

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
Don Doering, Interim City Secretary
Leonard Schneider, Corp. Attorney
Beverly Standley, Finance Administrator

MINUTES
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY, MARCH 9, 2023 – 5:30 P.M.

1. CALL TO ORDER

President Brenda Hoppe called the meeting to order at 5:32 p.m.

a. INVOCATION

An invocation was delivered.

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, Clyde Hunt, Brandon Jacobs and Andrew Hook

Absent: Barbara Gardner, Brett Sims and Joshua Chadwick

Staff present: Economic Development Director Rachel Steele, City Administrator Don Doering, Public Works Director Burt Smith and Unity Park Superintendent Jason Daniels.

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.)

President Hoppe introduced newly appointed Director Andrew Hook.

4. TREASURER'S REPORT –

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

President Hoppe provided a summary of revenues, obligations, and expenditures. Ms. Steele reviewed the sales tax report. The Board took no action on the time.

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	February 9, 2023
Invoices	Amount
Bleyl Engineering (FM 1488 PER)	\$18,450.00
Rachel Steele (February)	\$4,812.49
Studio AVID	\$4,535.00
Catylist (Website plug-In)	\$1,000.00
High Star (Rent)	\$625.00
Liles Parker (February)	\$172.00
FirstNet (Phone line)	\$20.91

MOTION: Upon a motion to approve the Consent Agenda made by Director Hunt and seconded by Director Jacobs, the Board members voted, and the motion carried unanimously, 4-0.

6. **CONSIDERATION:** Discuss and action on Venturi Engineering proposal for construction costs as it relates to Commerce Street project.

Jose de Leon with Venturi Engineers presented to the Board concrete and paving opinion of probable cost estimates. This was a follow-up from the February site plan presentation the Board reviewed.

MOTION: Upon a motion to direct Venturi Engineering to prepare full project budget to start designs and construction of parking lot by Director Jacobs and seconded by Director Hook, The Board members voted, and the motion carried 4-0.

7. **CONSIDERATION:** Discuss and take action on proposal from Magnolia Police Department for funding of a FLOCK Camera System as a public safety project (LGC 505.155).

Ms. Steele briefed the Board on the proposal and criteria for funding public safety projects. The Board took no action on the item.

8. **CONSIDERATION:** Discuss and take action on proposal from Magnolia Public Works to construct a covered picnic table adjacent to the splash pad at Unity Park.

Mr. Smith presented the proposal to the Board. There are additional issues that have come to light as part of this project proposal and Magnolia Public Works has requested additional time to gather additional information. The Board took no action on the item.

9. EXECUTIVE SESSION:

Director Hoppe convened the 4B Community Development Corporation in Executive Session at 6:17 pm under Texas Local Government Code:

- a. Section 551.074 Texas Local Government Code- to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director.

10. CONSIDERATION- Discuss and take action on item discussed in executive session

Director Chadwick adjourned the Closed Executive Session at 6:54 PM.

MOTION: Upon a motion to authorize the executive director to initiate outreach as directed in executive session with the 4A Corporation and the Chair of the Planning and Zoning Commission by Director Chadwick and seconded by Director Sims, the motion passed unanimously, 4-0.

11. CONSIDERATION- Discuss and take action on amendment to 2023 Project List.

The Board took no action on this item.

12. APPROVED PROJECTS REPORTS/UPDATES AND STATUS

- a. **Unity Park** ⁽²⁰⁰⁶⁻²⁰⁰⁷⁾
- b. **Downtown Upgrades** ⁽²⁰¹¹⁾
- c. **Monument Signs** ⁽²⁰²¹⁾
- d. **Purchase of Real Property** ⁽²⁰²¹⁾

There were no new updates on the existing projects. The Board took no action on the report.

13. FUTURE AGENDA ITEMS

- Unity Park updates
- Settlement Update
- FY 2024 Projects and Operations

14. ADJOURN

MOTION: Upon a motion to adjourn made by Director Hunt and seconded by Director Sims, the Board members present voted, and the motion carried unanimously, 4-0 and President Hoppe adjourned the meeting at 6:44 pm.

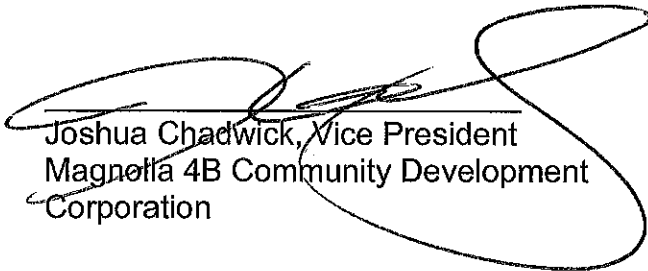


Brenda Hoppe, President
Magnolia 4B Community Development
Corporation

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on March 9, 2023, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:



Joshua Chadwick, Vice President
Magnolia 4B Community Development
Corporation