

Robert Franklin, President
Jake Kelly, Vice President
Basil Tate, Treasurer
Anne Sundquist
Brenda Escalon



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

4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES REGULAR MEETING MONDAY, APRIL 14, 2022 – 4:00 P.M.

1. CALL MEETING TO ORDER

Board President Robert Franklin called the meeting to order at 4:02 pm.

a. INVOCATION

Basil Tate offered the invocation.

PLEDEGE OF ALLEGIANCE

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

b. ROLL CALL AND CERTIFICATION OF QUORUM

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

Absent: None

Staff present: Economic Development Director Rachel Steele, City Administrator Don Doering, and City Secretary Kandice Garrett.

2. CITIZENS FORUM

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

None

3. REQUESTS OR PETITIONS FROM THE PUBLIC

None

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

(Treasurer, Basil Tate)

Sales Tax Report

Expenses and Revenues

Basil Tate provided a summary of the expenses and revenues. Executive Director Rachel Steele reviewed the sales tax report.

5. **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	March 10, 2022
Invoices	Amount
Rachel Steele Invoice	\$4,583.33
Liles Parker Invoice Feb. 2022	\$814.00
Office Depot	\$74.50

MOTION: Upon a motion to approve the Consent Agenda made by Anne Sundquist and seconded by Jake Kelly, the Board members voted, and the motion carried unanimously, 4-0.

6. **CONSIDERATION – DISCUSS AND TAKE ACTION TO AMEND RESOLUTION 4AR-2021-004 TO SPECIFY THE SALE OF 2.28 ACRES TO THE CITY OF MAGNOLIA FOR MUNICIPAL WATER PLANT NO 3 BY ADOPTING 4AR-2022-001**

Chairman Robert Franklin and Economic Development Director Rachel Steele presented this item.

MOTION: Upon a motion to amend Resolution No. R4AR-2021-004 to specify the sale of 2.28 acres to the City of Magnolia for Municipal Water Plant No. 3 by adopting 4AR-2022-001 made by Jake Kelly and seconded by Anne Sundquist, the Board members voted, and the motion carried unanimously, 4-0.

7. **CONSIDERATION – CONSIDER AND DISCUSS WAIVING ANY CONFLICT OF INTEREST FOR THE 4A EDC ATTORNEY TO REPRESENT THE 4A EDC AND THE CITY OF MAGNOLIA IN THE SALE OF APPROXIMATELY 2.28 ACRES TO THE CITY BY THE 4A EDC**

Ms. Steele presented this item explaining City Attorney Leonard Schneider has requested a waiver from the Board to represent the 4A Corporation and the City in this transaction by Resolution.

MOTION: Upon a motion to approve waiving any conflict of interest for the 4A EDC attorney to represent the 4A EDC and the City of Magnolia in the sale of approximately 2.28 acres to the City by the 4A EDC made by Basil Tate and seconded by Jake Kelly, the Board members voted, and the motion carried unanimously, 4-0.

8. CONSIDERATION – DISCUSS AND TAKE ACTION ON PROPOSAL TO FUND COMPONENTS OF THE CITY OF MAGNOLIA TRANSPORTATION PLAN

Ms. Steele presented this item recently brought to Council by the City Engineer Mike Kurzy with AEI Engineering for consideration to negotiate a scope and possible participation.

MOTION: Upon a motion to negotiate a scope and participation on proposal to fund components of the City of Magnolia Transportation Plan made by Brenda Escalon and seconded by Anne Sundquist, the Board members voted, and the motion carried unanimously, 4-0.

9. CONSIDERATION – DISCUSS AND TAKE ACTION TO ADOPT A RESOLUTION RECOGNIZING 2022 SMALL BUSINESS WEEK IN MAGNOLIA TEXAS

Ms. Steele presented this item. There was discussion on utilizing Magnolia's stance on support of small business for public relations efforts and bringing this forward annually and including other organizations for participation.

MOTION: Upon a motion to adopt Resolution No. 4AR-2022-002 recognizing 2022 Small Business Week in Magnolia Texas made by Jake Kelly and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 4-0.

10. CONSIDERATION – DISCUSS AND TAKE ACTION ON ADIM MEDIA PROPOSAL FOR MARKETING AND BUSINESS RECRUITMENT SERVICES

Lori Pace, CEO, and Amanda of ADIM Media gave a presentation to the Board. No action taken.

11. CONSIDERATION – DISCUSS AND TAKE ACTION ON OCONNOR AND ASSOCIATES APPRAISAL PROPOSAL ON FM 149 TRACT

Ms. Steele presented this item and reviewed the need for an updated appraisal.

MOTION: Upon a motion to approve OConnor and Associates appraisal proposal on FM 149 tract made by Brenda Escalon and seconded by Anne Sundquist, the Board members voted, and the motion carried unanimously, 4-0.

12. EXECUTIVE SESSION

The 4B Community Development Corporation of the City of Magnolia, Texas, reserves the right to meet in Closed Execution Session on any of the items listed above should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code § 551.071 (Consultation with Attorney); § 551.072 (Deliberations about Real Property).

President Robert Franklin convened into Closed Executive Session at 4:39 p.m. under Texas Government Code 551.072; Deliberations about Real Property regarding FM 149 Tract.

13. RECONVENE into regular session and consider action, if any, on item(s) discussed in executive session.

President Robert Franklin adjourned the Closed Executive Session and reconvened the Open Meeting at 4:56 p.m.

MOTION: Upon a motion to authorize the 4A Attorney and Economic Development Director to convey offer options to the property owner on the FM 149 Tract made by Anne Sundquist and seconded by Jake Kelly, the Board members voted, and the motion carried unanimously, 4-0.

14. EXECUTIVE DIRECTOR REPORT

- a. Contracts
- b. Projects
- c. Budget Amendment
- d. 2023 Planning Updates

Ms. Steele gave a progress report on activities, meetings and outreach the EDC had made for the month of March.

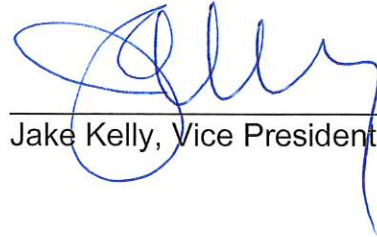
15. FUTURE AGENDA ITEMS

- ADIM Proposal Marketing
- Office Space

16. ADJOURN

MOTION: Upon a motion to adjourn made by Anne Sundquist and seconded by Brenda Escalon, the Board members voted, the motion carried unanimously, 4-0 and the meeting was adjourned at 5:13 pm.





Jake Kelly, Vice President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 14, 2022, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:



Kandice Garrett, City Secretary