

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



Executive Director/City Administrator, Paul Mendes  
City Secretary Lynne George  
Corporation Attorney Leonard Schneider

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

### **MINUTES OF THE REGULAR MEETING HELD THURSDAY NOVEMBER 9, 2017 - 4:30 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 9, 2017, beginning at 4:30 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

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

President Pat Zaiontz called the meeting to order at 4:30 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 Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, Clyde Hunt, Jonny Williams, Barbara Gardner, Joshua Chadwick, David Arevalo

Absent: Brenda Hoppe

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George

#### **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.)*

Executive Director/City Administrator Paul Mendes announced that the Veteran's Day celebration at The Depot will be tomorrow at 11 a.m.

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

*(Barbara Gardner)*

Barbara Gardner 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 12, 2017.

<b><u>Vendor</u></b>	<b><u>Project #</u></b>	<b><u>Amount</u></b>
b. Magnolia Hardware & Supply (Inv.#114351)	500848	\$ 7.67
c. Magnolia Hardware & Supply (Inv.#114357)	500848	\$ 20.98
d. Sammie Scott	500848	\$ 100.00
e. NYLO Dallas South Side	500543	\$ 300.58
f. Tana Ross	500632	\$ 1,387.50

**MOTION: Upon a motion to approve Consent Agenda items a. thru f. made by Clyde Hunt and seconded by Joshua Chadwick, the Board members present voted and the motion carried unanimously.**

#### **7. EDC/PLANNING TECH. REPORT**

*(Tana Ross)*

- Monthly sales tax report  
EDC/Planning Tech. Tana Ross reported sales tax down -8.66% for this period (September), down -9.86% for the fiscal year to date.
- Monthly sales tax revenue comparison  
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- Monthly EDC/Planning Tech. Report  
Mrs. Ross summarized report highlights, contacts, developments, planning, community development/marketing, inquiries for Unity Park, bookings, Stroll events, other events, other community efforts, business closings/relocations/openings, interests, upcoming businesses, projects, solicitations, hostings, representations and presentations.

#### **8. APPROVED PROJECTS REPORTS/UPDATES**

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

Executive Director/City Administrator Paul Mendes reported that we are getting ready for the Christmas in the Park; the dam is moving along but the engineers upgraded their design and cost estimate to in excess of \$800,000+; however, his instruction was to replace what

we had but in a little better condition for \$176,000. The project was approved but the engineers have slowed the progress.

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

Barbara Gardner reported the property has been shown approx. 12 times although a few are still pending, but that the main issues are up-front costs, parking, upstairs usage and the rent amount.

c. Economic Development Program – *(approved 2007-2008) – (Pat Zaiontz)*  
No report.

(i). Grow Magnolia  
No report.

d. Gateways – *(Brenda Hoppe)*  
No report.

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

Committed to traffic study. No report.

9. **REQUEST(S) FOR AGENDA ITEM(S)**

None.

10. **ADJOURNMENT**

**MOTION:** Upon a motion to adjourn made by Pat Zaiontz and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:00 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 9, 2017 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:

  
Lynne George, City Secretary