

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 DECEMBER 10, 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 December 10, 2015, beginning at 4:33 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 4:33 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**

Vice President Stegen 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

Also present: Economic Development Coordinator Tana Ross, Attorney Ray Viada

#### **3. 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:

- a. §551.071– Consultation with attorney - to receive legal advice regarding Smedley vs. City of Magnolia, et al

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

President Williams recessed the open meeting and convened the Closed Executive Session at 4:35 pm.

President Williams adjourned the Closed Executive Session and reconvened the open meeting at 4:45 pm.

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

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

No action taken.

**5. CITIZENS FORUM** (No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)  
None.

**6. REQUESTS OR PETITIONS FROM THE PUBLIC**  
None.

**7. ANNOUNCEMENTS**  
Tana Ross announced that Hometown Christmas will be starting tomorrow with the lighting of the tree, and then the parade, chili cookoff and other events through Saturday.

**8. TREASURER’S REPORT – UPDATE OF REVENUES & EXPENDITURES**  
(Basil Tate)  
Basil Tate had provided a brief summary of revenues and expenditures.

**9. 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 November 12, 2015.
- b. Liles Parker (Inv. #1228) \$ 185.00
- c. Tana Ross \$ 88.01
- d. Tana Ross \$ 61.50
- e. Tana Ross \$ 117.19
- f. Tana Ross \$1,287.50

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

**10. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

- Monthly Sales tax report  
Tana Ross reported sales tax down 12.67% for the 3rd reporting period for the fiscal year. This sales tax revenue comes from the end of October. Predictions are for stalled growth with the economy sagging but not collapsing, and its more about housing.
- Monthly Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, to include Houston, and historical sales tax data as well. Mrs. Ross also reported that the state confidentiality report has been ordered and should be available for the next meeting.
- Monthly Economic Development Activity Report  
Mrs. Ross briefly summarized report highlights, business closings, new businesses, contacts, etc.

Pat Zaiontz provided an update on the yellow house's new tenant.

**11. ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes reported that we are working on the annexation of 0.855 acre (37,229 square feet) of land which will be finalized at the January meeting, and the addition of a 103 acre tract which will push the boundaries of the city all the way over to Dory Damuth's property. Also a developer is looking at the 100 acres up front.

**12. 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.

Examples of possible city ads were provided by the sign company's graphic designer, and reference letters. Discussion followed regarding the restrictions in the current ordinance.

**MOTION: Upon a motion for 4A EDC to step aside and leave it to City Council made by Pat Zaiontz and seconded by Basil Tate, the Board members voted and the motion carried unanimously.**

**13. 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  
Executive Director/City Administrator Paul Mendes
- d. Special Events  
No report.
- e. Discussion on repairs to the street lights in business park  
No discussion.

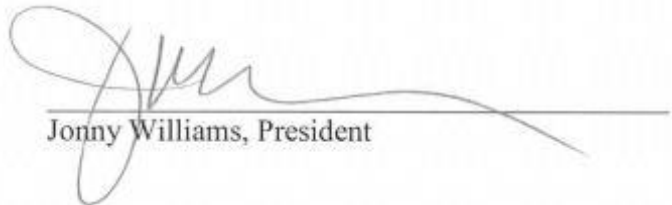
#### **14. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

Basil Tate requested an item to be placed on the next agenda regarding consideration for the conveyance of all but ½ acre of the 10 acres of the Maxie property to 4A EDC.

#### **15. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Pat Zaiontz and seconded by Phyllis Stegen, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:16 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 December 10, 2015.

ATTEST:

  
Lynne George, City Secretary