

Robert Franklin, President  
Jake Kelly, Vice President  
Basil Tate, Treasurer  
Anne Sundquist  
Brenda Escalon



Rachel Steele, EDC Director  
Kandice Garrett, City Secretary  
Leonard Schneider, 4A EDC Attorney  
Don Doering, City Administrator  
Beverly Standley, Finance Administrator

## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES** **SPECIAL MEETING** **MONDAY, MARCH 10, 2022 – 4:00 P.M.**

#### **1. CALL MEETING TO ORDER**

Board President Robert Franklin called the meeting to order at 4:00 pm.

##### **a. INVOCATION**

Basil Tate offered the invocation.

##### **PLEDEGE OF ALLEGIANCE**

Board President Robert Franklin led the pledge of allegiance to the United States flag.

##### **b. ROLL CALL AND CERTIFICATION OF QUORUM**

Board President Robert Franklin called roll and certified a quorum present with the following 4A EDC Board members in attendance: Brenda Escalon, Anne Sundquist, Basil Tate, and Robert Franklin.

Absent: Jake Kelly

Staff present: Economic Development Director Rachel Steele, City Administrator Don Doering, and City Secretary Kandice Garrett.

#### **2. CITIZENS FORUM**

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

None

#### **3. REQUESTS OR PETITIONS FROM THE PUBLIC**

None

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

(Treasurer, Basil Tate)

Sales Tax Report

Expenses and Revenues

Basil Tate provided a summary of the expenses and revenues. Executive Director Rachel Steele reviewed the sales tax report.

5. **CONSENT AGENDA – ROUTINE ITEMS:**

(This portion of the agenda consists of items considered to be routine and can be enacted by one motion unless separate discussion is requested by a Board Director or a citizen.)

Minutes	Date
Approval of Minutes	January 27, 2022
Invoices	Amount
Rachel Steele Feb '22 Invoice	\$4,583.33
Rachel Steele Jan '22 Invoice	\$4,583.33
Liles Parker Inv. 2210	\$148.00
Tyson Services - Worsham Tract	\$250.00
Tractor Supply - FM 149 Gate	\$339.97
Tractor Supply - Pad Locks	\$56.98
HEARST Media	\$183.00
Greater Magnolia Chamber	\$10.00
CivicPlus	\$2,887.50

**MOTION:** Upon a motion to approve the Consent Agenda made by Anne Sundquist and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 3-0.

6. **EXECUTIVE SESSION**

The 4A EDC may convene in Executive Session

- a. In accordance with Texas Local Government Code 551.072 DELIBERATION REGARDING REAL PROPERTY; to deliberate the purchase, exchange, lease, or value of real property as it relates to the 41-acre FM 149 tract.

President Robert Franklin convened into Closed Executive Session at 4:09 p.m.

7. **RECONVENE** into regular session and consider action, if any, on item(s) discussed in executive session.

President Robert Franklin adjourned the Closed Executive Session and reconvened the Open Meeting at 4:32 p.m.

**MOTION:** Upon a motion to authorize the Economic Development Director and the 4A Attorney to prepare documents and letter to adjacent property owner regarding encroachment easement issue made by Anne

**Sundquist and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 3-0.**

**8. CONSIDERATION – DISCUSS AND TAKE POSSIBLE ACTION TO AUTHORIZE AND PREPARE SALE OF REAL PROPERTY CONTRACT TO CITY OF MAGNOLIA FOR MUNICIPAL WATER PLANT NO. 3**

Executive Director Rachel Steele informed the Board that this will be the sale of approximately 2.5 acres for the municipal Water Plant No. 3 located at the back of FM 149 tract and is requesting authorization for herself and the City Attorney to prepare the sales contract. This item will go to Council at their April meeting upon approval.

**MOTION: Upon a motion to authorize Executive Director to prepare sale of real property contract to City of Magnolia for municipal Water Plant No. 3 made by Anne Sundquist and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 3-0.**

**9. EXECUTIVE DIRECTOR REPORT  
Projects:**

FM 1774 Sewer Extension

Ms. Steele shared she is preparing a report to include activities and updates that occur monthly for the Board and noted a realtor's event sponsored by MISD that she recently attended and found to be very helpful and insightful. There was also an update on the FM 1774 Sewer Extension from the City Engineer surveying both sides of the corridor as well as the QA/QC results to be presented at the 4A May meeting.

Basil Tate reported to the Board that he has noticed someone being quoted in Community Impact interviews for economic development other than their Executive Director Rachel Steele and he called them up to let them know they need to be sure they are reaching out to Ms. Steele for that information.

**10. FUTURE AGENDA ITEMS**

None

**11. ADJOURN**

**MOTION: Upon a motion to adjourn made by Basil Tate and seconded by Brenda Escalon, the Board members voted, the motion carried unanimously, 3-0 and the meeting was adjourned at 4:40 pm.**



Robert Franklin, President

#### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on March 10, 2022, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:

Kandice Garrett, City Secretary