

Pat Zaiontz, President
Brenda Hoppe, Vice President
Barbara Gardner, Treasurer
Jonny Williams
Clyde Hunt
David Arevalo
Joshua Chadwick

Executive Director/City Administrator, Paul Mendes
City Secretary Lynne George
4B CDC Attorney Leonard Schneider



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

REGULAR MEETING

THURSDAY NOVEMBER 8, 2018 - 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 5:32 pm.

a. INVOCATION

Joshua Chadwick 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 Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, David Arevalo, Brenda Hoppe, Joshua Chadwick

Absent: Clyde Hunt, Barbara Gardner, Jonny Williams

Staff present: City Secretary Lynne George, Economic Development/Planning Tech 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.)

Economic Development/Planning Tech Tana Ross announced the Veteran's Day celebration at The Depot tomorrow starting at 11:00 a.m. with steak & potato lunch at noon; Christmas at Unity Park event on December 1st; thanks to some partnerships, the entrance will be lit up with trees, lights and banners; tree lighting ceremony, Charlie Riley Family Fun Day; Chamber lighted Christmas parade; Santa visits, cookies, hot chocolate, caroling by Magnolia ISD students, etc.

President Zaiontz stated that on this day in 1965 was the worst battle in the VietNam war, and 42 Americans were ambushed and killed.

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

(Barbara Gardner)

In Barbara Gardner's absence, President Zaiontz provided a brief summary of revenues, obligations 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 held on October 11, 2018.

	<u>Vendor</u>	<u>Amount</u>
b.	Magnolia Hardware (Inv. #121947)	\$ 16.35
c.	Magnolia Hardware (Inv. #122521)	\$ 126.02
d.	Magnolia Hardware (Inv. #122533)	\$ 26.23
e.	Magnolia Hardware (Inv. #122536)	\$ 5.58
f.	Magnolia Hardware (Inv. #122341)	\$ 6.99
g.	Magnolia Hardware (Inv. #122555)	\$ 6.06
h.	Flyer View Group, LLC (Inv.#1185)	\$ 1,457.50
i.	Tana Ross	\$ 1,429.13

MOTION: Upon a motion to approve Consent Agenda items a. - i. made by Brenda Hoppe and seconded by Joshua Chadwick, the Board members present voted and the motion carried unanimously.

7. EDC/PLANNING TECH REPORT

(Tana Ross)

- Sales tax report

Economic Development Coordinator/Planning Tech Tana Ross provided a report with sales tax increase of 12.57%, with an increase of 15.45% for the second month of the fiscal year to date, which Ms. Ross attributes to heavy equipment and office equipment leasing.

- Sales tax revenue comparison

Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.

- EDC/Planning Tech Report

Mrs. Ross summarized report highlights, business closings/relocations/openings, marketing, interests, upcoming and pending businesses, projects, planning, contacts, solicitations, hostings, representations, visits and presentations. She also reported on economic development highlights, contacts, meetings, proposed/new/open businesses, future developments and park rental.

8. APPROVED PROJECTS REPORTS/UPDATES

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

President Zaiontz commented that Mr. Mendes, Jonny Williams and he have discussed from time to time about building a concession stand to rent out. He suggested putting this on the next agenda.

Economic Development Coordinator/Planning Tech Tana Ross provided an update on the scout flag court, reporting that the underground utilities have been moved and it is now totally ready for the scout to work on.

- b. Grow Magnolia

No report.

- c. Gateways – (*Brenda Hoppe*)

No report.

- d. Downtown Upgrades - (*approved 2011*) – (*Joshua Chadwick*)

Ms. Ross reported that the mixed use Commerce Street project is moving forward and as soon as an announcement has been made, they would like to coordinate with us on a groundbreaking ceremony and they want to put up a sign to create excitement with a picture of what is going to be happening.

Ms. Ross also stated she attended the American Planning Association conference and attended a session called “Leveraging Your Assets & Finding Your Funding” and we are talking to the same consultants.

- e. 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.

9. DISCUSSION/CONSIDERATION – RETAIL CONSULTANT AGREEMENT

Discussion, consideration and possible action regarding a retail consultant agreement.

Economic Development/Planning Tech Tana Ross stated that she had made contact but received no responses to her inquiries.

10. REQUEST(S) FOR AGENDA ITEM(S)

Discussion/consideration regarding the prospect of building a concession stand to rent out in Unity Park where the snow cone stand was.

11. ADJOURN

There being no further business, President Zaiontz adjourned the meeting at 6:02 p.m.

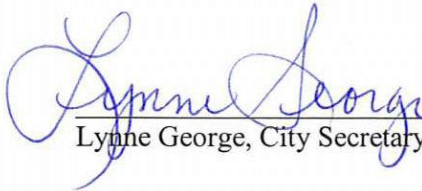



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on November 8, 2018 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary