



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY NOVEMBER 8, 2012 - 5:30 P.M.
Sewall Smith City Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

A meeting of the Magnolia 4B Community Development Corporation was held on November 8, 2012, beginning at 5:30 pm, in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL TO ORDER

The meeting was called to order by Pat Zaiontz at 5:30 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Pat Zaiontz lead the pledge of allegiance.

2. ROLL CALL AND CERTIFICATION OF QUORUM

Jerry Reed called roll and certified a quorum present with the following Board members in attendance: Jerry Reed, Pat Zaiontz, Jonny Williams, and Clyde Hunt

Absent: Barbara Gardner, David Arevalo, and Gari Lynn Hessong

Staff present: City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller

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.)

Pat Zaiontz announced that tomorrow is Veteran's Day at The Depot at noon and everybody was welcome for a steak, baked potato and salad.

Economic Development Coordinator Deborah Rose Miller reported sales tax was down again comparing our fiscal year this year to last year, we are down almost 11%. Last year, we got money that wasn't ours due to misallocation. The bulk of the decrease is not because of losing businesses or retail, it is due to the electric utility services. We are starting to see sales tax from internet shopping sales with the new rules that were recently implemented.

5. FINANCE MANAGER REPORT- OCTOBER 2012 FINANCIAL STATEMENTS

(Jerry Reed)

Provided in packet. Jerry Reed provided a summary of revenue and expenditures.

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 meeting of the 4B CDC held on October 11, 2012.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	Coast to Coast Portable Toilets	500841	\$ 60.00
c.	Magnolia Hardware & Supply Inc.	500848	\$ 74.47
d.	Kwik Kopy	500841	\$ 455.00
e.	Sam's Club	500848	\$ 221.32
f.	Words, Inc. (Oct. 2012)	500674	\$ 180.95
g.	WCA (Inv.#010-0000230096)	500848	\$ 130.00

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

7. CONSIDERATION – MATCHING GRANT PROGRAM FUNDING REQUEST RECEIPTS SUBMITTED BY VIREN VANSADIA, MAGNOLIA INN & SUITES

Consideration and possible action to authorize Matching Grant Program funding request submitted by Viren Vansadia, Magnolia Inn & Suites.

MOTION: Upon a motion to authorize Matching Grant Program funding request submitted by Viren Vansadia, Magnolia Inn & Suites in the amount of \$3,500, subject to a compliance inspection by our building inspector made by Jonny Williams and seconded by Jerry Reed, the Board members present voted and the motion carried unanimously.

8. APPROVED PROJECTS REPORTS/UPDATES

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

Economic Development Coordinator Deborah Rose Miller reported that the park is to be used this weekend for an ROTC fun run, and the bookings continue to come in and that it is truly becoming the community spot that the 4B board had envisioned for it to be.

- b. Yellow House – *(approved 2009)* – Barbara Gardner, David Arevalo
Economic Development Coordinator Deborah Rose Miller reported on the status of the rent and that when it comes times to redo the lease agreement, we need to amend it with a per day penalty clause.
- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams
 - i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*
Economic Development Coordinator Deborah Rose Miller reported that at the Council meeting on Tuesday, bids have been received and there is an agenda item to approve the extension and repaving of 6th Street. There is a new restaurant, 6th Street Catering, which is doing well and they are in the process right now of submitting plans for a 3,400 sq. ft. event/wedding chapel to do weddings. This should be a nice anchor on that street. Eight acres is for sale next to them. If everything goes as planned, the road may get done by the end of the year.
- d. Economic Development Program – *(approved 2007-2008)* – Jerry Reed
 - (i). Grow Magnolia
Economic Development Coordinator Deborah Rose Miller reported that Council has a very thick agenda on Tuesday annexation-wise with 3 petitions for voluntary inclusion into the city's ETJ which brings us down to the 149 spur. We also have verbals all the way down almost to Gable Road. We are also heading in other directions to expand our area. Regarding the comprehensive plan, Council will be hearing from Mr. Keast with a 15 minute presentation on Tuesday with an overview of the three chapters of where things are right now. We are on track with our time schedule and we are also presenting to Council a request for a zoning committee at the Council meeting as well, and the zoning committee ties into the Land Use Plan.
- e. Farmers Market- Pat Zaiontz
Pat Zaiontz reported that they are converting over to the dual market and it seems to be working out better. The inspector came out and only got two vendors for that \$150 permit fee.
- g. Gateways – Barbara Gardner
No report.
- h. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong
Economic Development Coordinator Deborah Rose Miller reported that last month, she mentioned The Stroll Committee's recommendation to replace the faded banners along The Stroll. They are \$68 per banner x 18 but she is talking to the Renaissance Festival and other possible sponsors for other options and her and Gari Lynn Hessong are working on that. She is working on some different creative options, i.e, seasonal, and by next month she feels that she will have a firm response back from some folks who may sponsor. Ms. Miller also reported that they are working on the 2013 calendar, and an ad paid for with HOT funds will run in two issues of the Texas Events magazine with all our community events. Another thing they are working on is a billboard for tourism on 249 going towards Tomball at a cost of \$500 per month.

The next community event is Hometown Christmas on Dec. 8, and Mardi Gras in February.

9. BOARD OF DIRECTORS CONCERNS AND REQUESTS

Pat Zaiontz requested that an item be placed on the next agenda to discuss and take possible action regarding amending the Grant Program.

10. ADJOURNMENT

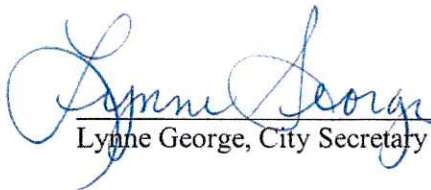
MOTION: Upon a motion to adjourn made by Clyde Hunt and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:56 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on November 8, 2012, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary