

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 **TUESDAY, OCTOBER 11, 2018 - 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 October 11, 2018, 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 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, Anne Sundquist, Basil Tate, Robert Franklin

Absent: Pat Zaiontz

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

Also present: Economic Development Coordinator/Planning Tech Tana Ross

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

No citizens comments.

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

None.

5. **ANNOUNCEMENTS**

Economic Development Coordinator/Planning Tech Tana Ross announced that Christmas in Unity Park will be December 1st.

Executive Director/City Administrator Paul Mendes announced that on October 23rd at 9:00 a.m. in Commissioners Court, he encouraged participation to all who are available to attend to show support from our area rather than by people from East County to hear a presentation by Commissioner Charlie Riley about extending the roads and highways out here. Transportation will be provided by the two RenFest vans.

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

(Basil Tate)

Basil Tate provided a summary of revenues, expenditures and future debt service obligations. Mr. Mendes explained the glitch calculation error in the budget. Mr. Tate read the email explaining the correction.

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 July 12, 2018.

July:

a. Tana Ross \$1,429.13

August:

a. Tana Ross \$1,429.13

September:

a. Liles Parker \$ 92.50

b. Tana Ross \$1,429.13

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

8. **UPDATE ON TXDOT OFFER FOR 0.063 ACRES ON FM 1488**

President Williams stated he instructed Tana Ross to contact TxDot and she did via email. Their initial offer was \$26,000 (\$9 per sq. ft.) + \$3,000, and they came back with an offer of \$32,000 (\$11 per sq. ft.) + \$3,000. The appraiser indicated it was not a problem and is processing it.

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

(Tana Ross)

- Sales tax report

Tana Ross reported sales tax up 19.4% for this period, with an increase of 19.4% for the first month of 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
Mrs. Ross summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts, solicitations, hostings, representations, visits and presentations. She also reported on contacts, meetings, etc., with proposed businesses, future developments and park rental. The new Tune Up men's salon is now open; there are plans for a food court on The Stroll, etc.

10. **ANNEXATION/ETJ UPDATE**

Update of annexation/ETJ proceedings.

Mr. Mendes reported that he is putting together a list to bring forward for consideration and approval; one is the far side of Kelly Street where they are being provided with water and sewer services, and they need to be picked up to join the group for debt service. Also, they are looking to start developing Escondida and the M3 project; and the Damuth property on 1488 owned by Parkside Capital wants to come in.

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

Discussion/status report on the following adopted projects:

a. Unity Park

Mrs. Ross reported an issue with the Magnolia Junior High girls cross country track team meet held at the park last Friday with an unauthorized street closure, a door was damaged in the girls restroom, toilet paper strewn all over, they picked up the trash outside but didn't bag it and put it in the dumpsters. Daniel came out to do a clean up and she asked him to bill us separately, and Public Works was able to fix the door, and that all will be deducted from the deposit. The flag court is still in progress.

Mr. Mendes reported the dam project has 60% of the concrete in place; however, due to the rains, water is in the pond and is causing delays.

b. Downtown Project

No report.

c. Economic Development Plan

Mr. Mendes stated that he had received a call today from Forestar to look for a electronic transfer of \$2.7 million for additional connections/impact fees for the Mill Creek subdivision development.

i. Grow Magnolia

No report.

d. Special Events

None.

12. CONSIDERATION – AMEND 4A EDC BUDGET

Consideration and possible action to amend the 4A EDC budget and refer to City Council for approval.

MOTION: Upon a motion to amend the 4A EDC budget and refer to City Council for approval made by Basil Tate and seconded by Robert Franklin, the Board members present voted and the motion carried unanimously.

13. CONSIDERATION – AGREEMENT WITH MONTGOMERY COUNTY AND AUDUBON FOR EXTENSION OF MILL CREEK ROAD ACROSS 4A EDC LAND

Consideration and possible action to approve agreement with Montgomery County and Audubon to participate in the extension of Mill Creek Road across the 4A EDC land (42 Acres on FM 149)

MOTION: Upon a motion to approve agreement with Montgomery County and Audubon to participate in the extension of Mill Creek Road across the 4A EDC land (42 Acres on FM 149) made by Anne Sundquist and seconded by Robert Franklin, the Board members present voted and the motion carried unanimously.

14. CONSIDERATION – AUTHORIZE NEW SIGNATURE CARDS FOR WOODFOREST BANK

Consideration and possible action to authorize new signature cards for Woodforest Bank.

MOTION: Upon a motion to authorize new signature cards for Woodforest Bank made by Basil Tate and seconded by Anne Sundquist, the Board members present voted and the motion carried unanimously.

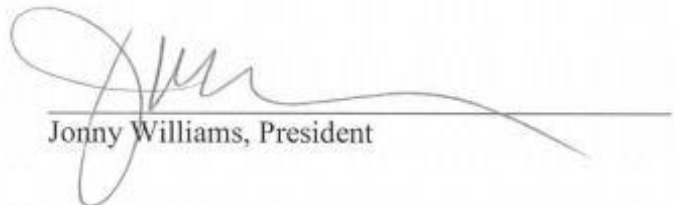
15. AGENDA ITEM REQUESTS

None.

16. ADJOURN

MOTION: Upon a motion to adjourn made by Robert Franklin and seconded by Basil Tate, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:07 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 October 11, 2018.

Attest:



Lynne George, City Secretary