

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



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

**MINUTES**  
**4B COMMUNITY DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**THURSDAY, JULY 13, 2023 – 5:30 P.M.**

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**1. CALL TO ORDER**

Director Hoppe 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**

Director Chadwick called roll and certified a quorum present with the following Board members in attendance: Brenda Hoppe, Barbara Gardner, Joshua Chadwick, Brett Sims, Andrew Hook and Brandon Jacobs

Absent: Clyde Hunt

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

**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**

Director Gardner reviewed the report. The Board took no action.

**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.)*

<b>Minutes</b>	<b>Date</b>
Approval of Minutes	June 8, 2023
<b>Invoices</b>	<b>Amount</b>
City of Magnolia to TxDOT (SIB Loan)	\$61,804.00
City of Magnolia to TxDOT (SIB Loan)	\$6,974.19
Rachel Steele	\$4,812.50
Bleyl Engineering (June)	\$4,132.75
High Star (Rent)	\$625.00
Liles Parker (June)	\$279.50
Liles Parker (May)	\$129.00
OCS (IT SUPPORT)	\$31.25
FirstNet (Phone line)	\$20.90

**MOTION:** Upon a motion to approve the Consent Agenda made by Director Chadwick and seconded by Director Jacobs, the Board members voted, and the motion carried unanimously, 6-0.

6. **PUBLIC HEARING:** Public Hearing on a project being proposed by the Corporation for Fiscal Year 2022-2023 consisting of planning study expenditures found by the Board of Directors related to recreational or community facilities and further defined by Section 505.152 of the Texas Local Government Code.

Director Hoppe opened the Public Hearing at 5:52pm. With no comments from the public and no one registered to speak the Public Hearing was closed at 5:53 pm.

7. **CONSIDERATION:** Discuss and take action to authorize Venturi Engineers to undertake engineering services related to the Commerce Street tract.

Ms. Steele reviewed the engineering scope with the Board as it relates to the Commerce Street tract.

**MOTION:** Upon a motion by Director Chadwick to authorize Venturi Engineers to undertake civil engineering services related to the Commerce Street tract, seconded by Director Jacobs, the Board members voted, and the motion passed 6-0.

8. **CONSIDERATION:** Discuss and take action to amend 2023 Business Improvement Grant Program.

Ms. Steele reviewed the existing program with the Board.

**MOTION:** Upon a motion by Director Hook to amend the 2023 Business Improvement Grant to increase the funding for the Façade category to \$7,500, seconded by Director Gardner, the Board members voted, and the motion passed 6-0.

9. **APPROVED PROJECTS REPORTS/UPDATES AND STATUS**
  - a. **Unity Park** <sup>(2006-2007)</sup>
  - b. **Downtown Upgrades** <sup>(2011)</sup>

- c. Monument Signs (2021)
- d. Purchase of Real Property (2021)

Updates were provided for informational purposes only. The Board took no action on the reports.

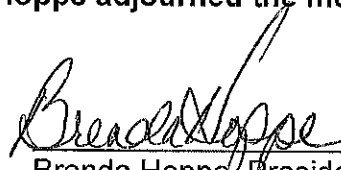
**10. FUTURE AGENDA ITEMS**

- a. SIB Loans
- b. BIG Applications
- c. Project list

**11. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Director Hook and seconded by Director Sims, the Board members present voted, and the motion carried unanimously, 6-0 and President Hoppe adjourned the meeting at 6:38 pm.




  
Brenda Hoppe, 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 July 13, 2023, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Joshua Chadwick, Vice President  
Magnolia 4B Community Development  
Corporation