

Jonny Williams, President
Phyllis Stegen, Vice President
Basil Tate, Secretary/Treasurer
Pat Zaiontz
Anne Sundquist

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



4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES

JOINT MEETING WITH 4B COMMUNITY DEVELOPMENT CORPORATION & REGULAR MEETING

THURSDAY AUGUST 11, 2016 - 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 August 11, 2016, 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 delivered 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, Pat Zaiontz, Anne Sundquist, Basil Tate, Phyllis Stegen

Absent: -0-

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

Also present: Economic Development Coordinator Tana Ross, Ray Viada, Viada & Strayer

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

None.

4. **REQUESTS OR PETITIONS FROM THE PUBLIC**

None.

5. **ANNOUNCEMENTS**

None.

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

(Basil Tate)

Basil Tate had provided a brief summary of revenues and expenditures.

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 July 14, 2016. | |
| b. | Liles Parker (Inv. #1333) | \$ 55.50 |
| c. | ICSC | \$ 147.50 |
| d. | TEDC (Inv. #4897) | \$ 250.00 |
| e. | Tana Ross | \$1,387.50 |

MOTION: Upon a motion to approve Consent Agenda items a. through e. made by Phyllis Stegen and seconded by Pat Zaiontz, the Board members voted and the motion carried unanimously.

8. **ECONOMIC DEVELOPMENT COORDINATOR REPORT**

(Tana Ross)

- Sales tax report
Tana Ross reported June sales tax up 4.87%, \$81,000 above last month, with a decrease of 6.65% for fiscal year to date.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data. Mrs. Ross commented that she was looking into Freeport tax.
- Economic Development Coordinator Report
Mrs. Ross briefly summarized report highlights, business closings/relocations/openings, interests, upcoming businesses, projects, contacts, solicitations, hostings, representations and presentations. Mrs. Ross also reported that she has begun the City video bidding, a possible concert venue, and is working on petitioning the postal service to better define/distinguish Magnolia with a slight name change due to the zip codes.

9. **ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes reported that documents are ready for the next Council meeting for the TxDot right-of-way – the flyover and all of the property

that surrounds the flyover, to include the high school. This will put us across 1488, extends our ETJ, and builds our boundaries.

10. DISCUSSION/REPORT ON ADOPTED PROJECTS

Discussion/status report on the following adopted projects:

- a. Unity Park
Executive Director/City Administrator Paul Mendes reported that he has been working with FEMA on the dam that washed out, we have the drawings from the engineers and put the whole package together, and it looks like its ready to go forward. It will be an earthen dam, with three 36” culvert pipes, and it will be 60’ at the base with 10’ walkway across the top of it.
- b. Downtown Project
Poles and banners have been ordered.
- c. Economic Development Plan
No report.
 - i. Grow Magnolia
No report.
- d. Special Events
Renfest on The Stroll September 24th

Anne Sundquist left the meeting at 5:10 pm.

President Pat Zaiontz called roll and certified a quorum present with the following 4B CDC Board members in attendance: Pat Zaiontz, Jonny Williams, Barbara Gardner, Brenda Hoppe, Clyde Hunt

Absent: Gari Lynn Hessong, David Arevalo

11. CLOSED EXECUTIVE SESSION

4A EDC & 4B CDC may convene into a Closed Executive Session in accordance with the Government Code, Section 551 to discuss the following matters:

- a. §551.071 - Receive legal advice on the Smedley v. City of Magnolia, 4A EDC & 4B CDC’s lawsuit.

MOTION: Upon a motion to convene into Closed Executive Session in accordance with the Government Code, Section 551 to discuss the following matters:

- a. **§551.071 - Receive legal advice on the Smedley v. City of Magnolia, 4A EDC & 4B CDC’s lawsuit
made by Phyllis Stegen and seconded by Basil Tate, the Board members present voted and the motion carried unanimously.**

President Williams convened the Closed Executive Session at 5:14 pm.

12. **ADJOURN CLOSED EXECUTIVE SESSION AND RECONVENE OPEN MEETING**

President Williams adjourned the Closed Executive Session and reconvened the Open Meeting at 5:37 pm.

13. **CONSIDERATION – POSSIBLE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION**

Consideration and possible action, if necessary, on item addressed in Closed Executive Session.

No action was taken.

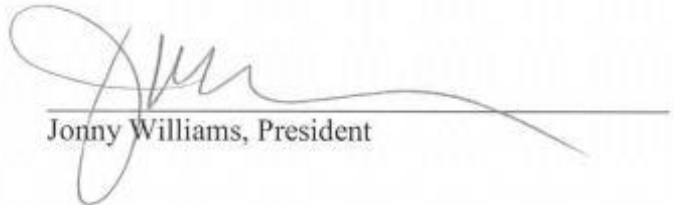
14. **BOARD OF DIRECTORS CONCERNS AND REQUESTS**

Place item on the next agenda regarding petitioning postal service for City name change to distinguish the City due to zip codes.

15. **ADJOURNMENT**

MOTION: Upon a motion to adjourn made by Phyllis Stegen and seconded by Basil Tate, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:37 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 August 11, 2016.

Attest:


Lynne George, City Secretary