

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
City Attorney Leonard Schneider



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

THURSDAY FEBRUARY 11, 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 Pat Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Jonny Williams, Barbara Gardner, David Arevalo, Gari Lynn Hessong, Brenda Hoppe, Clyde Hunt

Absent: -0-

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

Also present: Economic Development Coordinator 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 Tana Ross announced that the Realtor Developer Breakfast will be Feb. 16th at 9 a.m. at City Hall Council Chambers.

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 4B CDC meeting held on January 14, 2016.

<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b. Magnolia Hardware & Supply, Inc. (Inv.#97935)	500851	\$ 32.42
c. Magnolia Hardware & Supply, Inc. (Inv.#97942)	500851	\$ 29.93
d. Magnolia Hardware & Supply, Inc. (Inv.#97943)	500851	\$ 2.09
e. Sam's Club	500848	\$ 314.04
f. Liles Parker (Inv.#1263)	500640	\$ 37.00
g. Tana Ross	500632	\$ 1,287.50

MOTION: Upon a motion to approve Consent Agenda items a. through g. made by Clyde Hunt and seconded by Jonny Williams, the Board members voted and the motion carried unanimously.

7. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax down 15.25% for this reporting period and down 20% for year to date but she stated that the numbers look better than last month.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- Economic Development Coordinator Report
Mrs. Ross briefly summarized report highlights, business closings/openings, new businesses, contacts, hotel/motel interest, and another economic report, etc. She stated that she and Basil Tate were going to be meeting to do some forecasting based on the last 3 – 4 months of sales tax.

8. APPROVED PROJECTS REPORTS/UPDATES

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

Executive Director/City Administrator Paul Mendes reported that the vandalized broken water fountains have been replaced with basic fountains with no cooling units; the masonry repair is set to be started either tomorrow or the first of next week, and he received a quote for \$2,200 to panel the restrooms which would take the lip away and eliminate a way for

vandals to climb as well as provide extra storage area. The Board members concurred that it was well worthwhile.

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

Pat Zaiontz and Barbara Gardner discussed an issue with the check from the tenant being drawn on the wrong account but that it was being resolved.

c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*

Executive Director/City Administrator Paul Mendes reported that he spoke with the man who is purchasing the 152 acre Escondido Tract. There has been a change due to the Magnolia bypass and he wants to put retail up front, multi-family and a third portion with single family homes, and is interested in and willing to buy water and sewer capacity up front. Also, the man has a friend who picks the sites for the Hampton hotels and that they are really interested in putting in a Hampton Inn there as well, so it sounds very promising.

- (i). Grow Magnolia
No report.

d. Gateways – *(Brenda Hoppe)*

Discussion followed regarding putting up more gateway signs entering the City.

e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*

Mr. Mendes reported that he spoke to David Foor who owns the grassy field next to Shipley's Donuts and asked him if he would allow the City to use the field for Stroll events, we would mow it and Mr. Foor agreed.

- 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)*
None.

- 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)*
None.

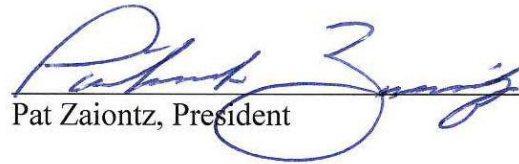
9. REQUESTS FOR FUTURE AGENDA ITEMS

None.

10. ADJOURNMENT

MOTION: Upon a motion to adjourn made by Jonny Williams and seconded by Clyde Hunt, the Board members voted, the motion carried unanimously and the meeting was adjourned at 6:05 p.m.

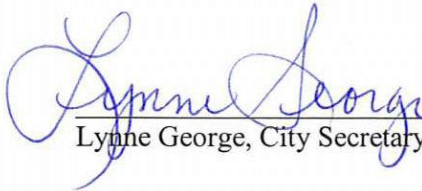



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on February 11, 2016 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary