



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY FEBRUARY 10, 2011 - 5:30 P.M.
Sewall Smith City Council Chambers
18111 Buddy Riley Blvd, Magnolia, Texas 77354

A regular meeting of the Magnolia 4B Community Development Corporation met on February 10, 2011, 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

President Frank Parker called the meeting to order at 5:30 pm.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Boardmember Jonny Williams delivered the invocation and Frank Parker led the pledge of allegiance.

3. ROLL CALL AND CERTIFICATION OF QUORUM

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

Absent: Gari Lynn Hessong

Staff present: Executive Director Paul Mendes, City Secretary Lynne George, Brenda Henderson

Guest: Tana Ross, Words, Inc.

4. CITIZENS FORUM

(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)

None.

5. ANNOUNCEMENTS

(Hear announcements concerning items of community interest from the Board members and City staff for which no action shall be taken or discussed.)

Executive Director Paul Mendes announced that a developer had come by and showed us a snapshot of what they are proposing to develop behind Food Basket in the way of a double-wide manufactured homes development. Mr. Mendes also showed the Board members the draft mockup sample of the aerial map he has been working on for economic development.

6. FINANCE MANAGER REPORT- JANUARY 2011 FINANCIAL STATEMENT

(Jerry Reed)

Jerry Reed provided a brief summary the highlights of the financial statement.

7. 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 of the 4B CDC held on January 13, 2011.

<u>Vendor</u>	<u>Project Acct #</u>	<u>Amount</u>
b. Burditt Consultants, LLC (Inv. #122522)	Unity Park	\$ 806.40
c. DAC Electrical Services, L.L.C. (Inv. #2143)	Yellow House	\$3,280.00
d. Signs of Magnolia, LLC (Inv. #6305)	Farmers Market	\$ 30.00
e. Words, Inc. (February 1, 2011)		\$ 405.00
F. Doodie Calls Portable Toilets	Yellow House	\$ 85.00

MOTION: Upon a motion to approve a., b., c., d., f., and to amend the amount from \$405.00 to \$202.50 on item e. made by Jonny Williams and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

OLD BUSINESS

8. CONSIDERATION – APPROVED PROJECTS

(President Frank Parker)

Consideration and possible action on the following approved projects:

- a. Unity Park Project – *(approved 2006-2007)*

Jonny Williams reported that street/parking lot striping needed to be done but that the weather has been too cold. Mr. Williams also stated that speed bumps will be installed soon.

- b. Yellow House

Jonny Williams reported that the electricity is in and that the water, sewer, culvert pipe and parking lot will be done by the City Public Works crew. He also stated that there has been great interest shown recently in putting a restaurant in the yellow house.

- c. Street Extension Project – *(approved 2006-2007)*

Executive Director Paul Mendes explained an alternate plan to take 6th Street straight across to tie it in to Unity park Drive and stated that he should have a survey within the next couple of weeks to bring back to the Board for review.

- d. Community Marketing Project – *(approved 2007-2008)*

No discussion.

- e. Economic Development Program – *(approved 2007-2008)*

This was discussed under Announcements.

f. Farmers Market

Boo Henderson provided an update on the Farmers Market. She stated that every vendor had five deep customers, the website was up, and a Facebook page was up and several comments have been posted. Mrs. Henderson also reported that they were planning on setting up a booth with a petting zoo on March 26, and that she has received calls from crafters and will try it out to see how it goes. Currently, there are 11 customers and 7 crafters.

g. Gateways

Pat Zaiontz reported that money is needed to replant the plants that have died in ten beds and he stated that he thinks he can get it all done for about \$2,400.00.

MOTION: Upon a motion made by Jonny Williams to spend up to \$2,400.00 to replace shrubs that have died and seconded by Andy Mize, the Board members present voted and the motion carried unanimously.

h. Stroll

Tana Ross of Words, Inc. provided a list of upcoming events.

i. Reorganization of 4B Accounting Codes

In progress.

j. Description of Official Projects

In progress.

9. REVIEW OF MATCHING GRANT APPLICATION – COUNTRY RESIDENTIAL INVESTMENTS, LTD. (“C.R.I.”) (LAKE WINDCREST CLEANERS)

Consideration and possible action regarding grant application and grant funds received by C.R.I.

Jonny Williams expressed concern that the tenant at the location has called and claims the owner did not perform the work he said he was going to do.

Frank Parker requested that the City staff have the City Inspector go and check it out and to put this item on the next agenda.

NEW BUSINESS

10. CONSIDERATION – GRANT APPLICATION – HOUSTON FIRST FUNDING & ASSOC., INC.

Consideration and possible action to approve grant application submitted by Houston First Funding & Assoc., Inc.

Grant applicant Daphney Skelton explained the scope of work that she wants to do. She stated that she wanted to have dirt brought in because it is low in the back along the The Stroll area, she wants to landscape with native plants and shrubs, put in in-ground lighting,

sitting areas with pavestone, two aluminum park benches, new signage, install commercial lighting, handicap ramp and re-asphalt the parking area, and then landscape with magnolia trees and live oaks. Discussion followed.

MOTION: Upon a motion made by Pat Zaiontz to approve grant application submitted by Houston First Funding & Assoc., Inc. and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

11. CONSIDERATION – DESIGNATION OF PROJECT – RELOCATION OF WATER & SEWER LINES ON FM 1774 ALONG BUSINESS DISTRICT

Consideration and possible action upon finding that the project will advance the economic interests of the City of Magnolia and is the type of project it believes is within the intent of the statute creating the Community Development Corporation to adopt and designate the following as a project and ask the 4B Community Development Corporation to consider adopting and funding:

1. The engineering/planning fees and other expenses deemed appropriate regarding the relocation of water and sewer lines along the business district of FM 1774.
- and set the date and time for a public hearing.

MOTION: Frank Parker moved to adopt and designate this as a project and to have the 4B Community Development Corporation, having found that the project will advance the economic interests of the City of Magnolia and is the type of project it believes is within the intent of the statute creating the Community Development Corporation, to adopt and fund the engineering/planning fees and other expenses deemed appropriate regarding the relocation of water and sewer lines along the business district of FM 1774, and set a public hearing for the next regular meeting. The motion was seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

Frank Parker requested that three alternate routes for the sewer line be obtained.

12. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

13. ADJOURNMENT

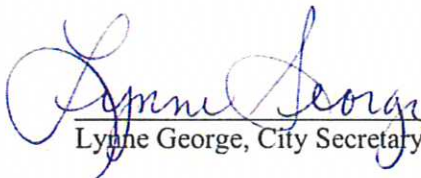
Upon a motion to adjourn made by Pat Zaiontz and seconded by Andy Mize, the Board members present voted, the motion carried unanimously and the meeting adjourned at 6:43 p.m.



Frank Parker, III, President

I hereby certify this is a true and correct copy of the minutes of the special meeting held on February 10, 2011, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary

