

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, JULY 11, 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 July 11, 2019, beginning at 4:37 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 4:37 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, Pat Zaiontz, Basil Tate, Robert Franklin (arrived at 4:50 p.m.)

Absent: Anne Sundquist

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

#### **3. PRESENTATION/DISCUSSION**

##### **a. Presentation/discussion by Sam Yager, III, Audubon Magnolia Development LLC, regarding extension of Mill Creek Road.**

Sam Yager, III, Audubon Magnolia Development ("AMC") LLC provided a powerpoint presentation of the Mill Creek Road extension project plan; the letter of support from 4A; a map of the extension; the probable and estimated costs involved;

objective, collaboration and investigation of resources and results summary; financing options; feasibility, use of bond proceeds and timing; Certificates of Obligation feasibility, use of proceeds and timing; and a financing analysis provided by James Gilley, U.S. Capital Advisors LLC. He requested the following be placed on the next 4A/4B meeting agendas:

- Decision to proceed with the Mill Creek Extension Project
- Decision on financing method
- Approval for the drafting and execution of agreements with the County/City
- Approval of timing schedule for funding and execution of agreements

Discussion followed.

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

No citizens comments.

5. **REQUESTS OR PETITIONS FROM THE PUBLIC**

None.

6. **ANNOUNCEMENTS**

None.

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

*(Basil Tate)*

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

8. **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 April 11, 2019.

April:

- |               |            |
|---------------|------------|
| a. PostNet    | \$ 16.10   |
| b. Sam's Club | \$ 210.61  |
| c. Tana Ross  | \$1,429.13 |

May:

- |              |            |
|--------------|------------|
| a. Tana Ross | \$1,429.13 |
|--------------|------------|

June:

- |              |            |
|--------------|------------|
| a. Tana Ross | \$1,429.13 |
|--------------|------------|

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

9. **EDC/PLANNING TECH. REPORT**

*(Tana Ross)*

- Sales tax report

Tana Ross reported sales tax down -20.65% for this period due to a crane sale last year, with an increase of 4.46% for 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, text amendments, visits and presentations. She also reported on contacts, meetings, etc., with proposed businesses, future developments and park rental. She also reported that Arlan's is closing in the next 90 days, and briefly focused on a few other development highlights. She also stated that some electrical/lighting work is needed in the pavilion and at the stage area in the park and "No horses" sign are needed for the walking trail.

**10. CONSIDERATION – AUTHORIZE STAFF TO COORDINATE WITH CITY ATTORNEY REGARDING LIFE ESTATE INTEREST OF PROPERTY PURCHASED FROM FRANK ALBERT MAXIE**

Consideration and possible action to authorize staff to coordinate with City Attorney to review and file appropriate documentation on life estate interest of 10 acres of approximately 21.33 acres purchased from Frank Albert Maxie, (part of package purchase of approximately 43 acres purchase from Maxie and Worsham).

No action taken.

**11. CONSIDERATION – RENEWAL OF ECONOMIC DEVELOPMENT COORDINATOR ("EDC") CONTRACT**

Consideration and possible action regarding renewal of EDC contract.

Mr. Mendes commended Tana Ross for her work.

**MOTION: Upon a motion to approve renewal of EDC contract made by Pat Zaiontz and seconded by Robert Franklin, the Board members present voted and the motion carried unanimously.**

**12. ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Mr. Mendes reported that he has been working with TxDot on a couple of segments of the highways and one of the ones we are working on now is the "Mink Prairie Crossing", the railroad overpass.

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

Discussion/status report on the following adopted projects:

- a. Unity Park

Mr. Mendes reported that Ms. Ross covered about everything on the park, and Public Works Director David Coburn got the culverts installed under the walkways and needs to taper the shoulders.

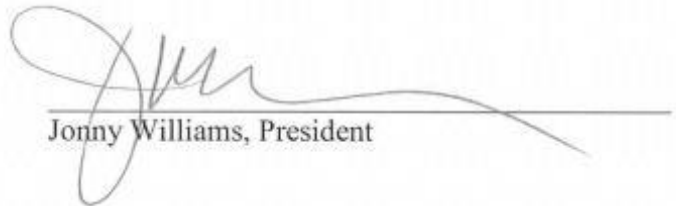
- b. Downtown Project  
No report.
- c. Economic Development Plan  
No report.
- i. Grow Magnolia  
No report.
- d. Special Events  
None.

**14. AGENDA ITEM REQUESTS**

None.

**15. ADJOURNMENT**

There being no further business, President Williams adjourned the meeting at 5:49 pm.

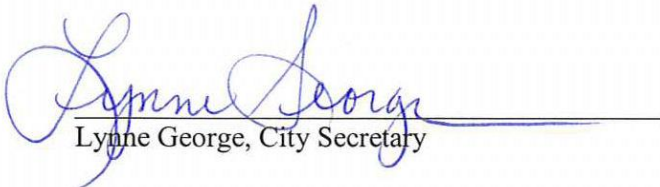


Jonny Williams, President

**CERTIFICATION**

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on July 11, 2019.

Attest:



Lynne George, City Secretary