

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

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



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

### **MINUTES**

#### **REGULAR MEETING**

**THURSDAY DECEMBER 8, 2016 - 5:30 P.M.**

Sewall Smith City Council Chambers  
18111 Buddy Riley Blvd., Magnolia, Texas 77354

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

President Pat Zaiontz called the meeting to order at 5:30 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: Jonny Williams, Pat Zaiontz, Barbara Gardner, David Arevalo, Clyde Hunt, Gari Lynn Hessong, Brenda Hoppe

Absent: -0-

Staff present: 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.)*

Pat Zaiontz announced the parade and Hometown Christmas tomorrow

## **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. CONSIDERATION – APPROVE MINUTES**

Consideration and possible action to approve the minutes of the 4B CDC meeting held November 10, 2016.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	Tana Ross	500632	\$ 1,387.50

**MOTION:** Upon a motion to approve Consent Agenda items a. & b. made by Clyde Hunt and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

Gari Lynn Hessong inquired if we publish an advertisement for Tana Ross's position and accept resumes.

## **7. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

- Sales tax report

In Economic Development Coordinator Tana Ross's absence, City Secretary Lynne George reported sales tax down 4.00%, with a decrease of 5.54% for the first three months of the fiscal year to date.

- Sales tax revenue comparison

Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.

- Economic Development Coordinator Report

In her report, Mrs. Ross briefly summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming businesses, projects, contacts, solicitations, hostings, representations and presentations.

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

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

Gari Lynn Hessong inquired as to who decides whether someone who puts on an event gets their deposit back or not. Jonny Williams stated that Sammie Scott is doing the after event check, and then several others go out to inspect the premises as well. Ms. Hessong commented that 24 hours after the cookoff she was told by Tana Ross that they needed to come in to reserve their date for next year or it was going to be given away to someone else who had a check. Ms. Hessong stated that she was very upset.

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

President Zaiontz reported that we had someone to come look it over and he gave us an estimate of \$4,500 to correct several things that need to be addressed, i.e., the tin siding on

the outside of the building, the broken back porch and rails, painting, etc. The consensus of the Board was to go ahead and do the work for \$4,500. The listing for rent/sale will be with a realtor who will advertise on Loopnet and normally the realtor asks for the equivalent of one month for each year but they negotiated down to one month's rent for leasing it.

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) – (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.

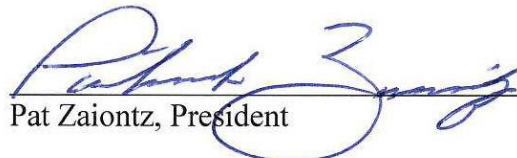
**9. REQUESTS FOR FUTURE AGENDA ITEMS**

None.

**10. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Brenda Hoppe and seconded by Jonny Williams, the Board members voted, the motion carried unanimously and the meeting was adjourned at 6:03 p.m.

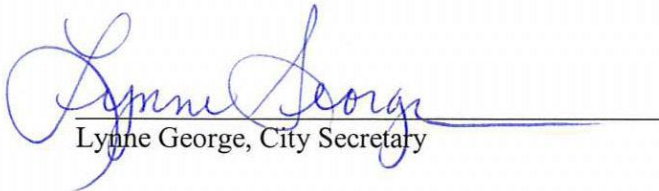


  
Pat Zaiontz, President

### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on December 8, 2016 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:



Lynne George, City Secretary