

Pat Zaiontz, President
Barbara Gardner, Treasurer
Jonny Williams
Gari Lynn Hessong, Vice President
Clyde Hunt
David Arevalo
Vacancy

Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
City Attorney Leonard Schneider



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

THURSDAY AUGUST 13, 2015 - 5:30 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd., Magnolia, Texas 77354

A meeting of the Magnolia 4B Community Development Corporation was held on August 13, 2015, beginning at 5:31 pm in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL TO ORDER

The meeting was called to order by President Pat Zaiontz at 5:31 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

President Zaiontz lead the pledge of allegiance to the United States flag.

2. ROLL CALL AND CERTIFICATION OF QUORUM

President Pat Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jonny Williams, Clyde Hunt, Barbara Gardner

Absent: Gari Lynn Hessong, Jerry Reed, David Arevalo

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

Also present: Jennifer Holloway, Paralegal, Viada & Strayer; Economic Development Coordinator Tana Ross

3. ACCEPT RESIGNATION FROM JERRY REED

MOTION: Upon a motion to accept resignation from Jerry Reed made by Jonny Williams and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

4. CONSIDERATION – APPOINT TREASURER

Consideration and possible action to appoint Treasurer.

MOTION: Upon a motion to appoint Barbara Gardner Treasurer made by Jonny Williams and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

5. CLOSED EXECUTIVE SESSION

4B CDC may convene into a closed session in accordance with the Government Code, Section 551 to discuss the following matters:

- a. §551.071 – Consultation with attorney - Smedley vs. City of Magnolia, et al.

MOTION: Upon a motion to convene into a Closed Executive Session made by Jonny Williams and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

President Zaiontz recessed the Open Session and convened the Closed Executive Session at 5:36 pm.

6. ADJOURN CLOSED EXECUTIVE SESSION AND RECONVENE OPEN SESSION

President Zaiontz adjourned the Closed Executive Session and reconvened the Open Session at 5:55 pm.

7. CONSIDERATION – ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION

Consideration and possible action as a result of Closed Executive Session.

MOTION: Upon a motion to retain the services of attorney Ray Viada, Viada & Strayer to represent 4B CDC in the Smedley vs. City of Magnolia et al case made by Barbara Gardner and seconded by Clyde Hunt, the Board members present voted and the motion carried unanimously.

8. 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.

9. ANNOUNCEMENTS

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

None.

10. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES

(Pat Zaiontz)

President Zaiontz provided a brief summary of revenues and expenditures.

11. 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.)

- a. Approval of the minutes of the 4B CDC meeting held on July 9, 2015.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Aerial Focus	500742	\$ 2,835.00
c.	Magnolia Hardware & Supply (Inv.#91911)	500848	\$ 8.99
d.	Magnolia Hardware & Supply (Inv.#91917)	500848	\$ 13.65
e.	Magnolia Hardware & Supply (Inv.#91964)	500848	\$ 55.13
f.	Liles Parker (Inv.#1155)	500640	\$ 129.50
g.	Tana Ross	500632	\$ 1,287.50

MOTION: Upon a motion to approve Consent Agenda items a. through g. made by Jonny Williams and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

12. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Tana Ross provided a sales tax revenue comparison, a sales tax report, and economic development activity report. Mrs. Ross reported sales tax overall only up by 9%, up 14% for the fiscal year and next month is the last month, still on target; provided a summary of highlights in the economic development activity report, business retention visits, visits with planners and developers, consultants, and various other contacts, including new solicitations and new inquiries. Regarding Stroll parking, a meeting was held this past week with the Methodist Church and a draft agreement is being drawn up for a more permanent parking situation.

Also, she made recommendations for memberships with the Central East Texas Alliance at \$200, International Council for Shopping Centers at \$100, and Texas Economic Development Council at \$500.

13. DISCUSSION – BILLBOARD FOR DEVELOPING NEW AND EXPANDED BUSINESS ENTERPRISES

Discussion and consideration regarding purchasing billboard as a project to advertise or publicize the city for the purpose of developing new and expanded business enterprises.

Executive Director/City Administrator Paul Mendes stated that 4A/4B needs to allocate the time and the investment into something that enhances and basically advertises development of the businesses in the city, not the activities and events in the city. He suggested doing a partnership between the HOT money which would allow the advertising of upcoming events, as well as advertising business, “come to Magnolia – we are open for business”, and he thinks between the two aspects, it can work.

No action was taken.

14. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*
Executive Director/City Administrator Paul Mendes reported that he contacted MISD and they have access to broadband internet service at Alpha Academy which may help us out with the security cameras and he asked if we could work with them. They said they would do whatever they could do to help us. He needs to get back with them to close the loop.
- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*
Barbara Gardner reported that the new tenant received a bid to rebuild the deck but it was too high so he is going to do something else.
- c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*
No report.
 - (i). Grow Magnolia
Mr. Mendes reported that we have had several developers come in to talk to us about development and annexation, so there is a lot of activity as far as coming growth in the area. In the last week, we've had about five contacts about doing some building and developing in Magnolia.
- d. Gateways – *(Barbara Gardner)*
Barbara Gardner provided an example of a sign that she has received feedback that everyone agreed was what they wanted, using limestone.
- e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*
Mr. Mendes reported that with the widening of 1774, the traffic signs were relocated and TxDot came and put in signs at the exact location where they are supposed to be, leaving our signs out in the cold. We found a way to cut off the TxDot sign and set our sign over the top of the TxDot signs, so now we have a very nice sign with the proper breakaway bases at no cost to the City.
- f. 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.
- g. Project to promote new and expanded business development through the creation of a City Centre - 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.

15. REQUESTS FOR FUTURE AGENDA ITEMS

President Zaiontz requested that an item be placed on the next agenda to consider approving the recommendations for memberships referenced in item #12.

16. ADJOURNMENT

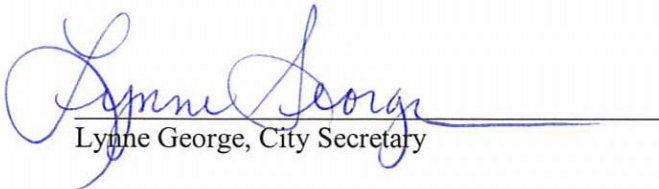
MOTION: Upon a motion to adjourn made by Jonny Williams and seconded by Barbara Gardner, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:20 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on August 13, 2015 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary