

Brenda Hoppe, President
Joshua Chadwick, Vice President
Barbara Gardner, Treasurer
Clyde Hunt
Andrew Hook
Brandon Jacobs
Brett Sims



Rachel Steele, Economic Director
Don Doering, City Administrator
Leonard Schneider, Corp. Attorney
Beverly Standley, Finance Administrator

MINUTES
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY, APRIL 13, 2023 – 5:30 P.M.

1. CALL TO ORDER

President Brenda Hoppe called the meeting to order at 5:32 p.m.

a. INVOCATION

An invocation was delivered.

b. PLEDGE OF ALLEGIANCE

President Brenda Hoppe led the Pledge of Allegiance.

c. ROLL CALL AND CERTIFICATION OF QUORUM

President Brenda Hoppe called roll and certified a quorum present with the following Board members in attendance: Brenda Hoppe, Barbara Gardner, Joshua Chadwick, Clyde Hunt, Brandon Jacobs, Andrew Hook and Brett Sims.

Staff present: Economic Development Director Rachel Steele, City Administrator Don Doering, Finance Administrator Beverly Standley.

2. 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.*

3. ANNOUNCEMENTS

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

4. TREASURER'S REPORT –

- a. Update on revenues and expenditures**
- b. Monthly sales tax summary**

Director Gardner provided reviewed the report. The Board took no action on the time.

5. 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	March 9, 2023
Invoices	Amount
Rachel Steele	\$4,812.49
Bleyl Engineering (FM 1488 PER Engineering)	\$10,286.03
Bleyl Engineering (FM 1774 Sewer)	\$5,000.00
Liles Parker	\$322.50
High Star Rent	\$625.00
OCS (IT Support)	\$62.50
FirstNet (Phone line)	\$20.91

MOTION: Upon a motion to approve the Consent Agenda made by Director Jacobs and seconded by Director Hunt, the Board members voted, and the motion carried unanimously, 7-0.

6. PRESENTATION: Progress report on FY 2023 Projects

Ms. Steele provided an update on the FY 2023 Projects with the Board. The presentation was informational, and the Board took no action.

7. CONSIDERATION- Discuss and take action to approve Resolution 2023-002 to approve settlement with Fidelity National Title Group.

Ms. Steele reviewed the terms of the settlement. Director Hook noted that as the adjacent property owner to the Commerce Street tract and to avoid the appearance of any conflict of interest, he would abstain from voting.

MOTION: Upon a motion to accept the terms of the settlement offer and approve Resolution 2023-002 made by Director Jacobs and seconded by Director Chadwick, the Board members voted, and the motion carried unanimously, 6-0-1 with Director Hook in abstention.

8. CONSIDERATION- Discuss and take action on proposal from Magnolia Public Works to replace a concrete base as part of the re-construction of the ADA swing at Unity Park.

Ms. Steele reviewed the bid proposals. Additional information and specifications were requested by the Directors and presented at the May 2023 meeting. The Board took no action on the item.

9. PRESENTATION: Veterans Monument, Eagle Scout Lamm Project at Unity Park

Ms. Steele introduced Mr. Carey Lamm who's son undertook the fundraising and construction of Veterans Plaza as his eagle scout project in 2019-2020. Due to extenuating circumstances, the monument in the plaza was never constructed and the family has held the bricks at their home for the past two years. Mr. Lamm would like to request 4B's assistance in finishing the project. Director Chadwick confirmed that he would coordinate with Ms. Steele and the Lamm family for additional assistance and a summary of steps needed to complete the project at the May 11, 2023 meeting. The Board took no action on

the presentation.

10. CONSIDERATION- Discuss and take action to amend shared services agreement with the City of Magnolia

Ms. Steele reviewed the agreement with the Directors, with the departure of the City Secretary in December 2022, the Executive Director of the 4A/4B corporations has assumed the defined tasks.

MOTION: Upon a motion to amend the shared Services Agreement with the City of Magnolia to remove the stipend for City Secretary services by Director Sims and seconded by Director Gardner, the motion passed unanimously, 7-0.

11. CONSIDERATION- Discuss and take action on amendment to 2023 Project List.

Ms. Steele reviewed the project list with the Board. The Board discussed the status of the FY 2023 projects noting the following amendments:

- Not to exceed expenses of \$5,000 to support and assist with dedication and opening of Veterans Plaza at Unity Park;
- Replacing the Comprehensive Plan with the Parks and Recreation Plan and subsequent budget;
- Re-distribution of project funds to the Business Improvement Grant

MOTION: Upon a motion by Director Sims to amend the FY 2023 Project Lists, and seconded by Director Jacobs, the motion passed unanimously, 7-0.

12. CONSIDERATION- Discuss and take action to identify FY 2024 project priorities.

Ms. Steele reviewed the project categories the corporation has typically funded in the past. The Directors asked for an additional short list at the May 11, 2023 monthly meeting. The Board took no action on the item.

13. CONSIDERATION-Discuss and take action on Resolution 2023-003 in recognition of Economic Development Week May 8-13, 2023.

Ms. Steele presented the resolution to the Board.

MOTION: Upon a motion by Director Jacobs to adopt Resolution 2023-003 to recognize Economic Development Week, and seconded by Director Hunt, the motion passed unanimously, 7-0.

14. APPROVED PROJECTS REPORTS/UPDATES AND STATUS

- a. **Unity Park** ⁽²⁰⁰⁶⁻²⁰⁰⁷⁾
- b. **Downtown Upgrades** ⁽²⁰¹¹⁾
- c. **Monument Signs** ⁽²⁰²¹⁾
- d. **Purchase of Real Property** ⁽²⁰²¹⁾

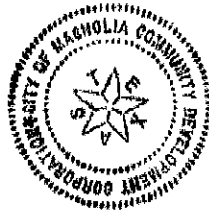
There were no new updates on the existing projects. The Board took no action on the report.

15. FUTURE AGENDA ITEMS

- Veterans Plaza Updates
- FY 2024 Projects Recommendations

16. ADJOURN

MOTION: Upon a motion to adjourn made by Director Hunt and seconded by Director Sims, the Board members present voted, and the motion carried unanimously, 7-0 and President Hoppe adjourned the meeting at 6:50 pm.



A handwritten signature in black ink, appearing to read "Brenda Hoppe", written over a horizontal line.

Brenda Hoppe, President
Magnolia 4B Community Development
Corporation

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on April 13, 2023, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

A large, stylized handwritten signature in black ink, written over a horizontal line.

Joshua Chadwick, Vice President
Magnolia 4B Community Development
Corporation