



## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY FEBRUARY 14, 2013 - 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 February 14, 2013, beginning at 4:32 p.m., in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

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

Jonny Williams called the meeting to order at 4:32 pm.

a. **INVOCATION**

Basil Tate delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

Jonny Williams lead the pledge of allegiance.

#### **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, Basil Tate, and Phyllis Stegen

Absent: Mickey Smith

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller

#### **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**

Economic Development Coordinator Deborah Rose Miller announced that the latest sales tax comparison reflects an increase of 6.51% for the month, compared to 2012, keeping in mind that this is December's sales tax, the quarterly and the annual, so it is always a high month for us. Ms. Miller did check with the Comptroller who confirmed that this was the first month that Walgreen's sales tax was included. Another item Ms. Miller wanted to announce was the Lone Star College Board will be voting on a facility plan tomorrow for a \$500 million bond package and Magnolia is slated for a 84,000 sq. ft. facility, \$39 million project, 3,500 student capacity. On the 26<sup>th</sup>, they are going to be taking a tour of their Conroe facility and she invited the Board members to come, from 8 am – 11:30 am.

6. **FINANCIAL STATEMENTS – JANUARY 2012**

Provided in packet.

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 January 10, 2013. |             |
| b. | Deborah Rose Miller  | \$ 1,333.85 |
| c. | Liles Parker (Inv. #10171)   | \$ 55.50    |
| d. | Bond Debt Service  | \$58,331.25 |
| e. | Tana Ross (January 2013)   | \$ 232.25   |

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

8. **ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Economic Development Coordinator Deborah Rose Miller reported that she and Executive Director/City Administrator Paul Mendes had given a proposal that was drafted by our City Attorney to TxDot requesting a voluntary annexation of their right-of-way from 149 Spur to Gable Road which will put us right to Conroe's ETJ. Ms. Miller further stated that she had spoken with another developer to prospectively add another 280 acres, and has also spoken with two others who have given verbals.

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

Discussion/status report on the following adopted projects:

a. **Unity Park**

Jonny Williams reported that we picked up a bridge/ramp from Texas Surplus to try to put a walkway in for the barbeque event as well as other events. Executive Director/City Administrator Paul Mendes reported that just for the interest of the Board, we have been picking up surplus equipment and are starting to outfit our Public Works Department really well. We picked up an auxiliary generator for City Hall so we will have power during an emergency and use City Hall as an operations center. Pat Zaiontz reported that 4B bought the new refrigerator in the serving area at Unity Park.

b. Downtown Project

Executive Director/City Administrator Paul Mendes reported that as far as The Stroll goes, he had wanted to get street lights installed along The Stroll for events but CenterPoint will put them on the street anywhere we want them but will not put them along The Stroll because it is not a road. So, we are still going to have to work out the dark places on The Stroll. One consideration is to put in a couple of poles with mercury vapor lights on them that only come on for special events as opposed to street lights that come on every night.

c. Economic Development Plan

Economic Development Coordinator Deborah Rose Miller stated that on Thursday Feb. 28<sup>th</sup>, the Comprehensive Plan Joint Session roll up with 4A, 4B, Planning & Zoning Commission and City Council will be hosted at the fire station in their training facility from 7 to 9 pm to review everything that Kendig Keast has done.

i. Grow Magnolia

Covered in announcements.

d. Special Events

Economic Development Coordinator Deborah Rose Miller reported on the turnout for the Mardi Gras on The Stroll with 1080 participants in the umbrella parade, and all of the media coverage it got. A student took a video of the parade and a youtube is to be made from it. Everyone had a great time, and the merchants were all very happy. The next big major event of course at Unity Park is the Chamber BarbeQue Cookoff March 22-24, and then on May 11<sup>th</sup>, Cork & Canvas.

**10. DISCUSSION/CONSIDERATION – APPOINTING ALTERNATE STROLL COMMITTEE REPRESENTATIVE**

Discussion, consideration and possible action to appoint alternate Stroll Committee representative.

Economic Development Coordinator Deborah Rose Miller recommended Phyllis Stegen.

**MOTION: Upon a motion to appoint Phyllis Stegen as alternate Stroll Committee Representative made by Basil Tate and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.**

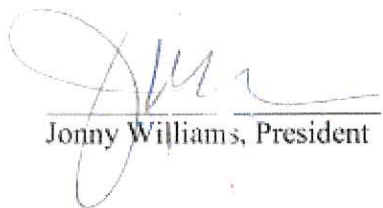
**11. BOARD OF DIRECTORS CONCERNS AND REQUESTS**

None.

**ADJOURNMENT**

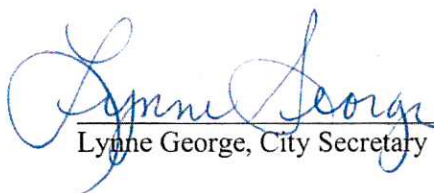
**MOTION: Upon a motion to adjourn made by Pat Zaiontz and seconded by Phyllis Stegen, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 4:53 pm.**



  
Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on February 14, 2013.

ATTEST:

  
Lynne George, City Secretary