

Pat Zaiontz, President  
Jerry Reed, Treasurer  
Jonny Williams  
Barbara Gardner  
Gari Lynn Hessong, Vice President  
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 DECEMBER 11, 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 December 11, 2014, beginning at 5:51 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 5:51 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, Jerry Reed, Jonny Williams, David Arevalo, Gari Lynn Hessong, Barbara Gardner, Clyde Hunt

Absent: -0-

Staff present: City Administrator Paul Mendes, City Secretary Lynne George

#### **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.)*

None.

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

*(Jerry Reed, Treasurer)*

Treasurer Jerry Reed provided a brief summary of revenues 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.)*

a. Approval of the minutes of the 4B CDC meeting held on November 13, 2014.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Amazon.com	500851	\$ 33.69
c.	Greater Magnolia Chamber of Commerce	500851	\$ 45.00
d.	Texas Downtown Association	500550	\$ 82.50
e.	WCA (Inv.#370225)	500848	\$ 129.53
f.	Liles Parker	500640	\$ 92.50
g.	Tana Ross	500632	\$ 1,287.50
h.	Tana Ross	500851	\$ 212.50
i.	Gigmasters (Inv.#894451)	500851	\$ 62.50
j.	Gigmasters (Inv.#894452)	500851	\$ 150.00
k.	Tana Ross	500543	\$ 268.44

**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 voted and the motion carried unanimously.

**7. CONSIDERATION – APPROVAL OF CONVEYANCE OF PECAN DRIVE TO 4B COMMUNITY DEVELOPMENT CORPORATION (“CDC”)**

Consideration and possible action to approve the Conveyance Agreement Pursuant to Texas Local Government Code Sec. 253.012 regarding the conveyance of Pecan Drive to 4B CDC and authorize the President to execute.

**MOTION:** Upon a motion to approve the Conveyance Agreement Pursuant to Texas Local Government Code Sec. 253.012 regarding the conveyance of Pecan Drive to 4B CDC and authorize the President to execute made by Jonny Williams and seconded by Barbara Gardner, the Board members voted and the motion carried unanimously.

**8. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

Provided in packet. Ms. Ross provided a sales tax revenue comparison, showing an increase in sales tax of 26%. Ms. Ross also reported that the City lighting of the Christmas tree will be on Friday at 6:30, and the Hometown Christmas parade will be Saturday at 10 a.m., both at Unity Park.

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

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*  
Covered.
- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*  
Barbara Gardner reported that a couple of restaurants have shown interest.
- 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.

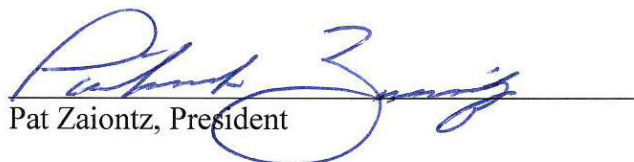
## **10. REQUESTS FOR FUTURE AGENDA ITEMS**

None.

## **11. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn the meeting made by Gari Lynn Hessong and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting at 5:58 p.m.



  
Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on December 11, 2014, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:



Lynne George, City Secretary