

Brenda Hoppe, President
Joshua Chadwick, Vice President
Barbara Gardner, Treasurer
Clyde Hunt
Vacant
Brandon Jacobs
Brett Sims



Rachel Steele, Economic Director
Don Doering, City Administrator
Don Doering, City Secretary
Leonard Schneider, Corp. Attorney
Beverly Standley, Finance Administrator

MINUTES
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY, FEBRUARY 9, 2023 – 5:30 P.M.

1. CALL TO ORDER

President Brenda Hoppe called the meeting to order at 5:30 p.m.

a. INVOCATION

An invocation was delivered.

b. PLEDGE OF ALLEGIANCE

President Brenda Hoppe led the Pledge of Allegiance.

c. ROLL CALL AND CERTIFICATION OF QUORUM

President Brenda Hoppe called roll and certified a quorum present with the following Board members in attendance: Brenda Hoppe, Barbara Gardner, Brett Sims, Joshua Chadwick, Clyde Hunt and Brandon Jacobs.

Absent: NONE

Staff present: Economic Development Director Rachel Steele, City Administrator Don Doering.

2. 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.*

3. ANNOUNCEMENTS

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

President Hoppe noted that the Magnolia BBQ Cookoff Competition will be held at Unity Park in Magnolia on April 21-22, 2023.

4. TREASURER'S REPORT – (Director Barbara Gardener)

- a. Update on revenues and expenditures
- b. Monthly sales tax summary

Director Gardner provided a summary of revenues, obligations, and expenditures. Executive Director Steele reviewed the sales tax report.

5. CONSENT AGENDA – ROUTINE ITEMS:

(This portion of the agenda consists of items considered to be routine and can be enacted by one motion unless separate discussion is requested by a Board Director or a citizen.)

Minutes	Date
Approval of Minutes	January 12, 2023
Invoices	Amount
Rachel Steele (January)	\$4,812.50
Liles Parker (January)	\$296.00
High Star (Rent)	\$625.00
FirstNet (Phone line)	\$20.91
OCS (IT Support)	\$31.25
CivicPlus (Website)	\$1,515.94
EHRA (Pilot Planning Grant)	\$2,081.25

MOTION: Upon a motion to approve the Consent Agenda made by Director Hunt and seconded by Director Sims, the Board members present voted, and the motion carried unanimously, 7-0.

6. PRESENTATION: Receive presentation from Studio AVID on Commerce Street Tract.

The Board received the presentation from Studio Avid on the Commerce Street Tract. President Hoppe requested that cost estimates be provided at a future meeting for the Board to consider. No action was taken on the item.

7. EXECUTIVE SESSION:

The 4B Community Development Corporation may convene in Executive Session under Texas Local Government Code:

- a. Section 551.071 Texas Local Government Code- Consultation with Attorney to seek advice on a pending settlement offer as it relates to the Commerce Street tract.

President Hoppe convened into closed executive session at 5:50 pm

8. CONSIDERATION- Discuss and take action on item discussed in executive session

Vice President Chadwick adjourned the Closed Executive Session at 6:10 PM.

MOTION: Upon a motion to authorize the executive director and corporation attorney to facilitate communications, prepare cost estimates, timelines and respond to general correspondence on behalf of the Board of Directors to Fidelity National Title Group in response to Commerce Street claim, made by Vice President Chadwick and seconded by Director Sims, the Board members voted, and the motion carried unanimously 7-0.

9. CONSIDERATION- Discuss and take action on the 2023 Business Improvement Grant Program

Ms. Steele reviewed the existing program with the Board and asked for any potential changes, updates or revisions to the program, based on the experiences from 2022. No additional comments were received, the Board indicated they were happy with the previous years program format and organization.

MOTION: Upon a motion to authorize the opening of the 2023 Business Improvement Grant by Director Sims and seconded by Vice President Chadwick, the Board members voted, and the motion carried unanimously, 7-0.

10. PRESENTATION – Promotional Project Proposal

Ms. Steele discussed potential programs and projects that could be classified under this budget line item for the Board's budget considerations for FY 2024. No action was taken on the item.

11. APPROVED PROJECTS REPORTS/UPDATES AND STATUS

- a. Unity Park** ⁽²⁰⁰⁶⁻²⁰⁰⁷⁾
- b. Downtown Upgrades** ⁽²⁰¹¹⁾
- c. Monument Signs** ⁽²⁰²¹⁾
- d. Purchase of Real Property** ⁽²⁰²¹⁾

Ms. Steele provided an update on listed projects for informational purposes only. The Board took no action on the report.

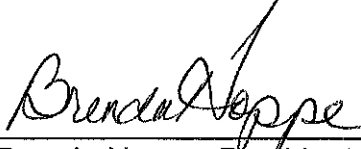
12. FUTURE AGENDA ITEMS

- Cost estimates from Studio Avid
- Sales Tax Information
- Executive Directors assignments

13. ADJOURN

MOTION: Upon a motion to adjourn made by Director Hunt and seconded by Director Sims, the Board members present voted, and the motion carried unanimously, 7-0 and President Hoppe adjourned the meeting at 6:44 pm.

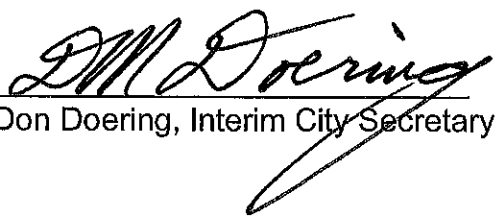



Brenda Hoppe, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on February 9, 2023, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Don Doering, Interim City Secretary