

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



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, OCTOBER 18, 2021 – 4:00 P.M.**

1. CALL MEETING TO ORDER

Board President Robert Franklin called the meeting to order at 4:02 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, Jake Kelly, Basil Tate, and Robert Franklin.

Absent: Anne Sundquist

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. CONSIDERATION – DISCUSS AND TAKE ACTION ON PROPOSAL FROM AEI ENGINEERING TO INITIATE PROPERTY SURVEY OF FM 149 MAXIE/WORSHAM TRACT

Executive Director Rachel Steele reported that the proposed cost of the survey will be \$65,000 and necessary to replat due to a portion (2 acres) of the property that was sold to the City for a sewer plant. Because a survey was not performed at time of purchase from former owners, but instead accepted on a metes and bounds description; therefore the need is present to satisfy legal concerns. The item will go before the City Council for final approval.

MOTION: Upon a motion to approve the proposal from AEI Engineering to initiate property survey of FM 149 Maxie/Worsham Tract made by Jake Kelly and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 3-0.

5. EXECUTIVE SESSION

The 4A EDC may convene in Executive Session

- a. In accordance with the Government Code Section 551.071 to receive legal advice on economic development negotiations and environmental study regarding 11 acres on Maxie-Worsham tract;
- b. In accordance with the Government Code Section 551.071 to receive legal advice on occupants at 39103 FM 149, Magnolia Texas, a property owned by the Magnolia 4A Economic Development Corporation;
- c. In accordance with the Government Code Section 551.087 (Deliberation about Economic Matters) regarding offer on portion of property (11 acres) on Maxie-Worsham tract and additional offer on all or a portion of property on Maxie-Worsham tract.

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

6. CONSIDERATION – DISCUSS AND TAKE POSSIBLE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

President Robert Franklin adjourned the Closed Executive Session and reconvened the Open Meeting at 4:55 p.m.

MOTION: Upon a motion for Executive Session 5 a. to direct City Attorney and Executive Director to take all necessary action to continue work on the estate at the Maxie-Worsham tract made by Basil Tate and seconded by Jake Kelly, the Board members voted, and the motion carried unanimously, 3-0.

MOTION: Upon a motion for Executive Session 5 b. to authorize City Attorney and Executive Director to take any and all appropriate legal action regarding the property located at 39103 FM 149, Magnolia, TX 77354

made by Brenda Escalon and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 3-0.

MOTION: Upon a motion for Executive Session 5 c. to withdraw negotiations with Lone Pint Brewery regarding and offer on a portion of the property (11 acres) on Maxie-Worsham tract made by Jake Kelly and seconded by Brenda Escalon, the Board members voted, and the motion carried unanimously, 3-0.

7. CONSIDERATION – DISCUSS AND TAKE ACTION TO APPROVE EXECUTIVE DIRECTOR’S CONTRACT

MOTION: Upon a motion to approve Executive Director’s Contract made by Jake Kelly and seconded by Basil Tate, the Board members voted, and the motion carried unanimously, 3-0.

8. FUTURE AGENDA ITEMS

- Develop the Board Book
- Sales Tax Reports
- Development projects outlined in the Chronicle

9. ADJOURN

MOTION: Upon a motion to adjourn made by Basil Tate and seconded by Jake Kelly, the Board members voted, the motion carried unanimously, 3-0 and the meeting was adjourned at 5:05 pm.



Robert Franklin, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 18, 2021, by the Board of the City of Magnolia 4A Economic Development Corporation.

ATTEST:

Kandice Garrett, City Secretary