

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, OCTOBER 12, 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, Basil Tate, Michael Doherty and Brenda Escalon.

Absent: Anne Sundquist

Staff present: Economic Development Director, Rachel Steele, City Administrator Don Doering, Corporation Attorney, Leonard Schneider.

2. CITIZENS FORUM

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

3. TREASURER'S REPORT –

(Treasurer, Basil Tate)

Mr. Tate provided a summary, 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.)*

Minutes	Date
Approval of Minutes	September 14, 2023
Invoices	Amount

Rain 4 Rent (TWS)	\$26,171.62
Gemini Contracting Services (TWS)	\$8,000.00
Rachel Steele Invoice	\$4,812.50
Corben Wendt (Oct. 2)	\$726.75
Liles Parker (September)	\$709.50
High Star, Inc. (Rent)	\$678.00
FirstNet (Phone Line)	\$20.91

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

5. PRESENTATION: Montgomery County Pct. 2 Commissioner Charlie Riley

6. EXECUTIVE SESSION

Director Franklin made a motion to adjourn into Executive Session at 4:08pm

Executive Session under Texas Local Government Code:

- a. Section 551.072 Deliberations about Real Property related to the FM 1774 sewer extension.

Director Franklin reconvened the Board into regular session at 4:20pm

7. CONSIDERATION- Discuss and take action on items discussed in Executive Session.

No action was taken.

8. CONSIDERATION: Discuss and take action on Rain for Rent Change Order for the East-Magnolia Temporary Water System

Ms. Steele reviewed the proposal with the Board noting that this change order is only to extend the time frame of the service contract through November 30, 2023.

MOTION: Director Escalon motioned to approve the Rain for Rent change order to extend the service contract through November 30, 2023, the motion was seconded by Director Tate, passing unanimously 4-0.

9. CONSIDERATION: Discus and take action on Gemini Change Order for the East-Magnolia Temporary Water System

Ms. Steel reviewed the proposal with the Board noting that this change order is only to extend the time frame of the service contract through November 30, 2023.

MOTION: Director Escalon motioned to approve the Gemini change order to extend the service contract through November 30, 2023, the motion was seconded by Director Doherty, passing unanimously 4-0.

10. CONSIDERATION and possible action to existing legal services for the corporation

MOTION: Director Escalon motioned to notify Liles Parker of a 30-day termination of services, the motion was seconded by Director Doherty, passing unanimously 4-0.

11. CONSIDERATION: Discuss and take action on Sales Tax Revenue Pledge with the City of Magnolia for the 2011 TxDOT SIB Loan repayment.

MOTION: Director Tate motioned to approve the Sales Tax Revenue pledge agreement with the City of Magnolia for the 2011 TxDOT SIB loan and to authorize the Magnolia 4A Corporation to pay the remaining balance in the amount not to exceed \$464,945.92, the motion was seconded by Director Escalon, passing unanimously 4-0.

12. CONSIDERATION: Discuss and take action on Sales Tax Revenue Pledge with the City of Magnolia for the 2017 TxDOT SIB Loan repayment

MOTION: Director Tate motioned to approve the Sales Tax Revenue pledge agreement with the City of Magnolia for the 2017 TxDOT SIB loan and to authorize the Magnolia 4A Corporation to pay the remaining balance in the amount not to exceed \$486,720.90, the motion was seconded by Director Escalon, passing unanimously 4-0.

13. CONSIDERATION: Discuss and take action on FY 2024 meeting dates

MOTION: Director Escalon motioned to approve the FY 2024 meeting dates, the motion was seconded by Director Doherty, passing unanimously 4-0.

14. CONSIDERATION: Discuss and take action to amend FY 2024 Project List

Ms. Steele reviewed the project list with the Board noting the addition of the 2011 and 2017 TxDOT SIB loans to the list.

MOTION: Director Escalon motioned to amend the FY 2024 Project list as presented, the motion was seconded by Director Doherty, passing unanimously 4-0.

15. CONSIDERATION: Discuss and take action on Resolution 2024-01 contract agreement with the Flock Group for automated license plate reader program

Magnolia Police Chief Kyle Montgomery gave a brief overview of the Flock System to the Board.

MOTION: Director Escalon motioned to approve Resolution 2024-01 contract agreement with the Flock Group for an automated license plate reader program, which was seconded by Director Doherty, passing unanimously 4-0.

16. CONSIDERATION: Discuss and take action on letter of engagement with Messer-Fort for legal services for the corporation

MOTION: Director Tate motioned to approve a letter of engagement with Messer-Fort for legal services and direct Liles Parker and the 4A Executive Director to coordinate on a transition plan, which was seconded by Director Escalon, passing unanimously 4-0.

17. CONSIDERATION: Discuss and take action on Marketing Services proposal for FY 2024

MOTION: Director Escalon motioned to approve marketing services proposal with Katie Britt for FY 2024, which was seconded by Director Doherty, passing unanimously 4-0.

18. CONSIDERATION: Direct Executive Director to prepare a Drainage Assessment RFQ for 4th Street corridor in Magnolia, Texas.

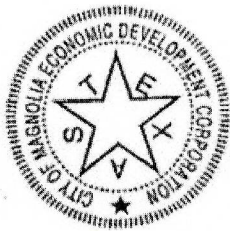
MOTION: Director Escalon motioned to direct executive director to prepare a drainage assessment RFQ for the 4th Street area within The Stroll Overlay district in Magnolia, Texas, which was seconded by Director Tate, passing unanimously 4-0.

19. Future Agenda Items

- a. Venturi Engineering to workshop FM 149 tract

20. Adjourn

MOTION: Upon a motion to adjourn made by Director Escalon and seconded by Director Doherty, the Board members voted, the motion carried unanimously, 4-0 and the meeting was adjourned at 4:47 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 October 12, 2023, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:

Basil Tate, Treasurer
Magnolia 4A Economic Development
Corporation