

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



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, DECEMBER 9, 2021 – 4:00 P.M.

1. **CALL MEETING TO ORDER**

Board President Robert Franklin called the meeting to order at 4:00 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: Brenda Escalon, Jake Kelly, Anne Sundquist, Basil Tate, and Robert Franklin.

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 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.)

Minutes	Date
Approval of Minutes	October 14, 2021 October 18, 2021
Invoices	Amount
Rachel Steele	\$4,583.33
Liles Parker	\$2,664.00
Amy Johnston	\$12.50
Magnolia Hardware	\$281.68
Magnolia Hardware	\$94.37
OCS Technology- IT Support	\$46.87

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. DISCUSSION – RECEIVE AN UPDATE ON EDC WEBSITE

Executive Director Rachel Steele stated that the anticipated go-live date is in January 2022.

7. CONSIDERATION – DISCUSS AND TAKE POSSIBLE ACTION ON 2021 ANNUAL REPORT

Ms. Steele presented the 2021 Annual Report.

MOTION: Upon a motion to approve the 2021 Annual Report made by Jake Kelly and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 4-0.

8. CONSIDERATION – DISCUSS AND TAKE POSSIBLE ACTION ON AGEINT SECURITY PROPOSAL FOR FM 149 TRACT

Ms. Steele updated the Board on the status of the events taking place on the property and the need for the camera security.

MOTION: Upon a motion to approve Ageint Security Proposal for FM 149 Tract made by Jake Kelly and seconded by Anne Sundquist, the Board members voted, and the motion carried unanimously, 4-0.

9. CONSIDERATION – RECEIVE UPDATE AND TAKE POSSIBLE ACTION ON RFP FOR FM 149 TRACT

Ms. Steele went over the recent activities concerning this property and proposed a Request for Proposal (RFP) be worked up for interested parties and the public to be sold at fair market value moving forward.

MOTION: Upon a motion to have staff formally develop a Request For Proposal (RFP) for FM 149 Tract made by Anne Sundquist and seconded by Jake Kelly, the Board members voted, and the motion carried unanimously, 4-0.

10. CONSIDERATION – DISCUSS AND TAKE POSSIBLE ACTION ON COMMERCIAL GATEWAY PROPOSAL

Ms. Steele brought forward the proposal for providing a link on the EDC Website (an approved item on the project list) from HAR.com to show available commercial properties in the area to shop Magnolia.

MOTION: Upon a motion to approve the Commercial Gateway Proposal made by Basil Tate and seconded by Jake Kelly, the Board members voted, and the motion carried unanimously, 4-0.

11. CONSIDERATION – DISCUSS AND TAKE POSSIBLE ACTION ON FM 1774 INFRASTRUCTURE PROJECT

Ms. Steele asked the Board for feedback in considering two possible directions to take; a. initiate the self-funded path or b. pursue a grant and went over those terms. There was further discussion.

MOTION: Upon a motion to approve FM 1774 Infrastructure Project made by Basil Tate and seconded by Anne Sundquist, the Board members voted, and the motion carried unanimously, 4-0.

12. EXECUTIVE SESSION

The 4A EDC may convene in Executive Session:

- a. In accordance with the Government Code Section 551.071 to receive legal advice on occupants at 39103 FM 149, Magnolia Texas, a property owned by the Magnolia 4A Economic Development Corporation
- b. In accordance with the Government Code Section 551.072 (Deliberation about Economic Matters) regarding offer on portion of real property on the FM 149 Maxie-Worsham tract.

No action taken.

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

No action taken.

14. FUTURE AGENDA ITEMS

- FM 149 Tract
- 2022 Action Items for Economic Development
- RFP for FM 149

15. ADJOURN

MOTION: Upon a motion to adjourn made by Jake Kelly and seconded by Basil Tate, the Board members voted, the motion carried unanimously, 4-0 and the meeting was adjourned at 4:46 pm.




Robert Franklin, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on December 9, 2021, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:



Kandice Garrett, City Secretary