel Steele, City Administrator Don Doering and Lori Pace with ADIM Media.

2. CITIZENS FORUM

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

Mr. Frank Parker spoke about the obligations of the 4A Corporation.

3. TREASURER'S REPORT –

(Treasurer, Basil Tate)

General Sales Tax Report
Expenses and Revenues

Director Tate reviewed the monthly expenses and revenues. The Board took no action on the report.

4. CONSENT AGENDA – ROUTINE ITEMS:

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

Minutes	Date
Approval of Minutes	February 9, 2023
Invoices	Amount
Rain 4 Rent (February)	\$33,083.99
Rain 4 Rent (March)	\$28,041.01
Rain 4 Rent	\$32,665.32
Rain 4 Rent Late Fee	\$496.26
Rachel Steele Invoice (February)	\$4,812.49
Rachel Steele Invoice (March)	\$4,812.49
ADIM Media Invoice (February)	\$8,300.00
CATALYST- Moody's Analytics	\$1,000.00
Liles Parker (February)	\$688.00
Liles Parker (March)	\$344.00
High Star, Inc. (Rent) Apr-May	\$1,250.00
OCS (IT Support)	\$62.50
FirstNet (Phone Line) Feb-March	\$41.84

MOTION: Upon a motion to approve the Consent Agenda made by Anne Sundquist and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 5-0.

5. PRESENTATION – Quarterly Social Media Report

Lori Pace, with ADIM Media presented the quarterly report to the Board. No action was taken.

6. CONSIDERATION – Discuss and take action on invoice from Gemini Contracting Services in relation to the East-Magnolia Temporary Water System.

Mr. Parker spoke on the agenda item. Ms. Steele presented the invoice to the Board, noting that the scope of services was covered under the Magnolia 4A Corporation's existing contract with Gemini Contracting Services for the support and operation of the East-Magnolia temporary water system.

MOTION: Upon a motion to approve Gemini Contracting Services invoice, made by Director Sundquist and seconded by Director Doherty the Board members voted, and the motion carried unanimously, 5-0.

7. CONSIDERATION- Discuss and take action on change order from Rain for Rent related to the East-Magnolia Temporary Water System.

Mr. Parker spoke on the agenda item. Ms. Steele presented the change order to the Board for their review. The Board took no action on the item.

8. CONSIDERATION – RESOLUTION 2023-002, to authorize City of Magnolia Financial Administrator to pay standing invoices for contracted services in absence of Board authorization.

Mr. Parker spoke on the item. Ms. Steele presented the resolution to the Board.

MOTION: Upon a motion to approve Resolution 2023-002, made by Director Tate and seconded by Director Sundquist, the Board members voted, and the motion carried unanimously, 5-0.

9. CONSIDERATION- Discuss and take action to amend shared services agreement with the City of Magnolia.

Mr. Parker spoke on the agenda item. Ms. Steele presented the agreement to the Board. This agreement is being modified because the city's full-time city secretary has resigned, and the staff interim appointment does not have credentials or training to facilitate the needs of the corporation for the remainder of the fiscal year, if not longer. In absence of trained staff, the Executive Director will assume the former city secretary responsibilities for the Corporation. Once an interim has received the needed training and certifications the Board may reconsider changes to the agreement.

MOTION: Upon a motion to amend the Shares Services Agreement, made by Director Escalon and seconded by Director Doherty, the Board members voted, and the motion carried unanimously, 5-0.

10. EXECUTIVE SESSION

Director Sundquist convened the 4A Economic Development Corporation in Executive Session at 4:33 pm under Texas Local Government Code:

The 4A EDC may convene in Executive Session under Texas Local Government Code:

- a. Section 551.072 Texas Local Government Code- Deliberations about Real Property related to the FM 149 tract;
- b. Section 551.087 Texas Local Government Code- Deliberations about Economic Development Matters related to the FM 149 tract;
- c. Section 551.074 Texas Local Government Code- to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director.

11. CONSIDERATION- Discuss and take action on items discussed in Executive Session.

Director Tate adjourned the Closed Executive Session at 5:18 PM.

MOTION: Upon a motion to authorize the Executive Director and the Corporations Attorney to respond to a Letter of Intent on a development proposal

for a portion of the FM 149 tract, made by Director Sundquist and seconded by Director Tate, the Board members voted, and the motion carried unanimously, 5-0.

MOTION: Upon a motion to authorize the Executive Director to enjoin an enquiry letter to City Planning and Zoning Commission to request addition to their monthly development updates, made by Director Sundquist and seconded by Director Doherty, the Board members voted, and the motion carried unanimously, 5-0.

12. CONSIDERATION- Discuss and take action on Resolution 2023-003 in recognition of Economic Development Week May 8-12, 2023.

Ms. Steele presented the Resolution to the Board.

MOTION: Upon a motion to approve Resolution 2023-003, made by Director Escalon and seconded by Director Sundquist, the Board members voted, and the motion carried unanimously, 5-0.

13. Future Agenda Items
No items were requested.

14. Adjourn

MOTION: Upon a motion to adjourn made by Director Escalon and seconded by Director Sundquist, the Board members voted, the motion carried unanimously, 5-0 and the meeting was adjourned at 5:22 pm.



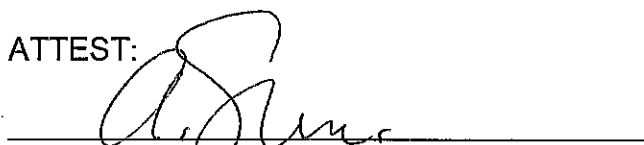
Robert Franklin, President
Magnolia 4A Economic Development Corporation



CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 13, 2023, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:



Anne Sundquist, Vice President
Magnolia 4A Economic Development Corporation