

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



Executive Director/City Administrator, _____
City Secretary Lynne George
4B CDC Attorney Leonard Schneider
EDC/Planning Tech Tana Ross

4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES
REGULAR MEETING
THURSDAY SEPTEMBER 12, 2019 - 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 Zaiontz called roll and certified a quorum present with the following Board members in attendance: Pat Zaiontz, David Arevalo, Clyde Hunt, Brenda Hoppe, Barbara Gardner

Absent: Joshua Chadwick, 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.)

Brenda Hoppe announced the Stroll Thru the Renaissance event on the 21st and encouraged everyone to come out.

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.)*

| Minutes | Date |
|---|----------------|
| Approval of minutes | August 8, 2019 |
| Vendor | Amount |
| Daniel’s Landscaping (Inv.#425) | \$ 2,000.00 |
| JG Media/Community Impact Newspaper (Inv.#124508) | \$ 505.00 |
| The Rural Connection (Inv.#2449) | \$ 315.00 |
| Verizon (Inv.#9837001695) | \$ 37.99 |
| Signtex (Inv.#57535) | \$ 125.00 |
| Tana Ross | \$ 1,429.13 |

MOTION: Upon a motion to approve all Consent Agenda items made by Clyde Hunt and seconded by Brenda Hoppe, 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 up 32.9%, with an increase of 29.51% for the fiscal year to date due to audit collections of \$658,129.16.
- Sales tax revenue comparison
Mrs. Ross provided a monthly comparison of other cities, and historical sales tax data.
- EDC/Planning Tech Report
In her written report, Mrs. Ross summarized the EDC report highlights, business closings/relocations/openings, marketing, interests, projects, planning, contacts, solicitations, hostings, representations, visits and presentations, signage changes, etc. She also reported on meetings with developers and realtors, proposed/new/open businesses, future development status, park rental, permitting, and marketing. There is an interest by an existing business for the former Arlan’s location; a food truck park is slated for near the ballfields; Tressie’s (old yellow house) is getting ready to open and is looking very nice; and briefly provided an update of the HEB signage request.

8. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007) - (Jonny Williams, Pat Zaiontz)*
Tana Ross reported that she has been talking to several people about a snowcone stand; the forms are being removed from the flag court; a new supply of flags were ordered; also ordered “No horses” signs for the walking trail; Public Works is checking on the bridge; and we are seeking a group to adopt the gazebo.
- b. Grow Magnolia
The developers for the M3 development out on 1774 north are acquiring easements in order to get water and sewer services.
- c. Gateways – *(Brenda Hoppe)*
Brenda Hoppe commented that the etching on the sign needs to be fixed.
- d. Downtown Upgrades - *(approved 2011) – (Joshua Chadwick)*
Tana Ross provided an update on the Magnolia Lights project.
- 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. CONSIDERATION – DESIGNATION OF PROJECT - CONSTRUCTION OF BUILDING IN UNITY PARK

Consideration and possible action upon finding that the project will advance the economic interests of the City of Magnolia and is the type of project it believes is within the intent of the statute creating the Community Development Corporation to adopt and designate the following as a project and ask the 4B Community Development Corporation to consider adopting and funding:

a concrete masonry unit (block) building to serve as a concession stand at Unity Park.

and set the date and time for a public hearing.

No action taken.

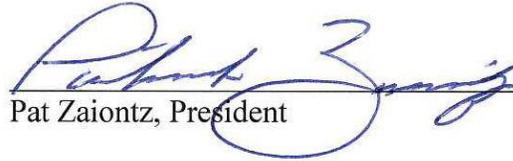
10. REQUEST(S) FOR AGENDA ITEM(S)

Ratify approval to partially fund golf cart in the amount of \$1,100.

11. ADJOURN

Declaring there was no further business, President Zaiontz adjourned the meeting at 6:04 p.m.

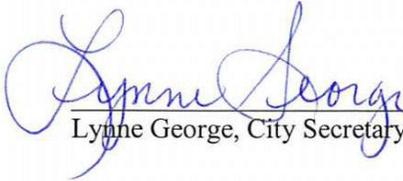



Pat Zaiontz, President

CERTIFICATION

I hereby certify this is a true and correct copy of the minutes of the meeting held on September 12, 2019 by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary