

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

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

REGULAR MEETING

THURSDAY AUGUST 14, 2014 - 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 14, 2014, beginning at 5:30 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 5:30 pm.

a. **INVOCATION**

Clyde Hunt delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

President Zaiontz lead the pledge of allegiance.

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, Barbara Gardner, Clyde Hunt, and Gari Lynn Hessong

Absent: Jerry Reed and David Arevalo

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

Economic Development Coordinator Tana Ross announced that the Stroll Thru the Renaissance will be from 3 – 7 pm, Sept. 27th.

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

(Jerry Reed)

Provided in packet. In Jerry Reed's absence, President Pat Zaiontz provided a brief summary of expenditures and revenues.

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.)

a. Approval of the minutes of the 4B CDC meeting held on July 10, 2014.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Magnolia Hardware & Supply Inc. (Inv.#81558)	500848	\$ 25.74
c.	Magnolia Hardware & Supply Inc. (Inv.#81589)	500848	\$ 12.78
d.	City of Magnolia	500766	\$ 36.58
e.	DAC Electrical Services, LLC (Inv.#5108)	500848	\$ 2,165.00
f.	Sam's Club	500848	\$ 175.96
g.	Lowe's Home Centers, LLC	500848	\$ 20.16
h.	International Council of Shopping Centers	500550	\$ 50.00
i.	Leadership Montgomery County	500550	\$ 450.00
j.	Tana Ross	500632	\$ 1,250.00
k.	WCA (Inv.#010-0000343800)	500848	\$ 129.53

MOTION: Upon a motion to approve Consent Agenda items a. through k. made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

7. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Economic Development Coordinator Tana Ross reported that sales tax was up 16% for this period, and up 15% for the fiscal year; provided a City of Magnolia sales tax comparison; provided August 2014 Sales Tax Revenue Comparison; provided an Economic Development Activities/Community Development/Marketing report for the month; and provided an update on the loan and scheduled closing for the property purchase for Magnolia East. Ms. Ross commented that things have shifted from developers, to retail specific developers.

8. APPROVED PROJECTS REPORTS/UPDATES

a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*

Discussion followed regarding barbeque cookoff events on east side of the park property and whether or not to charge a rental fee.

President Zaiontz mentioned that the five year contract with the State for the grant money has run out and we are no longer bound by their requirements/restrictions. There has been

some preliminary discussion regarding building up the dam in order to fill up the lake at an approximated cost of \$2,000 to \$3,000.

b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*

Discussion followed regarding marketing the house, leasing options, getting more exposure, and getting equipment to put in the kitchen. The consensus of the Board was to allow Barbara Gardner to use her best judgment to market the house and allow Mr. Mendes to be on the watch for kitchen equipment.

c. Economic Development Program – *(approved 2007-2008) – (Jerry Reed)*

No report.

(i). Grow Magnolia

No report.

d. Gateways – *(Barbara Gardner)*

No report.

e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*

No report.

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.

9. REQUESTS FOR FUTURE AGENDA ITEMS

None.

10. ADJOURNMENT

MOTION: Upon a motion to adjourn the meeting made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted, the motion carried unanimously and the meeting at 6:17 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on August 14, 2014, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:



Lynne George, City Secretary