

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



Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
4A EDC Attorney Leonard Schneider
EDC/Planning Tech, Tana Ross

4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES

QUARTERLY REGULAR MEETING

THURSDAY, JANUARY 10, 2019 - 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 January 10, 2019, 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 offered 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

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

Absent: -0-

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator/Planning Tech Tana Ross

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

No citizens comments.

4. REQUESTS OR PETITIONS FROM THE PUBLIC

None.

5. **ANNOUNCEMENTS**

Executive Director/City Administrator Paul Mendes announced that everything is moving along throughout the community and Tana Ross has been working overtime lately with folks coming in and we are right on the verge of finally getting started.

Basil Tate announced that the Community Impact had a fabulous story in the current edition about the City.

President Williams announced that he had met with Pauline Steadman regarding the Commerce Street project to see an artist rendition sign of the development which was very impressive and invited everyone to go by to look at it. He further announced that the project is set to begin breaking ground this summer and is going to make a major difference downtown.

6. **TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES**

(Basil Tate)

Basil Tate provided a summary of revenues, expenditures and future debt service obligations.

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 meetings held September 11, 2018 and October 11, 2018.

October:

- | | |
|--------------------------------------|------------|
| a. Flyer View Group, LLC (Inv.#1185) | \$1,457.50 |
| b. Liles Parker (Inv.#1724) | \$ 74.00 |
| c. Tana Ross | \$1,429.13 |

November:

- | | |
|--------------|------------|
| a. TEDC | \$ 82.50 |
| b. Tana Ross | \$1,429.13 |

December:

- | | |
|---------------|------------|
| a. Adobe Inc. | \$ 89.94 |
| b. CETA | \$ 100.00 |
| c. Tana Ross | \$1,429.13 |

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

8. **CONSIDERATION – RESOLUTION NO. 4AR-2019-001 - TXDOT PURCHASE OF 0.063 ACRES ON FM 1488**

Consideration and possible action to adopt Resolution No. 4AR-2019-001 authorizing Jonny Williams as President to sign all conveyance documents to close on the property in consideration of \$32,000 regarding the Texas Department of Transportation (TXDOT) purchase of 0.063 acres on FM 1488 for the FM 1488 expansion project, noted as Parcel 104 by TXDOT. *(NOTE: \$3,000 has been received from TXDOT for additional consideration).*

MOTION: Upon a motion to adopt Resolution No. 4AR-2019-001 made by Anne Sundquist and seconded by Basil Tate, the Board members voted and the motion carried unanimously.

9. EDC/PLANNING TECH. REPORT

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax down -1.68% for this period (November sales), with an increase of 13.42% for the fourth month of the fiscal year.
- 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, visits and presentations. She also reported on contacts, meetings, etc., with proposed businesses, future developments and park rental.

10. ANNEXATION/ETJ UPDATE

Update of annexation/ETJ proceedings.

Mr. Mendes reported that we do not have anything at this time; however, we have signed an agreement with M3 to provide water & sewer and for future annexation into the City. He also reported that he and Council member Dantzer went to Austin to speak with Nancy Richards, Chief of Financial Review Board, at the Texas Water Development Board regarding funding for capital improvement projects and that Ms. Roberts was very impressed and had great interest in the area and that everything we need qualifies for state funding. He asked for consideration for state participation for the proposed regional wastewater treatment plant in the Mill Creek area. He felt the meeting was very positive and reinforcing and he looks forward to going back when we have the master plan. Another concern he has is money for an additional water well with more ground storage and put additional water plants out east.

11. DISCUSSION/REPORT ON ADOPTED PROJECTS

Discussion/status report on the following adopted projects:

a. Unity Park

Mr. Mendes reported that the dam is very close to being completed and they should be pouring the last sections of concrete tomorrow. Also, this year The Stroll committee has picked up the barbeque cookoff previously hosted by the Chamber.

Anne Sundquist reported that she received an email regarding the flag court project and the project has been delayed due to the weather. Ms. Sundquist also stated that they will be needing a lot of people to work and judge at the cookoff April 12 & 13.

- b. Downtown Project
No report.
- c. Economic Development Plan
No report.
- i. Grow Magnolia
No report.
- d. Special Events
None.

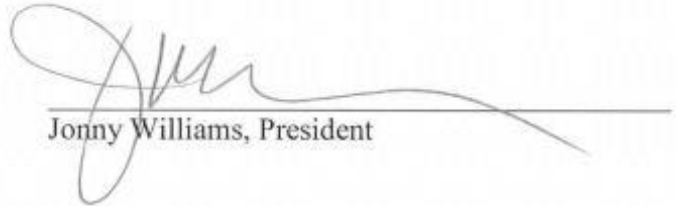
12. AGENDA ITEM REQUESTS

None.

13. ADJOURN

There being no further business, President Williams adjourned the meeting at 5:11 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 January 10, 2019.

Attest:


Lynne George, City Secretary