

Todd Barretto  
Joshua Chadwick, Vice President  
Barbara Gardner, Treasurer  
Clyde Hunt  
Sandy Hoffman  
Brett Sims  
Brandon Jacobs



Rachel Steele, Economic Director  
Don Doering, City Administrator  
Joshua Brockman-Weber, Corp. Attorney  
Beverly Standley, Finance Administrator

**MINUTES**  
**4B COMMUNITY DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**THURSDAY, JANUARY 11, 2024 – 5:30 P.M.**

**1. CALL TO ORDER**

Vice President Chadwick called the meeting to order at 5:31 p.m.

**a. INVOCATION**

An invocation was delivered.

**b. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was delivered.

**c. ROLL CALL AND CERTIFICATION OF QUORUM**

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

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

**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.)*

**4. TREASURER'S REPORT**

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

**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	December 14, 2023
Invoices	Amount
Burditt Consultants (Parks Master Plan)	\$5,040.00
Venturi Engineering (Commerce Street)	\$5,000.00

Rachel Steele	\$4,812.49
Messer-Fort (Legal Services)	\$428.96
High Star (Rent)	\$625.00
Office Depot (Office Supplies)	\$78.99
FirstNet (Phone line)	\$20.92

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

6. **CONSIDERATION:** Discuss and take action to install officers of the corporation for calendar year 2024;

**MOTION:** Director Hunt moved for Director Gardner to serve as Treasurer of the Corporation for 2024. Director Jacobs seconded the motion, which passed unanimously, 7-0.

**MOTION:** Director Hunt moved for Director Jacobs to serve as Vice President of the corporation for 2024. Director Gardner seconded the motion, which passed unanimously, 7-0.

**MOTION:** Director Jacobs moved for Director Chadwick to serve as President of the corporation for 2024. Director Hunt seconded the motion, which passed unanimously, 7-0.

7. **PRESENTATION:** 2024 Projects Update

Ms. Steele provided a quarterly update to the Board on the status of the FY 2023-24 projects list.

8. **WORKSHOP:** 2024 Strategic Planning Session

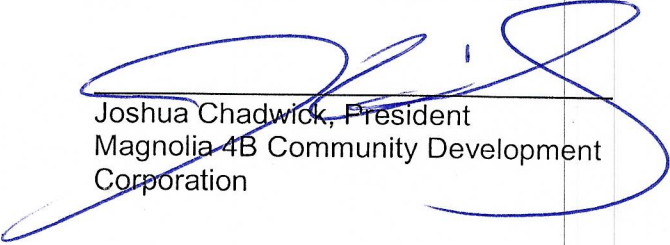
Ms. Steele presented a summary of growth and development conditions 2020-2023 within city limits as part of a strategic planning process.

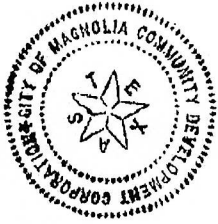
9. **FUTURE AGENDA ITEMS**

- a. Future Office Space
- b. Strategic Plan: Mission, Goals and Priorities
- c. Venturi Engineering update on Commerce Street Design Update
- d. Economic Investment: FM 1488 East and Central Magnolia

10. **ADJOURN**

**MOTION:** Upon a motion to adjourn made by Director Sims and seconded by Director Jacobs, the Board members present voted, and the motion carried unanimously, 7-0, Vice President Chadwick adjourned the meeting at 7:07 pm.

  
Joshua Chadwick, President  
Magnolia 4B Community Development  
Corporation



### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on January 11, 2024, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

Barbara Gardner, Treasurer  
Magnolia 4B Community Development  
Corporation