

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



Natalie Floyd, 4A EDC Coordinator  
Kandice Garrett, City Secretary  
Leonard Schneider, 4A EDC Attorney

## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES** **SPECIAL MEETING** **THURSDAY, APRIL 22, 2021 – 4:30 P.M.**

A Special Meeting was held by the 4A Economic Development Corporation on April 22, 2021, at 4:30 p.m. in the Sewall Smith City Council Chambers, 18111 Buddy Riley Blvd., Magnolia, Texas.

#### **1. CALL MEETING TO ORDER**

President Robert Franklin called the meeting to order at 4:30 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, Basil Tate, Jake Kelly and Brenda Escalon.

Absent: Anne Sundquist

Staff present: Economic Development Coordinator Natalie Floyd, 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)*

Kelly McDonald, 10703 Clubhouse Circle, Magnolia, TX 77354, Member of the Magnolia Independent School Board, brought to the Corporation concerns she had regarding a new business at 31525 Nichols Sawmill Rd. that would be selling alcohol within 340 feet of Magnolia Jr. High School. She inquired about changing the distance to 1,000 feet like the county ordinance dictates. The Corporation

advised her to bring it before the Planning and Zoning Commission and City Council and told her they would look into it and follow-up with her request.

**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 sales tax report and update on expenses and revenues.

**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.)*

<b>Minutes</b>	<b>Date</b>
Approval of Minutes	March 25, 2021
<b>Vendor</b>	<b>Amount</b>
<b>March:</b>	
Liles Parker	\$203.50
OCS	\$62.50

**MOTION:** Upon a motion to approve all items on the Consent Agenda made by Jake Kelly and seconded by Brenda Escalon, the Board members voted and the motion carried unanimously, 3-0.

**6. CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION NO. 4AR-2021-001 - 4A EDC MONTHLY MEETINGS**

The Corporation agreed to meet monthly on the second Thursday at 4:00 p.m.

**MOTION:** Upon a motion to approve Resolution No. 4AR-2021-001 made by Jake Kelly and seconded by Brenda Escalon, the Board members voted and the motion carried unanimously, 3-0.

**7. CONSIDERATION, DISCUSSION AND POSSIBLE ACTION ON THE OFFERS TO PURCHASE ALL OR SOME OF THE FM 149 43 ACRE PROPERTY**

Chairman Robert Franklin stated that he, Anne Sundquist, Trevor and Economic Development Coordinator Natalie Floyd met this day to discuss his offer to purchase 12 acres at \$15,000 per acre. Mr. Franklin made a counter offer of

\$30,000 per acre which gives him a good break considering the appraisal value. Mr. Brown made a counter offer to pay what the city paid per acre. Mr. Brown's interest was originally for the back 12 acres and there needs to be a road built for that site. Because neither 4A nor the City is interested in building a costly road Mr. Franklin made a recommendation to consider a 10 acre site in the front of the property. More discussion occurred and Chairman Franklin asked Natalie to do a sales tax assessment on the proposal. Corporation members expressed the purpose of 4A is to make money to create economic development and not sell without a profit. It was decided to keep the conversation going with Trevor and see what he thinks about purchasing an alternate tract.

**8. CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO APPROVE ADMINISTRATIVE SERVICES CONTRACT (SHARED SERVICES)**

Chairman Franklin and other members brought up questions regarding the agreement, such as the fee for Public Works, Financial Audit Insurance, Engineering Services, Legal Fees, Park Operations and Maintenance and what portion of the costs they are paying in Exhibit A. City Administrator Don Doering explained that the Park Operations and Maintenance has recently been transferred from 4B to the City and the Agreement originated when Rachel Steele was here to formalize the services the City shares with both Corporations. The Corporation requested a separate explanation on what they are expected to pay and additionally the agreement for renting office space from the City.

**9. EXECUTIVE COORDINATOR REPORT**

- Website Update
- Updated Marketing Map
- Meetings
- Statewide Economic Dev. Conference

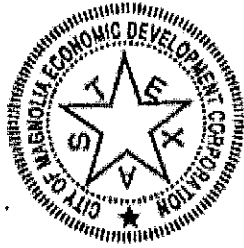
Economic Development Coordinator Natalie Floyd reported she met with a website design firm to develop a sub-site for EDC and may have that information at next month's meeting. She has signed a contract for an updated marketing map she is working on and the development of an EDC Facebook page. Ms. Floyd also attended a Statewide EDC conference and met with Councilmember Dantzer and Betty Russo, Community Relations Specialist – East Texas region representative for the State.

**10. FUTURE AGENDA ITEMS**

The Board asked for a revised statement of costs for shared services with the City, an update on the sale of the FM 149 43 acre property and Audubon easement.

**9. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Basil Tate and seconded by Brenda Escalon, the Board members voted, the motion carried unanimously, 3-0 and the meeting was adjourned at 5:03 pm.

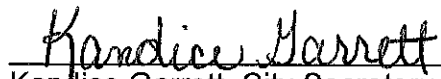


  
Robert Franklin, President

#### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 22, 2021, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:

  
Kandice Garrett, City Secretary