

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 JANUARY 14, 2016 - 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 14, 2016, 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

President Jonny Williams called the meeting to order at 4:32 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

President Williams 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

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**

Phyllis Stegen announced that Texans United For Freedom (“TUFF”) is going to be donating a water cooler to Unity Park. They have also been moving forward with the wheelchair swing and got a quote which is going to expire soon, so they are going to put one in the existing playground and will still have one in Unity Forest. It should be in the park by the end of February.

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

(Basil Tate)

Basil Tate had provided a brief summary of revenues and expenditures.

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 December 10, 2015.
- b. Liles Parker (Inv. #1246) \$ 92.50
- c. Tana Ross \$1,287.50

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

8. **ECONOMIC DEVELOPMENT COORDINATOR REPORT**

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax down 26% for this reporting period for the fiscal year and explained that the 2015 revenues included prior period collections and audit collections totaling \$42,897.67. Last year, we experienced an unusual bump in revenues, but when adjusted for this unusual increase, January 2015 revenue compared to January 2016 revenue reflects only a -7.1% change.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, to include Houston, and historical sales tax data. She looks for 2016 to be very flat, looking for recovery going into 2017, although obligations are totally covered, combined with very conservative projections.
- Economic Development Coordinator Report
Mrs. Ross briefly summarized report highlights, business closings, new businesses, contacts, etc.

9. **ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes reported that the annexation of the 0.855 acre tract for HEB Grocery Co. was completed at the last meeting, and we are moving closer to annexing the 103 acres across from that tract. The lift station has been completed at Mill Creek and the pipelines will be put in now.

10. CONSIDERATION – CONVEYANCE OF ALL BY ½ ACRE OF THE 10 ACRES OF THE MAXIE PROPERTY TO 4A EDC

Discussion and consideration regarding the conveyance of all by ½ acre of the 10 acres of the Maxie property to 4A EDC.

Economic Development Coordinator Tana Ross reported that Reverend Maxie had expressed concern about the taxes on the 10 acres because he had received a statement that he owed taxes for that life estate. The taxes for this tax year were exempted; however, he was concerned that someone else may interpret the law differently. Due to current family issues, Mr. Maxie did ask that this be put on a back burner for now.

No action was taken.

11. DISCUSSION/REPORT ON ADOPTED PROJECTS

Discussion/status report on the following adopted projects:

a. Unity Park

Executive Director/City Administrator Paul Mendes reported that the same man who is building the gateway sign for us is going to be fixing the issues at the pavilion and he has ordered the stack stone.

b. Downtown Project

Mr. Mendes reported that the roofer is one of the first bits of action we've gotten in that area albeit he is not in the downtown area, the Woods sold their property on Nichols Sawmill and now the man who owns the roofing company has purchased it so we may be getting more activity down in that area.

c. Economic Development Plan

Mr. Mendes reported that the Unified Development Code is being tweaked continually to try and get everything in place.

i. Grow Magnolia

No report.

d. Special Events

Mr. Mendes stated that the Mardi Gras on The Stroll event is coming up and is shaping up nicely to be a good event.

e. Discussion on repairs to the street lights in business park

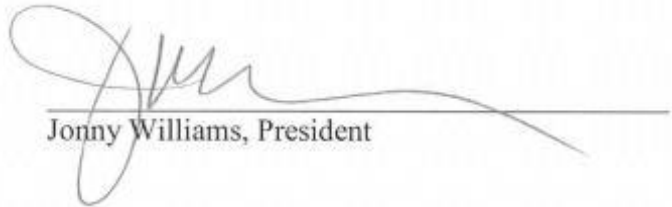
Mr. Mendes stated that apparently when the lights were put in, they were never turned over to CenterPoint and what we could do is turn them over to CenterPoint and have them maintain them for a fee per month.

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

None.

13. **ADJOURNMENT**

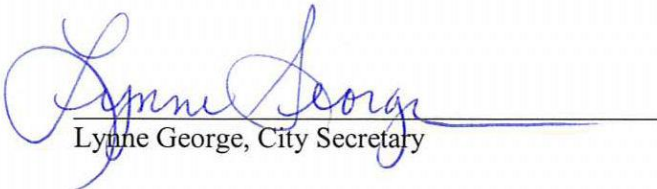
MOTION: Upon a motion to adjourn made by Phyllis Stegen and seconded by Basil Tate, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:04 pm.


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 14, 2016.

ATTEST:


Lynne George, City Secretary