

Pat Zaiontz, President
Barbara Gardner, Treasurer
Jonny Williams
Gari Lynn Hessong, Vice President
Clyde Hunt
David Arevalo
Brenda Hoppe

Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
Corporation Attorney Leonard Schneider



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA

4B COMMUNITY DEVELOPMENT CORPORATION

THURSDAY MARCH 10, 2016 - 5:30 P.M.

Sewall Smith City Council Chambers

18111 Buddy Riley Blvd., Magnolia, Texas 77354

1. CALL TO ORDER

Vice President Gari Lynn Hessong called the meeting to order at 5:30 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Vice President Hessong lead the pledge of allegiance to the United States flag.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Vice President Gari Lynn Hessong called roll and certified a quorum present with the following Board members in attendance: Jonny Williams, Barbara Gardner, David Arevalo, Gari Lynn Hessong, Brenda Hoppe, Clyde Hunt

Absent: Pat Zaiontz,

Staff present: City Secretary Lynne George

Also present: Economic Development Coordinator Tana Ross

Vice President Hessong suggested amending the agenda order to address agenda item #11.b. and then #9.

11. APPROVED PROJECTS REPORTS/UPDATES

b. Yellow House – (approved 2009) – (Barbara Gardner, Jonny Williams)

Barbara Gardner reported that the owner of Bo Vine unfortunately has health issues and is no longer in any condition to continue so a termination letter was sent to terminate the lease. In

the meantime, Jonny Williams has brought in a new tenant, Cajun Cantina, Dale & Lacey Parks. Dale Parks was present to explain what they were planning to do. Discussion followed.

9. CONSIDERATION – APPROVE COMMERCIAL LEASE FOR YELLOW HOUSE

Consideration and possible action to approve Commercial Lease for yellow house with Taking Chances, LLC, principals are Dale and Lacey Park.

MOTION: Upon a motion to approve Commercial Lease for yellow house with Taking Chances, LLC, principals are Dale and Lacey Park made by Jonny Williams and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

3. PRESENTATION

a. Unity Park/Unity Forest presentation by Phyllis Stegen.

Phyllis Stegen provided a PowerPoint presentation in the packet to show everyone the different stages they went through in getting the handicap wheelchair swing in and that it is now in and complete.

4. 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.

5. ANNOUNCEMENTS

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

Tana Ross announced that the barbeque cookoff with the chamber is April 1st & 2nd, April 16th is Depot Day, and on April 13th, there will be an education forum here for leaders through our membership with Central East Texas Alliance for Economic Development from 8:30 am to noon with lunch for a registration fee of \$15.

6. TREASURER’S REPORT – UPDATE OF REVENUES & EXPENDITURES

(Barbara Gardner)

Barbara Gardner provided a brief summary of revenues, obligations and expenditures.

7. 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. **CONSIDERATION – APPROVE MINUTES**

Consideration and possible action to approve the minutes of the 4B CDC meeting held on February 11, 2016.

b. **CONSIDERATION – AUTHORIZE NEW SIGNATURE CARDS FOR BRENDA HOPPE**

Consideration and possible action to authorize new signature cards for Brenda Hoppe.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
c.	Magnolia Hardware & Supply, Inc. (Inv.#98335)	500851	\$.69
d.	Magnolia Hardware & Supply, Inc. (Inv.#98363)	500851	\$ 14.35
e.	Magnolia Hardware & Supply, Inc. (Inv.#98366)	500851	\$ 8.72
f.	Magnolia Hardware & Supply, Inc. (Inv.#98354)	500848	\$ 38.29
g.	Magnolia Hardware & Supply, Inc. (Inv.#98360)	500848	\$ 9.73
h.	Magnolia Hardware & Supply, Inc. (Inv.#98368)	500848	\$ 17.58
j.	Magnolia Hardware & Supply, Inc. (Inv.#98430)	500848	\$.09
j.	Magnolia Hardware & Supply, Inc. (Inv.#98431)	500848	\$ 6.09
k.	Magnolia Hardware & Supply, Inc. (Inv.#98432)	500848	\$ 13.98
l.	Magnolia Hardware & Supply, Inc. (Inv.#98749)	500848	\$ 11.26
m.	Magnolia Hardware & Supply, Inc. (Inv.#98774)	500848	\$ 28.88
n.	Magnolia Hardware & Supply, Inc. (Inv.#98819)	500848	\$ 109.07
o.	Magnolia Hardware & Supply, Inc. (Inv.#98868)	500848	\$ 103.64
p.	Magnolia Hardware & Supply, Inc. (Inv.#98900)	500848	\$ 160.05
q.	Daniel's Landscaping	500848	\$ 2,000.00
r.	Daniel's Landscaping	500851	\$ 75.00
s.	Grainger (Inv.#9017932188)	500848	\$ 13.92
t.	Grainger (Inv.#9017932196)	500848	\$ 180.90
u.	Sam's Club	500848	\$ 13.96
v.	Gamiz & Sons	500845	\$ 4,800.00
w.	Viada & Strayer	500640	\$ 2,310.17
x.	Tana Ross	500632	\$ 1,287.50

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

8. CONSIDERATION – RATIFY AUTHORIZING CITY ATTORNEY TO SEND LEASE TERMINATION LETTER TO BO VINE

Consideration and possible action to ratify authorizing City Attorney to send lease termination letter to Bo Vine.

MOTION: Upon a motion to ratify authorizing City Attorney to send lease termination letter to Bo Vine made by Brenda Hoppe and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

10. ECONOMIC DEVELOPMENT COORDINATOR REPORT

(Tana Ross)

- Sales tax report
Tana Ross reported sales tax up 15.76% for this reporting period reflecting January revenues but down 11.55% for year to date, and the recent drop in revenues is due to upstream oil and gas-related services; commented regarding the trend for medical services and diversification, stated that our retail and restaurants are doing better than last year and we are \$25,000 above where we were last year.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.

- Economic Development Coordinator Report
Mrs. Ross briefly summarized report highlights, business closings/openings, new businesses, contacts, on-going hotel/motel interest, reported on the realtor/developer breakfast with thirty-two in attendance, and sports arena update.

11. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – (*approved 2006-2007*) - (*Jonny Williams, Pat Zaiontz*)
Tana Ross reported that there was a wedding held at the pavilion on February 22nd and that all repairs have been made and completed and everything is spruced up.
- c. Economic Development Program – (*approved 2007-2008*) – (*Pat Zaiontz*)
No report.
 - (i). Grow Magnolia
No report.
- d. Gateways – (*Brenda Hoppe*)
Letters have been ordered for the sign.
- 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 made by Clyde Hunt and seconded by David Arevalo, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:06 p.m.

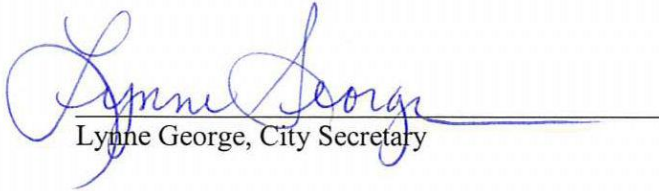



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on March 10, 2016 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:



Lynne George, City Secretary