

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  
City Attorney Leonard Schneider



## **4-B COMMUNITY DEVELOPMENT CORPORATION**

### **MINUTES**

**CITY OF MAGNOLIA**

**4B COMMUNITY DEVELOPMENT CORPORATION**

**THURSDAY NOVEMBER 12, 2015 - 5:30 P.M.**

**Sewall Smith City Council Chambers**

**18111 Buddy Riley Blvd., Magnolia, Texas 77354**

#### **1. CALL TO ORDER**

President Pat Zaiontz called the meeting to order at 5:30 pm.

##### **a. INVOCATION**

Clyde Hunt delivered the invocation.

##### **b. PLEDGE OF ALLEGIANCE**

President Zaiontz lead the pledge of allegiance to the United States flag.

#### **2. ROLL CALL AND CERTIFICATION OF QUORUM**

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

Absent: Gari Lynn Hessong

Staff present: City Secretary Lynne George

Also present: Economic Development Coordinator Tana Ross

#### **3. 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.

#### **4. 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 Zaiontz announced that the Cooking4 Courage event was this weekend and the flag retirement ceremony was at 6:00 pm this evening at Unity Park.

#### **5. TREASURER'S REPORT – UPDATE OF REVENUES & EXPENDITURES**

*(Barbara Gardner)*

Barbara Gardner stated there was a surplus of \$10,677.

#### **6. 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. Approval of the minutes of the 4B CDC meeting held on October 8, 2015.

	<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b.	Conroe Mill Supply	500848	\$ 161.00
c.	Texas Conference & Deal Making	500550	140.00
d.	Magnolia Hardware & Supply, Inc. (Inv.#95762)	500848	\$ 29.97
e.	Daniel Reynoso Vazquez	500848	\$ 2,000.00
f.	PostNet	500766	\$ 15.00
g.	Texas Facilities Commission	500848	\$ 2,900.00
h.	Viada & Strayer	500640	\$ 3,080.34
i.	Liles Parker (Inv.#1215)	500640	\$ 166.50
j.	Tana Ross	500632	\$ 1,287.50

**MOTION:** Upon a motion to approve Consent Agenda items a. through j. made by Jonny Williams and seconded by Brenda Hoppe, the Board members present voted and the motion carried unanimously.

#### **7. ECONOMIC DEVELOPMENT COORDINATOR REPORT**

*(Tana Ross)*

- Monthly sales tax report  
Tana Ross reported sales tax was down 15% although we pulled in more than the previous month for the second reporting period of our fiscal year, which was also the end of the quarter when adjustments are made.
- Monthly sales tax revenue comparison  
Mrs. Ross provided sales tax revenue comparisons with other cities, including Houston.
- Monthly Economic Development Coordinator Report  
Mrs. Ross briefly summarized report highlights, business closings, new businesses, contacts, International Conference of Shopping Centers ("ICSC"), etc.

#### **8. CONSIDERATION – APPROVE LEASE FOR YELLOW HOUSE**

Consideration and possible action to approve lease for yellow house.

Barbara Gardner provided the proposed tenant's resume, qualifications, proposal, marketing ideas, details of the lease proposal, and terms. The lease will be for 5 ½ years with renewal option of another 5 years with a rent increase, possession upon lease execution, renovations

subject to City approval, first month's rent is free, months 2 – 11 to be \$1,250 with the rest of the 5 year term at \$2,500 with renewal at \$3,000. City will agree to repair the subflooring and replace the flooring from the dining room back, up to a certain limited dollar amount for a basic replacement, and A/C vent.

**MOTION:**        **Upon a motion to approve the terms discussed and authorize the President to sign the lease agreement made by Barbara Gardner and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.**

**9. DISCUSSION – BILLBOARD FOR DEVELOPING NEW AND EXPANDED BUSINESS ENTERPRISES**

Discussion and consideration regarding purchasing billboard as a project to advertise or publicize the city for the purpose of developing new and expanded business enterprises.

No action taken.

**10. DISCUSSION REGARDING SURVEILLANCE CAMERAS IN WILLIAMS PAVILION**

John Bramlett said he would get quotes.

**11. DISCUSSION REGARDING SPLASH PAD WATER USAGE**

President Zaiontz stated this was the City's responsibility.

**12. DISCUSSION REGARDING SPLASH PAD HOURS OF OPERATION**

President Zaiontz stated this was the City's responsibility. Jonny Williams commented that he felt the hours should come under the Park Board.

**13. DISCUSSION REGARDING STROLL LIGHTS**

President Zaiontz stated this is a maintenance item and the maintenance needed to be determined. John Bramlett said he would get quotes.

**14. APPROVED PROJECTS REPORTS/UPDATES**

a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*

President Zaiontz reminded that the Cooking4Courage event was at the park this weekend.

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

Covered in agenda item #8.

c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*

No report.

(i). Grow Magnolia

No report.

- d. Gateways – *(Barbara Gardner)*  
No report.
- 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.

#### **15. REQUESTS FOR FUTURE AGENDA ITEMS**

None.

#### **10. ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:20 p.m.

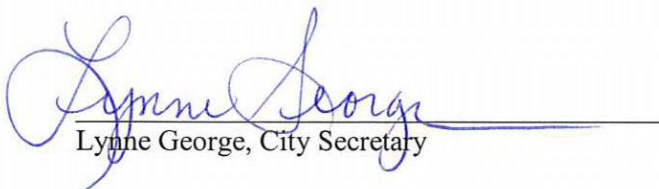


  
Pat Zaiontz, President

#### **CERTIFICATION**

I hereby certify this is a true and correct copy of the minutes of the meeting held on November 12, 2015 by the Board of the City of Magnolia 4B Community Development Corporation.

**ATTEST:**

  
Lynne George, City Secretary