

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 OCTOBER 12, 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 October 12, 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, Brenda Hoppe, Jonny Williams, Barbara Gardner, Joshua Chadwick

Absent: David Arevalo

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

Also present: Economic Development Coordinator/Planning Technician 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.)

None.

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 September 14, 2017.

	<u>Vendor</u>	<u>Project #</u>	<u>Amount</u>
b.	1488 Mulch Yard (Inv.#2861)	500851	\$ 170.00
c.	Magnolia Hardware & Supply (Inv.#113523)	500851	\$ 11.97
d.	Magnolia Hardware & Supply (Inv.#113482)	500851	\$ 15.57
e.	Magnolia Hardware & Supply (Inv.#113713)	500848	\$ 9.40
f.	Magnolia Hardware & Supply (Inv.#113712)	500848	\$ 5.39
g.	Magnolia Hardware & Supply (Inv.#113703)	500848	\$ 7.40
h.	Magnolia Hardware & Supply (Inv.#113589)	500848	\$ 13.35
i.	Liles Parker (Inv.#1524)	500640	\$ 166.50
j.	Tana Ross	500632	\$ 1,387.50

MOTION: Upon a motion to approve Consent Agenda items a. thru j. made by Brenda Hoppe and seconded by Clyde Hunt, 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 -11.45% for this period (August), down -11.45% 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 briefly 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.

She also discussed a new business which will be going into the old Weatherford buildings in the industrial park; and provided updates on a prospective Dairy Queen, Dollar Tree, a big box, the Magnolia East retail developer, the storage facility between Buddy Riley/1488, the upcoming International Conference of Shopping Centers, and an update on the aerial map. Also, the old Blue Iguana is being redone and will be opening as a trendy taco restaurant and a new liquor store will be opening next to the Shell on 1774.

8. APPROVED PROJECTS REPORTS/UPDATES

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

Tana Ross reported that the park hosted and will continue to host a girls' track team and has several other bookings for other events. Also, an evaluation was made regarding paper goods being used and it was determined to be more efficient and more economical to go with hand blow dryers and we ordered and have received the hand blow dryers for the restrooms which are to be installed by Daniel. Also mulch and crushed granite are being installed to make ready for the holiday activities.

Mr. Mendes reported that all of the restrooms are being converted with the same dispensers. Regarding the retention area/dam, the engineer provided a quote for \$176,000 to rebuild an earthen dam. That exceeds the \$126,000 which puts it into a large category as a FEMA project but FEMA approved it with 180 days to complete the project. The engineer had not started it, so we got an extension. They brought us a set of plans and instead of \$176,000, it was just under \$800,000. His last guidance to them was to take another look at what they can do for us for the original \$176,000 and we will try to get some mitigation funds. FEMA will fix what is broken and perhaps a little tweaking to make it better but they are not going to go with four times the price.

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

Barbara Gardner stated that she was going to get with Brenda regarding advertising to try to generate more interest for a viable tenant.

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

No report.

- (i). Grow Magnolia

Mr. Mendes reported that the 249 project was approved on Oct. 3, the County came online with their portion with the price coming in at \$40 million under estimate, and they are starting to clear right-of-way. Tana Ross was helpful with the contractors and has them located at the Landmark building with 10,000 sq. ft. rented for TxDot and Williams Brothers and they will be with us for about two years running their operations out of there.

Regarding 1774, the railroad flyover is coming along with 14 months from completion. Mr. Mendes also provided an update on the overpass over 149 on 1488.

- 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 Clyde Hunt and seconded by Barbara Gardner, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 5:13 p.m.

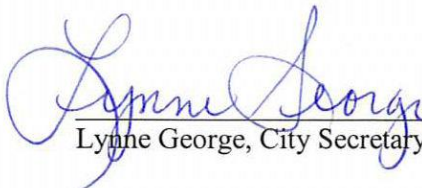



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on October 12, 2017 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary