

Pat Zaiontz, President  
Brenda Hoppe, Vice President  
Barbara Gardner, Treasurer  
Clyde Hunt  
David Arevalo  
Jonny Williams  
Joshua Chadwick



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

## **4-B COMMUNITY DEVELOPMENT CORPORATION**

### **MINUTES OF THE REGULAR MEETING HELD THURSDAY DECEMBER 14, 2017 - 4:30 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 14, 2017, beginning at 4:32 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

#### **1. CALL TO ORDER**

President Pat Zaiontz called the meeting to order at 4:32 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 Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Brenda Hoppe, Clyde Hunt, Barbara Gardner, Joshua Chadwick

Absent: David Arevalo, Jonny Williams

Staff present: City Secretary Lynne George

Also present: Economic Development Coordinator/Planning Technician 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/Planning Technician Tana Ross announced that the Mardi Gras on The Stroll will be on February 10<sup>th</sup>, and that we are having an open house on Friday from 3 – 5 p.m. and everyone is invited.

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

*(Barbara Gardner)*

Barbara Gardner provided a brief summary of revenues, obligations 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 meeting held on November 9, 2017.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	Magnolia Hardware & Supply (Inv.#114525)	500848	\$ 1.28
c.	Magnolia Hardware & Supply (Inv.#114884)	500848	\$ 13.48
d.	Magnolia Hardware & Supply (Inv.#115109)	500971	\$ 29.98
e.	United Rentals (Inv.#152199552-001)	500848	\$ 1,297.17
f.	Outshine by Design (Inv.#SROLLTEES17)	500971	\$ 697.32
g.	Angela Beltran		\$ 23.80
h.	CDI Texas 2018		\$ 175.00
i.	Tana Ross	500632	\$ 1,387.50

**MOTION:** Upon a motion to approve Consent Agenda items a., b., c., d., f., g., h., and i. and to pull e. for further verification made by Clyde Hunt and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

#### **7. EDC/PLANNING TECH. REPORT**

*(Tana Ross)*

- Monthly sales tax report  
EDC/Planning Tech. Tana Ross reported sales tax down -4.08% for this period (October), down -8.20% for the fiscal year to date.
- Monthly sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- Monthly EDC/Planning Tech. Report  
Mrs. Ross summarized report highlights, contacts, developments, planning, community development/marketing, inquiries for Unity Park, bookings, Stroll events, other events, other community efforts, business closings/relocations/openings, interests, upcoming businesses, projects, solicitations, hostings, representations and presentations.

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

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

President Zaiontz reported that we are still working on repairing the dam and that the park is doing well.

- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*  
Realtor Brenda Escalon reported on recent showings and on moving the sign.
- c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*  
No report.
  - (i). Grow Magnolia  
No report.
- d. Gateways – *(Brenda Hoppe)*  
No report.
- e. Downtown Upgrades - *(approved 2011) – (Joshua Chadwick)*  
Tana Ross reported that we have put up the Christmas banners on The Stroll.
- 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)*

Committed to traffic study. No report. President Zaiontz asked that this item be dropped from the agenda.

**9. REQUEST(S) FOR AGENDA ITEM(S)**

Place 6.e. on the next agenda for approval.

**10. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Clyde Hunt and seconded by Brenda Hoppe, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:09 p.m.



  
Pat Zaiontz, President

### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on December 14, 2017 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary