

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
City Attorney Leonard Schneider



4A ECONOMIC DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY JUNE 12, 2014 - 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 12, 2014, 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 delivered the invocation.
- b. PLEDGE OF ALLEGIANCE
Jonny Williams lead the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Jonny Williams called roll and certified a quorum present with the following Board members in attendance: Jonny Williams, Basil Tate, Phyllis Stegen, Pat Zaiontz, and Anne Sundquist

Absent: -0-

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, 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 the Magnolia Summer Fest was this weekend at Unity Park and that there would be a carnival, dock dogs, music, food, etc.

6. FINANCIAL STATEMENTS – UPDATE OF REVENUES & EXPENDITURES

(Basil Tate)

Basil Tate provided an update 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 8, 2014.
- b. Approval of the 4A Economic Development Corporation minutes for the meeting held May 12, 2014.
- c. Liles Parker (Inv.#10371) \$ 814.00
- d. Tana Ross \$1,250.00

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

8. REVIEW AND CONSIDERATION – LOAN PROPOSALS FOR PURCHASE OF LAND OFF FM 149

Review, consideration and possible action regarding loan proposals for purchase of land off of FM 149.

Economic Development Coordinator Tana Ross provided loan proposal comparisons for Woodforest Bank and Prosperity Bank.

MOTION: Upon a motion to authorize Basil Tate and Tana Ross to work out the final arrangements with Woodforest Bank and to authorize President Jonny Williams to execute the note made by Anne Sundquist and seconded by Phyllis Stegen, the Board members voted and the motion carried unanimously.

9. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Economic Development Coordinator Tana Ross reported a significant sales tax increase of \$30,258 as a result of a Comptroller audit which actually equates to a 10% increase in revenues, \$20,000 over last year at the same time, and a 15.4% increase for the fiscal year. Mrs. Ross also reported on the highlights of contacts, a recent visit from foreign investors, annexation, four calls regarding the yellow house with 1 showing; business closures, business openings, expanding businesses; and she also asked the Board to consider sharing funding for her application for Leadership Montgomery County.

10. ANNEXATION/ETJ UPDATE

Update of annexation/ETJ proceedings.

Executive Director/City Administrator Paul Mendes provided the Board with a map of the 249/1488 area provided by TxDot showing the lanes of the proposed 249 roadway and where

they are currently doing the environmental studies. Mr. Mendes updated the Board that on June 19th, the final step for the annexation of the six parcels was going to be on the agenda and that he wanted to have City Engineer Craig Kankel come to provide an engineering update.

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 setting up of the Magnolia Summer Fest was in progress and also reported on the planned 4th of July fireworks celebration event plans.

b. Downtown Project

No comments.

c. Economic Development Plan

No comments.

i. Grow Magnolia

No comments.

d. Special Events

Already covered earlier under Announcements.

12. INCLUSIVE PARK UPDATE – PHYLLIS STEGEN

Phyllis Stegen provided an update regarding the inclusive park by reporting that there has been a lot of interest in this project and someone from the east side of Magnolia has contacted her about perhaps working with them to put it on the east side. She would like it to be in the City; however, there is really not a piece of City property big enough. The school district does have a piece that is big enough – it is the retention property piece where they were going to put the pool. She has talked to the school district and they are okay with letting us have the land but that they would like an interlocal agreement which would state that the land would be taken care of and it would be taken in as part of the park. She has also been told that there is a great possibility that the school district would just turn that land over to the City. She stated that she has lots of investors that are ready to do something to help get this park going because they realize how important it is, but the first thing is to get the land and the school district land is the land that they want and to do the interlocal agreement. The second thing would be to get the land ready as it is a big hole at the moment. Discussion followed.

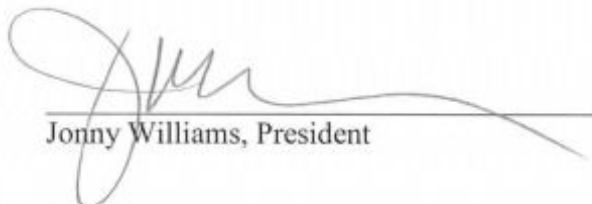
13. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

14. ADJOURNMENT

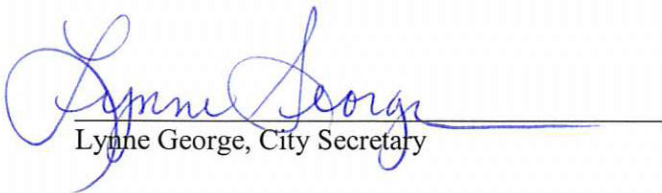
MOTION: Upon a motion to adjourn made by Basil Tate and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:25 pm.




Jonny Williams, President

I hereby certify that this is a true and correct copy of the minutes of the 4A EDC meeting held on June 12, 2014.

ATTEST:



Lynne George, City Secretary