

Jonny Williams, President
Anne Sundquist, Vice President
Basil Tate, Secretary/Treasurer
Pat Zaiontz
Robert Franklin



City Secretary Lynne George
4A EDC Attorney Leonard Schneider
EDC/Planning Tech, Tana Ross

4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES

JOINT MEETING WITH 4A ECONOMIC DEVELOPMENT CORPORATION & 4B COMMUNITY DEVELOPMENT CORPORATION & REGULAR QUARTERLY MEETING

THURSDAY, JANUARY 9, 2020 – 4:30 P.M.

Sewall Smith City Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

A joint meeting with the 4A Economic Development Corporation and 4B Community Development Corporation was held on January 9, 2020, beginning at 4:30 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL JOINT MEETING WITH 4A EDC AND 4B CDC TO ORDER

President Jonny Williams called the meeting to order at 4:30 pm.

a. **INVOCATION**

Basil Tate offered the invocation.

b. **PLEDGE OF ALLEGIANCE**

President Williams led the pledge of allegiance to the United States and Texas flags.

2. ROLL CALL AND CERTIFICATION OF QUORUM OF 4A EDC MEMBERS

President Williams called roll and certified a quorum present with the following 4A EDC Board members in attendance: Jonny Williams, Anne Sundquist, Pat Zaiontz, Basil Tate, Robert Franklin

Absent: -0-

Staff present: City Secretary Lynne George, EDC/Planning Tech, Tana Ross

Also present: City Attorney Leonard Schneider; Council member Daniel Miller

3. **ROLL CALL AND CERTIFICATION OF QUORUM OF 4B CDC MEMBERS**

President Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Clyde Hunt, Brenda Hoppe, Barbara Gardner, Joshua Chadwick, David Arevalo, Jonny Williams

Absent: -0-

Staff present: City Secretary Lynne George, EDC/Planning Tech, Tana Ross

Also present: City Attorney Leonard Schneider; Council member Daniel Miller

4. **JOINT CLOSED EXECUTIVE SESSION**

The 4A EDC and 4B CDC Boards may convene into a Joint 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 on the hiring of an Executive Director and the process to do so.

MOTION: Upon a motion to convene into a Joint Closed Executive Session with 4B CDC in accordance with the Government Code, Section 551 to discuss the following matters:

- a. §551.071 – (Consultation with attorney) – To receive legal advice on the hiring of an Executive Director and the process to do so.

made by Pat Zaiontz and seconded by Robert Franklin, the Board members voted and the motion carried unanimously.

MOTION: Upon a motion to convene into a Joint Closed Executive Session with 4B CDC in accordance with the Government Code, Section 551 to discuss the following matters:

- a. §551.071 – (Consultation with attorney) – To receive legal advice on the hiring of an Executive Director and the process to do so.

made by Joshua Chadwick and seconded by Brenda Hoppe, the Board members voted and the motion carried unanimously.

4A EDC President Williams convened the Joint Closed Executive Session with 4B CDC at 4:34 p.m.

5. **ADJOURN JOINT CLOSED EXECUTIVE SESSION WITH 4A EDC AND 4B CDC AND CONVENE REGULAR 4A EDC QUARTERLY OPEN MEETING**

4A EDC President Williams adjourned the Joint Closed Executive Session and convened the Quarterly Regular meeting at 5:13 p.m.

4B CDC President Zaiontz adjourned the Joint Closed Executive Session with 4B CDC and the 4B CDC meeting at 5:13 p.m.

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

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

No action was taken.

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

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

9. **ANNOUNCEMENTS**
Anne Sundquist announced that the Festival Committee will be doing a Spring Festival on March 28th and volunteers would be most appreciated.

Robert Franklin announced that “Mattress” Mack will be the guest speaker at the Chamber luncheon this month on the 23rd at the MISD event center. More information is on the Chamber website.

10. **TREASURER’S REPORT – UPDATE OF REVENUES & EXPENDITURES**
(Basil Tate)
Basil Tate provided a summary of revenues, expenditures, payments and future debt service obligations.

11. **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.

Minutes	Date
Approval of minutes of the meeting held	October 10, 2019
Vendor	Amount
October:	
Liles Parker	\$ 74.00
Tana Ross	\$ 1,429.13
November:	
BrooksWatson & Co., PLLC	\$ 2,500.00
Tana Ross	\$ 1,429.13
December:	
TEDC (Inv.#11502)	\$ 87.50
Acrobat DC Pro DC subscription renewal	\$ 26.99
Liles Parker (Inv.#1877)	\$ 129.50
Liles Parker (Inv.#1891)	\$ 37.00
Tana Ross	\$ 1,429.13

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

12. **EDC/PLANNING TECH. REPORT**

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax up 7.33% for this period, with an increase of 2.65% for the fiscal year to date.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, trends, and historical sales tax data.
- Economic Development Coordinator/Planning Tech. Report
In her written report, Mrs. Ross summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts, solicitations, hostings, representations, text amendments, visits and presentations. Mrs. Ross also reported on contacts, meetings, etc., with proposed businesses, future developments and park rental; Whataburger's variance requests are going to the Board of Adjustment Jan. 15th; Magnolia Lights site plan was approved and they will be turning dirt shortly; Magnolia Place/HEB has instituted a new tree program and HEB is still waiting on Centerpoint; Heritage Green preliminary plat was approved and they are doing the underground utilities; H-GAC is having a workshop in Dayton on Jan. 28 re: how planning is an economic development tool and invited board members to attend; the Truck Shack is still working on their site plan. Discussion followed.

13. **ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Tana Ross commented that every time we do a utility agreement, is required that annexation at some point in time is in that agreement. The latest are two tracts on 1486 that are willing to run their own pipes and we are still exploring that.

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

Discussion/status report on the following adopted projects:

- a. Unity Park
Pat Zaiontz reported that we are getting on with the maintenance right now.
- b. Downtown Project
No report.
- c. Economic Development Plan
No report.
 - i. Grow Magnolia
No report.
- d. Special Events
No report.

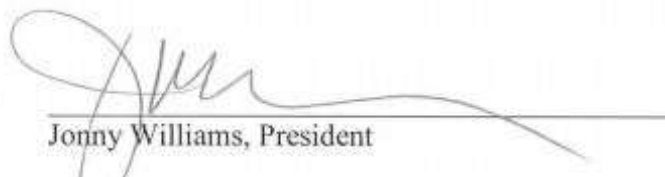
15. AGENDA ITEM REQUESTS

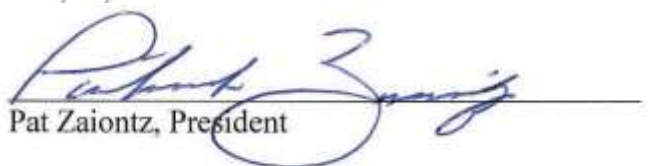
Anne Sundquist requested an item that we ask City Attorney Leonard Schneider to email us the items that we need to create a letter of agreement for both the City Secretary and Finance Director regarding the report that must be done for 4A.

16. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Pat Zaiontz and seconded by Robert Franklin, the Board members voted, the motion carried unanimously, and the meeting was adjourned at 5:39 pm.




Jonny Williams, President


Pat Zaiontz, President

CERTIFICATION

I hereby certify that this is a true and correct copy of the minutes of the joint meeting with 4A EDC and 4B CDC held on January 9, 2020.

Attest:


Lynne George, City Secretary