

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**

#### **REGULAR MEETING**

**THURSDAY AUGUST 13, 2015 - 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 13, 2015, 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**

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

#### **2. ROLL CALL AND CERTIFICATION OF QUORUM**

Jonny Williams called roll and certified a quorum present with the following Board members in attendance: Jonny Williams, Pat Zaiontz, Phyllis Stegen, Basil Tate, and Anne Sundquist

Absent: -0-

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

Also present: Jennifer Holloway, Paralegal, Viada & Strayer; Economic Development Coordinator Tana Ross

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

None.

**4. CLOSED EXECUTIVE SESSION**

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

§551.071 – Consultation with attorney - Smedley vs. City of Magnolia, et al.

**MOTION:** Upon a motion to convene into Closed Executive Session made by Anne Sundquist and seconded by Phyllis Stegen, the Board members voted and the motion carried unanimously.

President Williams recessed the Open Session and convened the Closed Executive Session at 4:32 p.m.

**5. ADJOURN CLOSED EXECUTIVE SESSION AND RECONVENE OPEN SESSION**

President Williams adjourned the Closed Executive Session and reconvened the Open Session at 4:55 pm.

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

Consideration and possible action as a result of Closed Executive Session.

**MOTION:** Upon a motion to retain Attorney Ray Viada, Viada & Strayer, to represent 4A EDC in the Smedley vs. City Magnolia et al case made by Anne Sundquist and seconded by Phyllis Stegen, the Board members voted and the motion carried unanimously.

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

None.

**8. ANNOUNCEMENTS**

None.

**9. TREASURER’S REPORT – UPDATE OF REVENUES & EXPENDITURES**

*(Basil Tate)*

Mr. Tate provided a brief summary of revenues, expenditures, and long-term debt.

**10. 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 9, 2015. |             |
| b. | Aerial Focus   | \$ 2,835.00 |
| c. | Loan   | \$40,448.98 |
| d. | Liles Parker   | \$ 129.50   |
| e. | Tana Ross  | \$ 1,287.50 |

**MOTION:** Upon a motion to approve Consent Agenda items a. through e. made by Anne Sundquist and seconded by Basil Tate, the Board members voted and the motion carried unanimously.

**11. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

Tana Ross provided a sales tax revenue comparison, a sales tax report, and economic development activity report. Mrs. Ross reported sales tax overall only up by 9%, up 14% for the fiscal year, still on target; provided a summary of highlights in the economic development activity report, business retention visits, visits with planners and developers, consultants, and various other contacts, including new solicitations and new inquiries. Also, she made recommendations for memberships with the Central East Texas Alliance at \$200, International Council for Shopping Centers at \$100, and Texas Economic Development Council at \$500.

**12. ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes updated the Board on potential annexation with recent inquiries and requests in the Spur 149 and Old Hockley areas.

**13. DISCUSSION – BILLBOARD FOR DEVELOPING NEW AND EXPANDED BUSINESS ENTERPRISES**

Discussion and consideration regarding purchasing billboard as a project to advertise or publicize the city for the purpose of developing new and expanded business enterprises.

Ms. Ross stated that she did not have cost figures and feedback yet and would provide at the next meeting.

4A EDC Attorney Leonard Schneider cautioned that one of the distinctions that has to be made is if you spend 4A or 4B funds for advertising or promotional purposes, it has to be to develop new and expanded businesses in a process that is economic development. Hotel taxes for tourism is not economic development and a lot of times, people get them crossed. If a sign is purchased, there can probably be an agreement between the City, 4A and 4B to purchase a sign and they could each use 1/3 to promote anything they want to promote, and then the 4A and 4B could use it 67% of the time for “Come to Magnolia, we have good facilities, relocate your business” for expanded business development. Discussion followed.

**14. DISCUSSION/REPORT ON ADOPTED PROJECTS**

Discussion/status report on the following adopted projects:

- a. Unity Park  
No report.
- b. Downtown Project  
No report.
- c. Economic Development Plan  
No report.
  - i. Grow Magnolia  
No report.

- d. Special Events  
No report.

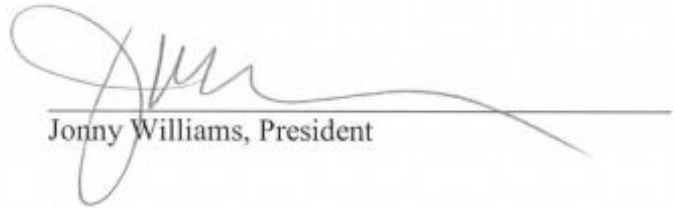
**15. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

President Williams requested that the following item be placed on the next agenda:  
Consideration and possible action to approve memberships.

**16. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Basil Tate and seconded by Phyllis Stegen, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:20 pm.



  
Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on August 13, 2015.

ATTEST:

  
Lynne George, City Secretary