

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, MAY 11, 2023 – 5:30 P.M.

1. CALL TO ORDER

President Brenda Hoppe called the meeting to order at 5:30 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, Barbara Gardner, Joshua Chadwick, Clyde Hunt and Brett Sims.

Absent: Andrew Hook and Brandon Jacobs

Staff present: Economic Development Director Rachel Steele, Travis Walker with Bleyl Engineering, Jose deLeon with Venturi Engineering, Kolby Davidson with Studio AVID.

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.*

Mr. John Bramlett addressed the Board saying that he is not seeing the posted agendas for the meeting on the website.

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.)

Minutes	Date
Approval of Minutes	April 13, 2023
Invoices	Amount
Rachel Steele	\$4,812.50
Studio AVID-detention calculation	\$1,980.00
Liles Parker	\$408.50
High Star (Rent)	\$625.00
Strong Tower (Name Tents)	\$24.00
FirstNet (Phone line)	\$20.90

MOTION: Upon a motion to approve the Consent Agenda made by Director Hunt and seconded by Director Chadwick, the Board members voted, and the motion carried unanimously, 5-0.

6. **CONSIDERATION:** Discuss and take action on presentation of findings by Bleyl Engineering on FM 1488-East utility extension preliminary engineering report.

Mr. Walker presented the findings of the engineering report to the Board.

MOTION: Upon a motion by Director Chadwick to accept the report and transmit findings of the FM 1488 East Utility Extension preliminary engineering report to City of Magnolia Engineer and Administrator for future planning, and seconded by Director Sims, the Board members voted, and the motion passed unanimously, 5-0.

7. **CONSIDERATION:** Discuss and take action on proposal to replace a concrete slab as part of the re-construction of the ADA swing at Unity Park.

Ms. Steele reviewed the proposal with the Board.

MOTION: Upon a motion by Director Hunt, to approve the concrete slab proposal by McKenna Contracting, and second by Director Gardener, the Board members voted, and the motion passed unanimously, 5-0.

8. **CONSIDERATION:** Discuss and take action on proposal for metal plates for use at Veterans Plaza in Unity Park.

Ms. Steele reviewed the proposal with the Board and Director Chadwick provided an update on the project.

MOTION: Upon a motion by Director Chadwick to accept proposal from Metals Depot for metal plates and seconded by Director Sims, the Board members voted, and the motion carried unanimously, 5-0.

9. **CONSIDERATION:** Discuss and take action to engage CORE Survey to prepare the plat of Commerce Street.

Ms. Steele reviewed the engagement letter with the Board.

MOTION: Upon a motion by Director Gardner to engage CORE Survey to prepare and submit the plat for Commerce Street, seconded by Director Hunt, the Board members voted, and the motion passed, 5-0.

10. **CONSIDERATION:** Discuss and take action on proposals for FY 2024 Project list.

The Board took no action on the item.

11. EXECUTIVE SESSION

Director Hoppe convened the 4B Community Development Corporation into Executive Session at 6:05 pm, under the Texas Local Government Code

Section 551.072 Texas Local Government Code- Deliberations about Real Property related to the Commerce Street tract.

Director Hoppe reconvened the Board from Executive Session at 6:40pm.

12. **CONSIDERATION:** Discuss and take action on items discussed in Executive Session

MOTION: Upon a motion by Director Sims to direct Venturi Engineers and the 4B Executive Director to pursue negotiations with adjacent property owners related to real property as it relates to the Commerce Street tract, and seconded by Director Gardner, the motion passed unanimously, 5-0.

13. 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⁾

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

14. FUTURE AGENDA ITEMS

- Veterans Plaza Updates
- FY 2024 Projects Recommendations
- FY 2024 Budget

15. ADJOURN

MOTION: Upon a motion to adjourn made by Director Chadwick and seconded by

Director Sims, the Board members present voted, and the motion carried unanimously, 5-0 and President Hoppe adjourned the meeting at 6:46 pm.



A handwritten signature in cursive script, appearing to read "Brenda Hoppe".

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 May 11, 2023, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

A handwritten signature in cursive script, appearing to read "Joshua Chadwick".

Joshua Chadwick, Vice President
Magnolia 4B Community Development
Corporation