



## 4-B COMMUNITY DEVELOPMENT CORPORATION

### MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

SPECIAL MEETING AND BUDGET WORKSHOP SESSION #2

MONDAY AUGUST 15, 2011 - 5:00 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd, Magnolia, Texas 77354

A Special Meeting and Budget Workshop Session #2 of the Magnolia 4B Community Development Corporation was held on August 15, 2011, beginning at 5:00 pm, in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd, Magnolia, Texas 77354.

#### 1. CALL TO ORDER

Chairman Frank Parker called the meeting to order at 5:00 pm.

##### a. INVOCATION

Clyde Hunt delivered the invocation.

##### b. PLEDGE OF ALLEGIANCE

Chairman Frank Parker lead the pledge of allegiance.

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

Chairman Frank Parker called roll and certified a quorum present with the following Board members in attendance: Frank Parker, Jonny Williams, Jerry Reed, Pat Zaiontz, Clyde Hunt.

Absent: Andy Mize, Gari Lynn Hessong

Staff present: Executive Director Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller

#### 3. CONSIDERATION – MODIFICATION OF LEASE AGREEMENT

Consideration and possible action to modify the Lease Agreement between the 4B-CDC and Mo-Co Grille.

Mr. Todd Anderson of Mo-Co Grille stated that issues with the air conditioning delayed their planned opening date a week and based on that, he stated that they lost a considerable amount of revenue estimated at \$20,000, as well as extra expenses at \$7,500 to \$10,000, so he said they were looking for some type of concessions for at least two months on the rent, possibly three, to help them offset the loss and costs they have incurred. Discussion followed.

**4. CONSIDERATION – EXPENDITURE APPROVAL**

Discussion and approval of non-budgeted expenditures requiring two directors signatures.

Discussion took place regarding non-budgeted expenditures policies, who could sign, and approval policies.

**MOTION: Upon a motion by Jonny Williams to approve non-budgeted expenditures requiring two Board member's signatures for approved projects and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.**

**5. BUDGET WORKSHOP SESSION #2**

Discussion of Budget for Fiscal Year 2011-2012.

Discussion of the budget, assets, etc. followed, to include setting aside an amount in a reserve fund. Jonny Williams suggested setting aside \$75,000 to \$100,000. More discussion followed. In relation to a reserve fund, Economic Development Coordinator Deborah Rose Miller stated that sales tax was up 3.12%, with anticipation of growth, and that grant money will be sought for some of the projects. Each project's budget was reviewed and adjusted to set aside a reserve fund.

**6. APPROVAL OF BUDGET FOR FISCAL YEAR 2011-2012.**

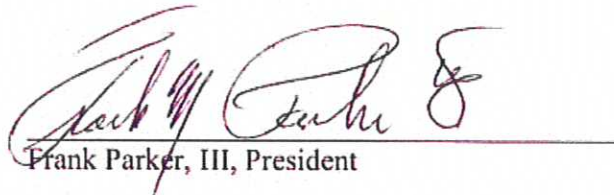
Consideration and possible action to approve the 4B budget for Fiscal Year 2011-2012.

**MOTION: Upon a motion to approve the 4B CDC budget for Fiscal Year 2011-2012 made by Jonny Williams and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.**

**7. ADJOURNMENT**

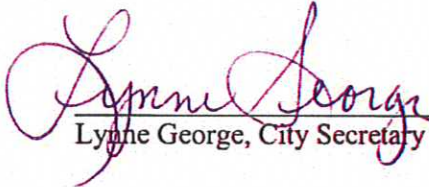
**MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Jerry Reed, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:02 pm.**



  
Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the Public Hearing and Special Meeting and Budget Workshop Session #2 held on August 15, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary