

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 JULY 10, 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 July 10, 2014, beginning at 5:31 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 President Pat Zaiontz at 5:31 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, Barbara Gardner, Jerry Reed, Clyde Hunt

Absent: Gari Lynn Hessong and David Arevalo

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.)

Jonny Williams announced that the 4th of July celebration went great, with 1200 hot dogs, and over 200 gallons of iced tea and lemonade.

5. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES

(Jerry Reed)

Provided in packet. Jerry Reed provided a brief summary of expenditures and revenues.

6. REVIEW OF PROPOSED BUDGET

Provided to Board members in advance.

President Zaiontz asked if anyone had any questions. A brief discussion followed.

7. CONSIDERATION – LEASE AGREEMENT WITH LPJ, LLC DBA JAX BURGERS FOR 312 COMMERCE ST. (YELLOW HOUSE)

Consideration and possible action to authorize President to execute Lease Agreement with LPJ, LLC dba Jax Burgers.

Discussion followed regarding the proposal that Jax Burgers provided to rent the yellow house. President Zaiontz stated that they are in the process of signing the lease now and asked for authorization from the Board to sign the lease. He thanked Tana Ross and Barbara Gardner for all their work on this.

MOTION: Upon a motion to authorize President to execute Lease Agreement with LPJ, LLC dba Jax Burgers made by Jonny Williams and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

8. 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 June 8, 2014.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	DAC Electrical Services LLC (Inv.#5052)	500848	\$ 757.00
c.	Amazon.com (Recorder DVR System)	500848	\$ 185.99
d.	Magnolia Hardware & Supply Inc. (Inv.#81068)	500848	\$ 66.23
e.	Magnolia Hardware & Supply Inc. (Inv.#81065)	500848	\$ 26.99
f.	Magnolia Hardware & Supply Inc. (Inv.#81287)	500848	\$ 47.20
g.	Tana Ross	500632	\$ 1,250.00
h.	WCA (Inv.#010-009442)	500848	\$ 127.77

MOTION: Upon a motion to approve Consent Agenda items a. through h. made by Jonny Williams and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

9. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

Economic Development Coordinator Tana Ross reported sales tax was up 9.5% for this period (and that this period usually takes a dip traditionally), up 14.58% for the fiscal year; provided a

sales tax comparison of other cities; provided an Economic Development Report of activities, indicated that retail interest continues, and tag teaming with commercial/retail. Ms. Ross also reported that she has been working with 4A in coordinating the loan for the land purchase. Ms. Ross further reported that approximately 3,000 attended the 4th of July celebration, 1200+ around the pavilion alone, the Bible Church reported having 350 there watching the fireworks and other private gatherings on adjacent properties.

10. DISCUSSION – PAYMENT OF SIB LOAN

Discussion regarding continuing payment of SIB loan for another year.

President Zaiontz stated that with everything that is coming in the near future, City Council, at their last meeting Tuesday evening, asked that 4B take on the payment of the SIB loan for another year. A sewer treatment plant needs to be put in, and water and sewer lines need to be installed to get us out to the Magnolia East development. 4A purchased the property so we could get across to the development that the loan payment is something the Board needs to do. Jonny Williams stated that by getting out there and doing what we're doing that it is only going to get better and that the sales tax will only end up repaying what is being spent. President Zaiontz stated that he wanted the Board to know what the intent was and that it was a big chunk of income, but it is a big chunk spent wisely. The Board members indicated that they all were in agreement.

11. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*
No report.
- b. Yellow House – *(approved 2009) – (Barbara Gardner, Jonny Williams)*
Covered in #7.
- c. Economic Development Program – *(approved 2007-2008) – (Jerry Reed)*
Discussion followed regarding the possibility of revising the grant criteria at some point in the future.
 - (i). Grow Magnolia
No report.
- d. Gateways – *(Barbara Gardner)*
No report.
- e. Downtown Upgrades - *(approved 2011) – (Gari Lynn Hessong)*
No report.
- 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)*
No report.
- 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)*

No report.

12. REQUESTS FOR FUTURE AGENDA ITEMS

None.

13. ADJOURNMENT

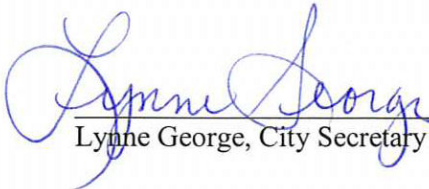
MOTION: Upon a motion to adjourn the meeting made by Clyde Hunt and seconded by Jerry Reed, the Board members present voted, the motion carried unanimously and the meeting at 6:16 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on July 10, 2014, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary