

Pat Zaiontz, President  
Brenda Hoppe, Vice President  
Barbara Gardner, Treasurer  
Jonny Williams  
Clyde Hunt  
David Arevalo  
Joshua Chadwick

Executive Director/City Administrator, Paul Mendes  
City Secretary Lynne George  
4B CDC Attorney Leonard Schneider  
EDC/Planning Tech Tana Ross



## **4-B COMMUNITY DEVELOPMENT CORPORATION**

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY APRIL 11, 2019 - 5:30 P.M.**

Sewall Smith City Council Chambers  
18111 Buddy Riley Blvd., Magnolia, Texas 77354

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

Vice President Brenda Hoppe called the meeting to order at 5:30 pm.

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

Jonny Williams delivered the invocation.

##### **b. PLEDGE OF ALLEGIANCE**

Vice President Hoppe lead the pledge of allegiance to the United States flag.

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

Vice President Hoppe called roll and certified a quorum present with the following Board members in attendance: Clyde Hunt, Barbara Gardner, Jonny Williams, David Arevalo, Brenda Hoppe, Joshua Chadwick

Absent: Pat Zaiontz

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development/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)*

*(For matters not on the agenda. Comments shall be limited to **three (3) minutes per person**. Comments by the Board shall be limited to:*

- a. Statements of specific factual information given in response to an inquiry;*
- b. A recitation of existing policy in response to an inquiry;*
- c. A proposal to place the subject on a future agenda.*

None.

#### **4. ANNOUNCEMENTS**

*(Hear announcements concerning items of community interest from the Board members and City staff for which no action shall be taken or discussed.)*

Vice President Hoppe announced the 25<sup>th</sup> Annual Magnolia Showdown Barbeque Cookoff is this weekend and any and all help is welcome as well as volunteers.

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

*(Barbara Gardner)*

Barbara Gardner provided a brief summary of revenues, obligations and expenditures.

#### **6. CONSENT AGENDA – ROUTINE ITEMS:**

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

Approval of minutes	March 14, 2019
<b>Vendor</b>	<b>Amount</b>
Conway (Tx Wide Open for Business ad)	\$ 900.00
Daniel's Landscaping (Inv.#85)	\$ 700.00
Daniel's Landscaping (Inv.#73)	\$ 2,000.00
Tomball Rental Center	\$ 227.70
Magnolia Hardware (Inv.#125300)	\$ 4.98
Magnolia Hardware (Inv.#125353)	\$ 86.42
Magnolia Hardware (Inv.#125564)	\$ 437.94
Reimbursement for Wall of Fame goods	\$ 86.32
Tana Ross	\$ 1,429.13

**MOTION:** Upon a motion to approve all Consent Agenda items made by Jonny Williams and seconded by Joshua Chadwick, the Board members present voted and the motion carried unanimously.

#### **7. EDC/PLANNING TECH REPORT**

*(Tana Ross)*

- Sales tax report  
Economic Development Coordinator/Planning Tech Tana Ross provided a report with sales tax up 3.43%, with an increase of 12.42% for the fiscal year to date.
- Sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- EDC/Planning Tech Report  
Mrs. Ross summarized the EDC report highlights, business closings/relocations/openings, marketing, interests, projects, planning, contacts, solicitations, hostings, representations, visits and presentations. She also reported on meetings with developers and realtors, proposed/new/open businesses, future development status, park rental and permitting and marketing. They had another very nice "Wall of Fame" event sponsored by Cecil Bell Jr., invitations have been sent out for another realtor/developer breakfast scheduled for April 24<sup>th</sup> with a panel of six developers, Commissioner Riley will be providing a relief route

update, Williams Brothers will be sending a rep to provide an update on 249, and Little Momma's is closed.

## **8. APPROVED PROJECTS REPORTS/UPDATES**

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*  
Executive Director/City Administrator Paul Mendes reported on all of the repairs/maintenance being taken care of in the park and what still needs to be addressed.
- b. Grow Magnolia  
Mr. Mendes reported that we are applying for a grant from the Economic Development Administration (“EDA”) to build a complete water plant on a 3-5 acre portion of the 42 acres owned by 4A EDC off FM 149, and have briefed 4A at today's earlier meeting. This would provide water to the commercial businesses to the entire complex area of the golden triangle, Parkside, Barbeque and Buck Grass sites. We also met with Rick Sheldon of the 593 acre M3 development and Mr. Sheldon refers to the 249/1774 area as “Technology Woods.” Mr. Sheldon is seeking technology businesses and feels it would be good branding for that area and hopes it will catch on. Mr. Mendes emphasized that we need to work on jobs.
- c. Gateways – *(Brenda Hoppe)*  
No report.
- d. Downtown Upgrades - *(approved 2011) – (Joshua Chadwick)*  
No report.
- e. Project to promote new and expanded business development within the City limits and ETJ of Magnolia - Allocation of \$10,000.00 for land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements to promote new or expanded business development. *(approved March 2013)*  
No report.

## **9. REQUEST(S) FOR AGENDA ITEM(S)**

Jonny Williams requested an item on the next agenda to discuss a snow cone building or vendor.

## **10. ADJOURN**

There being no further business, Vice President Hoppe adjourned the meeting at 6:07 p.m.

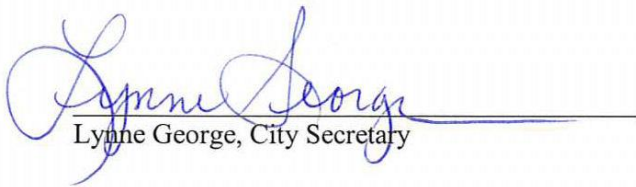


  
Pat Zaiontz, President

### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 11, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:



Lynne George, City Secretary