

Robert Franklin, President  
Anne Sundquist, Vice President  
Basil Tate, Treasurer  
Michael Doherty  
Brenda Escalon



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

## 4A ECONOMIC DEVELOPMENT CORPORATION

### **MINUTES** REGULAR MEETING THURSDAY, MAY 11, 2023 – 4:00 P.M.

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

Director Franklin called the meeting to order at 4:00 pm.

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

Director Tate offered the invocation.

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

Director Franklin led the pledge of allegiance to the United States flag.

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

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

Absent: Michael Doherty

Staff present: Economic Development Director, Rachel Steele.

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

*(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*  
None.

#### 3. **TREASURER'S REPORT –**

*(Treasurer, Basil Tate)*

General Sales Tax Report  
Expenses and Revenues

Mr. Tate provided a summary of the expenses and revenues. The Board took no action on the report.

#### 4. **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.)*

<b>Minutes</b>	<b>Date</b>
Approval of Minutes	April 13, 2023
<b>Invoices</b>	<b>Amount</b>
Rain 4 Rent (TWS)	\$26,171.62
Crostex (TWS)	\$19,800.00
Gemini Contracting Services (TWS)	\$8,000.00
Rachel Steele Invoice	\$4,812.50
ADIM Media Invoice	\$4,150.00
Liles Parker	\$1,075.00
High Star, Inc. (Rent)	\$625.00
FirstNet (Phone Line)	\$20.91
Strong Tower	\$12.00

**MOTION:** Upon a motion to approve the Consent Agenda made by Director Sundquist and seconded by Director Escalon, the Board members voted, and the motion carried unanimously, 4-0.

5. **CONSIDERATION:** Discuss and take action to approve Bleyl Engineering invoice for FM 1774 sewer extension project.

Ms. Steele reviewed the invoice with the Board.

**MOTION:** Upon a motion to approve Bleyl Engineering invoice made by Director Sundquist and seconded by Director Escalon, the Board members voted, and the motion carried unanimously, 4-0.

6. **CONSIDERATION:** Discuss and take action on approval of Center Point Electric easement as it relates to the FM 149 tract.

Ms. Steele reviewed easement document with the Board.

**MOTION:** Upon a motion to approve the Center Point electric easement made by Director Tate and seconded by Director Escalon, the Board members voted, and the motion carried unanimously, 4-0.

## 7. EXECUTIVE SESSION

Director Franklin convened the 4A Economic Development Corporation in Executive Session at 4:10 pm under Texas Local Government Code:

- a. Section 551.072 Texas Local Government Code- Deliberations about Real Property related to Project Alpha and the FM 149 tract;
- b. Section 551.072 Texas Local Government Code- Deliberations about Real Property related to the FM 1774 Sewer Extension;
- c. Section 551.087 Texas Local Government Code- Deliberations about Economic Development Matters related to the FM 149 tract;

Director Franklin adjourned the Closed Executive Session at 4:54 PM.

8. **CONSIDERATION:** Discuss and take action on items discussed in Executive Session:

**MOTION:** Upon a motion by Director Sundquist to decline and terminate negotiations with Project Alpha, and a second made by Director Tate, the Board members voted, and the motion carried unanimously, 4-0.

**MOTION:** Upon a motion by Director Sundquist to authorize the 4A Executive Director and Attorney to pursue negotiations on a tract of real property along FM 1774 and approximately Oak Crossing to support the FM 1774 sewer line extension project, and a second made by Director Escalon, the Board members voted, and the motion carried unanimously, 4-0.

**MOTION:** Upon a motion by Director Sundquist to authorize the Executive Director to obtain proposals from qualified firms for proposals to consider site planning services for the FM 149 tract, and a second made by Director Tate, the Board members voted, and the motion carried unanimously, 4-0.

9. **CONSIDERATION:** Discuss and take action to amend FY 2023 Project List.

The Board took no action on the item.

10. **CONSIDERATION:** Discuss and take action on FY 2024 project proposals.

The Board took no action on the item.

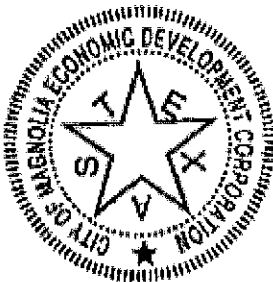
**11. Future Agenda Items**

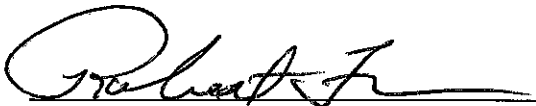
The Board requested the following be considered as part of the next meeting

- 2024 Project Proposals
- 2024 Budget
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**12. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Director Escalon and seconded by Director Tate, the Board members voted, the motion carried unanimously, 4-0 and the meeting was adjourned at 5:05 pm.

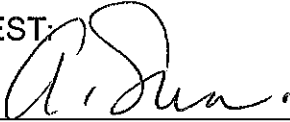


  
Robert Franklin, President  
Magnolia 4A Economic Development  
Corporation

# CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on May 11, 2023, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:



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Anne Sundquist, Vice President  
Magnolia 4A Economic Development Corporation