



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

**CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY JANUARY 10, 2013 - 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 January 10, 2013, 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

Jerry Reed 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 Deborah Rose Miller

Guest: Mayor Pro Tem Patsy Williams and Tana Ross, Words, Inc.

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 Deborah Rose Miller announced that permits are being pulled for a Leslie's Pool Supply going in by Domino's Pizza. Ms. Miller distributed a copy of the latest sales tax report to the Board members and announced that we are still negative and down 2.5% for the month of January (November's sales tax) and 5.5% down for the fiscal year, probably still making up for the misallocation. February is usually one of our bigger sales tax months because of the way the quarterly and annuals fall, and next month we should start seeing Walgreens sales tax. Also, new developers are looking at our area and exciting news is expected in 2013.

5. **FINANCE MANAGER REPORT- DECEMBER 2012 FINANCIAL STATEMENTS**

(Jerry Reed)

Provided in packet. Jerry Reed provided a brief summary of income 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 meeting of the 4B CDC held on December 13, 2012.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Coast to Coast Portable Toilets	500841	\$ 60.00
c.	Deborah Rose Miller	500632	\$ 1,333.85
d.	Liles Parker (Inv.#10159)	500640	\$ 129.50
e.	Robert VanWassehnova, CPA	500641	\$ 2,000.00
f.	Magnolia Hardware & Supply Inc.	500848	\$ 98.59
g.	TxDot (SIB loan payment)	500924	\$139,146.16

MOTION: Upon a motion to approve Consent Agenda items a. through g. made by Gari Lynn Hessong and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

7. **APPROVED PROJECTS REPORTS/UPDATES**

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

Economic Development Coordinator Deborah Rose Miller updated the Board that the tennis courts which are now on MISD property and being funded by The Magnolia Foundation, are going out to bid in February, are planning on late summer to be built, and that we will definitely be seeing some things community-wide by pulling in some Tennis Association. The courts will be the first “quick start” courts in Montgomery County.

Pat Zaiontz described the new refrigeration equipment that Executive Director/City Administrator Paul Mendes was able to procure from Texas Surplus for the serving area for \$200 – an 8 x 8 x 4 ft. stainless steel commercial refrigerator.

- b. Yellow House – *(approved 2009) – Barbara Gardner, David Arevalo*

Pat Zaiontz reported that the tenants have just slipped to 60 days in arrears with the rent.

- c. Street Extension Project – *(approved 2006-2007) – Gari Lynn Hessong, Jonny Williams*
i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*

Executive Director/City Administrator Paul Mendes reported that we went out for bid, City Council awarded the project to A-1 Construction Co. from Montgomery, and the job is under way. A-1 has started moving in equipment and we have started removing trees. The rain has slowed us down but as soon as it dries up properly, they will move in to start repaving 6th Street and then running the extension.

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

Executive Director/City Administrator Paul Mendes reported that there are two outstanding matching grants pending – Houston First Funding & Association, Inc. and Signature Collision, the latter of which is under way.

Economic Development Coordinator Deborah Rose Miller reported that within the next week, David Arevalo, Paul Mendes, Gari Lynn and she are going to sit down, research what others are doing, review and discuss the matching grant program eligibility criteria.

- (i). Grow Magnolia

Economic Development Coordinator Deborah Rose Miller reported that the last joint workshop from 6 – 8 pm with 4A, 4B, Planning Commission and City Council is scheduled to be held to review the final draft of the comprehensive plan on February 28, 2013 which is the last Thursday in February.

As an ambassador project that Ms. Miller also shared with 4A, Economic Development Coordinator Deborah Rose Miller asked that as directors and representatives of our business community, that each 4B member take a section of the business community, hand out business cards, introduce themselves, and pass out the new city calendars, flyers with the upcoming Mardi Gras, etc. to help us get the word out and at the same time, it lets them know that someone cares and is out there listening to them. One of the reasons we are making a city-wide push with this is that we are going for the first community Guinness World Record for Magnolia for a Dancing Umbrella parade on The Stroll and the goal is 2,000 umbrellas. There will also be a Cajun cookoff, jazz band and lots of other activities. The businesses can promote themselves with a logo contest.

- e. Farmers Market-Pat Zaiontz

Pat Zaiontz reported that the market is sort of quiet and is just rocking along, but he hopes it will get better in the spring and become self-sufficient. Discussion followed regarding the deficit income, expenditures and future plans and operation of the market.

f. Gateways – Barbara Gardner

No report.

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

Executive Director/City Administrator Paul Mendes stated that at the last Planning Commission meeting, the subject of the proposed lighting on The Stroll was brought up and a concern was voiced in regards to compliance with the lighting ordinance. Mr. Mendes commented that the City Council may need to reconsider some provisions in the ordinance because now that we are looking at some major companies coming into our City, the ordinance is significantly restricting them to far below what their standards are and this may be something that we may have to have Council revisit.

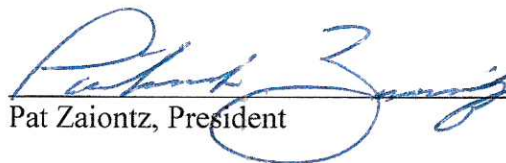
8. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

9. ADJOURNMENT

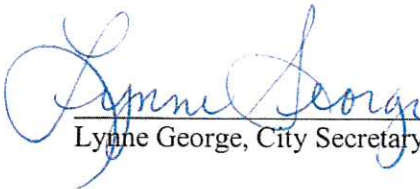
MOTION: Upon a motion to adjourn made by Jonny Williams and seconded by Clyde Hunt, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:10 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on January 10, 2013, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary