

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 JUNE 9, 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 June 9, 2016, beginning at 4:35 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 4:35 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, Basil Tate

Absent: Phyllis Stegen and Anne Sundquist

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

Executive Director/City Administrator Paul Mendes announced that there has been some more vandalism at the park with disassembling the doors on the bathrooms, the kitchen and into the electric room. The vandal had to actually bring tools to work at removing the bolts, screws, etc. The Public Works guys have put in reinforced door jams.

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 May 12, 2016.
- b. Tana Ross \$ 12.73
- c. Tana Ross \$1,287.50

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

8. CONSIDERATION – ECONOMIC DEVELOPMENT COORDINATOR CONTRACT

Consideration and possible action to approve Economic Development Coordinator Contract.

MOTION: Upon a motion to approve Economic Development Coordinator Contract with a \$100 increase made by Pat Zaiontz and seconded by Basil Tate, the Board members present voted and the motion carried unanimously.

9. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax down 7.16%, down \$15,000 for this reporting period, with a decrease of 7.69% for fiscal year to date.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- Economic Development Coordinator Report
Mrs. Ross briefly summarized report highlights, business closings/relocations/openings, interests, upcoming businesses, contacts, solicitations, hostings, representations and presentations.

10. ANNEXATION/ETJ UPDATE

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes reported that we are working on annexation right now with notification to TxDot, MISD, BNSF Railroad and the County to pick up the TxDot flyover interchange areas, the MISD property and Mill Creek Road; the piece of property at Old Hockley/1488 is being cleared and graded again and we have an agreement with the engineers to run water into our stream in the park; they have requested water from us and it has been approved and have given us the plans to connect to it and as soon as they connect to our water, we can annex them. Chief Enloe wants us to include 1488 to the city limits. We would take the area between us and the high school, all the way down from Community Drive all the way in to Magnolia. At a class he attended, Mr. Mendes stated that he found that when you have a development agreement with a piece of property with a development area like Legacy, it can be regarded as part of the city limits even though it is not being taxed and it is not yours for possession, it can be regarded as part of the city. This pushes our city limits all the way out to 149 for all practical purposes and allows us to extend our ETJ in all directions and to allow us to pick up other pieces of property. CanRig has petitioned us for water and sewer, we have agreed to it, the connections have been made while running the pipeline east, and once the pipes become hot and they start using it, we will annex them in about six months. Mr. Mendes further updated the Board on the latest plans and issues for 249 and Magnolia Ridge. Mr. Mendes lastly stated that he would like to schedule a workshop with Council, 4A, 4B, P&ZC to explore the benefits of applying a TIRZ over the entire city.

11. DISCUSSION/REPORT ON ADOPTED PROJECTS

Discussion/status report on the following adopted projects:

- a. Unity Park
Covered in Announcements. Executive Director/City Administrator Paul Mendes commented that he is trying to get FEMA to help rebuild the dam.
- b. Downtown Project
President Williams commented that there are stumps that need grinding.
- c. Economic Development Plan
No report.
 - i. Grow Magnolia
No report.
- d. Special Events
4th in Unity Park with fireworks synchronized with music, free hot dogs, Live Well Magnolia Fun Run in the morning and bike parade.

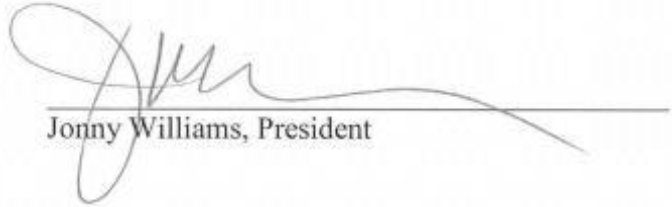
12. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

13. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Pat Zaiontz and seconded by Basil Tate, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:10 pm.

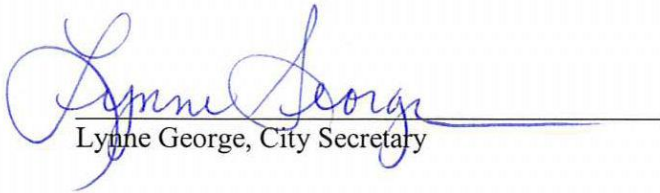



Jonny Williams, President

CERTIFICATION

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on June 9, 2016.

ATTEST:


Lynne George, City Secretary