

Pat Zaiontz,, President  
Jerry Reed, Vice President/Treasurer  
Jonny Williams  
Barbara Gardner  
Gari Lynn Hessong  
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 FEBRUARY 13, 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 February 13, 2014, 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**

The meeting was called to order by Pat Zaiontz at 5:30 pm.

a. **INVOCATION**

Clyde Hunt delivered the invocation.

b. **PLEDGE OF ALLEGIANCE**

Pat Zaiontz lead the pledge of allegiance.

#### **2. ROLL CALL AND CERTIFICATION OF QUORUM**

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

Absent: -0-

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

President Zaiontz announced that we have been forced to go through default procedures with Mr. Mark Beaver regarding the yellow house due to non-payment of rent but that the house should be available in approximately ten days.

5. **FINANCE MANAGER REPORT – UPDATE OF REVENUES & EXPENDITURES**

*(Jerry Reed)*

Provided in packet. Jerry Reed provided a brief recap 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 January 9, 2014.

<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b. Daniel's Landscaping (Inv.#9038)	500848	\$ 2,000.00
c. Home Depot (parts for stove in pavilion)	500848	\$ 44.57
d. Community Impact Newspaper (Inv.#2014-93172)	500851	\$ 335.00
e. Magnolia Hardware & Supply (Inv.#77450)	500848	\$ 10.10
f. Magnolia Hardware & Supply (4 inv.'s)	500971	\$ 58.78
g. Post Net (Trans.#22422)	500851	\$ 28.00
h. Sigtex Imaging (Inv.#21674)	500851	\$ 161.00
i. WCA (Inv.#010-0000305850)	500848	\$ 118.31
j. Leonard Schneider (Liles Parker) (Inv.#	500640	\$ 92.50
k. Tana Ross	500632	\$ 1,250.00

**MOTION: Upon a motion to approve Consent Agenda items a. through k. made by Jonny Williams and seconded by Barbara Gardner, the Board members voted and the motion carried unanimously.**

7. **ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

Economic Development Coordinator Tana Ross announced that they have a Stroll Committee meeting every Thursday during events and they are doing well with a balance of \$2,100 and have been very successful in getting \$1,600+ in sponsorships. Sales tax was up 17.6% (\$44,000) (although the state calculates 21%), and up 14.4% for the fiscal year, and she provided a copy of her report to the Board of the economic development activity, new business openings, marketing, events, and her attendance to the Harris County Precinct 4 Destination Galore! Expo on February 11; America Homes has joined the builders in Magnolia Ridge, and that the city continues to be 91.5% – 92% retail occupied in spite of the closings. Hickory Hollow is under new ownership. The Stroll event is going great guns, the banners are up and we are getting great media promotion.

8. **APPROVED PROJECTS REPORTS/UPDATES**

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

Executive Director/City Administrator Paul Mendes reported that due to the paint vandalism in November, our Public Works crew pressure washed the damage off pretty well, but

skateboarders inside the pavilion are scarring the edges of the bench seats and a number of them are showing heavy scarring and are broken again

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

Executive Director/City Administrator Paul Mendes that as a point of interest, reported that we have done a lot of work in there like plumbing, repaired the hole in the floor from the air conditioning duct, etc. and it looks excellent.

c. Economic Development Program – *(approved 2007-2008) – (Jerry Reed)*

No report.

(i). Grow Magnolia

No report.

d. Farmers Market – *(Pat Zaiontz)*

President Zaiontz reported that it is now on its own.

e. Gateways – *(Barbara Gardner)*

No report.

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

Executive Director/City Administrator Paul Mendes reported that TxDot will be installing the storm water pipes through downtown in the next couple of weeks, so we should see a lot of disruption and movement on that from TxDot putting the big boxes in.

g. 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.

h. 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.

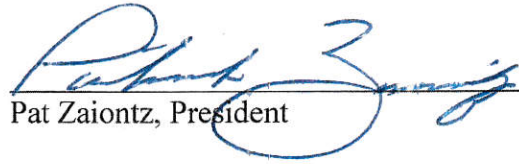
**9. REQUESTS FOR FUTURE AGENDA ITEMS**

None.

**10. ADJOURNMENT**

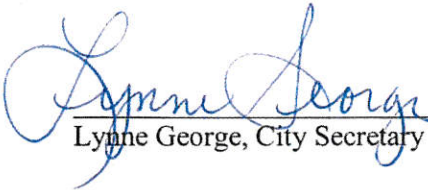
**MOTION:** Upon a motion to adjourn the meeting made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members voted, the motion carried unanimously and the meeting at 5:47 p.m.



  
Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on February 13, 2014, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary