

Brenda Hoppe, President  
Joshua Chadwick, Vice President  
Barbara Gardner, Treasurer  
Clyde Hunt  
Trevor Brown  
Kevin Moore  
Lisa Grant



Natalie Floyd, Economic Dev. Coordinator  
Kandice Garrett, City Secretary  
Leonard Schneider, Corp. Attorney  
Beverly Standley, Finance Administrator

## MINUTES

4B COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
THURSDAY JULY 08, 2021 – 5:30 P.M.  
Sewall Smith City Council Chambers  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

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1. **CALL TO ORDER**

President Brenda Hoppe called the meeting to order at 5:38 p.m.

a. **INVOCATION**

Clyde Hunt delivered the invocation.

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, Joshua Chadwick, Barbara Gardner, Clyde Hunt, Trevor Brown, Kevin Moore, and Lisa Grant

Staff present: Executive Coordinator Natalie Floyd, City Secretary Kandice Garrett, and Finance Administrator Beverly Standley

2. **CITIZENS FORUM** *(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*

None

3. **ANNOUNCEMENTS**

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

President Brenda Hoppe announced the July 4<sup>th</sup> Celebration had 29 parade entries with Police judging and there was discussion regarding the fireworks malfunction.

4. **TREASURER'S REPORT**  
(Director Barbara Gardner)  
a. Update on revenues and expenditures  
b. Monthly sales tax report

Barbara Gardner provided a summary of revenues, obligations, and expenditures. President Brenda Hoppe remarked the graph is helpful and requested it be included in subsequent reports.

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	06-10-2021
Vendor	Amount
<b>June:</b>	
Daniel's Landscaping	\$2,500.00
Sign Boss	\$49.50
Magnolia Tire	\$320.00

**MOTION:** Upon a motion to approve Consent Agenda items made by Clyde Hunt and seconded by Joshua Chadwick, the Board members present voted, and the motion carried unanimously, 6-0.

6. **CONSIDERATION AND POSSIBLE ACTION – FAÇADE IMPROVEMENT GRANT**

The Board discussed several revisions to the document and requested Economic Development Coordinator Natalie Floyd bring the final draft back to the next meeting after she has reviewed it with City Attorney Leonard Schneider.

7. **CONSIDERATION – ADDITION OF SEWER LINE ON S. FM 1774 TO FRIENDSHIP DR.**

The Board discussed possibilities to fund a needed sewer line in this area to help stimulate business. Economic Development Coordinator Natalie Floyd was asked to review with 4A Economic Development Corporation for interest in helping with this project and bring back more information to the next meeting.

8. **CONSIDERATION – APPROVE PROPOSED BUDGET AS PRESENTED**

The Board discussed the Proposed Budget and decided to change the revenue amount for The Stroll to \$5,000 instead of \$10,000.

**MOTION:** Upon a motion to approve proposed budget as presented amending The Stroll revenue to \$5,000 made by Joshua Chadwick and seconded by Trevor Brown, the Board members present voted, and the motion carried unanimously, 6-0.

**9. CONSIDERATION – APPROVE ADMINISTRATIVE SERVICES AGREEMENT**

**MOTION:** Upon a motion to approve Administrative Services Agreement with amendments to remove Park language in paragraph 3, Exhibit A and Park Operations and Maintenance in paragraph 8, Exhibit B made by Barbara Gardner and seconded by Kevin Moore, the Board members present voted, and the motion carried unanimously, 6-0.

**10. APPROVED PROJECTS REPORTS/UPDATES**

a. Business Promotion Expansion Activities – (approved March 2013)

- Land available for parking near The Stroll
- Economic Development Subsite Update

Economic Development Coordinator Natalie Floyd reported she spoke with the Methodist Church Pastor, and he would rather sell the land, but he is open to working with the City. The Assessed Value is \$604,000, but he is willing to give us a good deal if we can provide assurance the land will remain a parking lot preferably paved and striped, and the Church allowed to park in the spot until they build on the other side of the street. The lot is 1.82 acres. The Board agreed to present an offer of \$400,000 without the paving and striping option at this time.

Economic Development Coordinator Natalie Floyd explained the sub site design is ready for approval and the interior pages are scheduled for the next development stage (2-3 weeks). The Board agreed on the new look and colors.

**11. FUTURE AGENDA ITEMS**

The board requested the following:

- Finalize Façade Improvement Grant
- Church parking lot near The Stroll
- Sewer Line project information

**12. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Clyde Hunt and seconded by Joshua Chadwick, the Board members present voted, and the motion carried unanimously, 6-0 and President Hoppe adjourned the meeting at 6:53 p.m.





Brenda Hoppe, President

#### CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on July 08, 2021, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

Kandice Garrett, City Secretary