



4-B COMMUNITY DEVELOPMENT CORPORATION

MINUTES

**CITY OF MAGNOLIA
4B COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
THURSDAY SEPTEMBER 13, 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 September 13, 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 Jerry Reed at 5:30 pm.

a. INVOCATION

Clyde Hunt delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Jerry Reed lead the pledge of allegiance.

2. INTRODUCTION AND WELCOME TO NEWLY APPOINTED MEMBER, BARBARA GARDNER

Jerry Reed introduced Barbara Gardner, welcomed her to the Board and presented her with a Certificate of Appreciation for her many years on the Planning Commission.

3. ADMINISTER OATH OF OFFICE TO BARBARA GARDNER

City Secretary Lynne George administered the Oath of Office to Barbara Gardner.

4. ROLL CALL AND CERTIFICATION OF QUORUM

Jerry Reed called roll and certified a quorum present with the following Board members in attendance: Jerry Reed, Jonny Williams, Pat Zaiontz, Barbara Gardner and Clyde Hunt. Gari Lynn Hessong (arrived at 5:47 pm)

Absent: David Arevalo

Staff present: Executive Director/City Administrator Paul Mendes, City Secretary Lynne George, Economic Development Coordinator Deborah Rose Miller

Guests: Tana Ross, Words, Inc.

5. CONSIDERATION – ELECTION OF PRESIDENT, VICE PRESIDENT, AND TREASURER

Consideration and possible action to elect President, Vice President and Treasurer.

MOTION: Upon a motion to nominate Pat Zaiontz for President made by Jerry Reed and seconded by Jonny Williams, the Board members present voted and the motion carried unanimously.

MOTION: Upon a motion to nominate Gari Lynn Hessong for Vice President made by Jerry Reed and seconded by Pat Zaiontz, the Board members present voted and the motion carried unanimously.

MOTION: Upon a motion to nominate Jerry Reed for Treasurer made by Jonny Williams and seconded by Barbara Gardner, the Board members present voted and the motion carried unanimously.

6. 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.*

Outgoing President Frank Parker thanked everyone for being at the City Council meeting, thanked the volunteers that serve the community, commented that the 4B has come a long way, commented on the fiduciary responsibilities of the 4B, the challenges facing the City in the future, and wished the Board the best of luck.

7. 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 Coordinator Deborah Rose Miller provided a copy of an invitation to and announced the upcoming Renaissance On The Stroll event, Saturday, Sept. 29, 4 – 8 pm. Mrs. Miller also announced that a citizen submitted a grant application today and although it cannot be discussed because it needs to be on the agenda, she wanted to pass it around to give everyone a chance to glance at it as an example of what the grant program is about. She stated that it is not just giving grants for maintenance, its taking something and making it unique to the area. The application will be on the next agenda.

8. TREASURER REPORT- AUGUST 2012 FINANCIAL STATEMENTS

(Jerry Reed)

Jerry Reed provided a summary of income and expenditures, and then left the meeting at 5:47 pm.

9. 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 August 9, 2012.

| | <u>Vendor</u> | <u>Project #</u> | <u>Amount</u> |
|----|---|-------------------------|----------------------|
| b. | AMEX | 500848 | \$ 464.45 |
| c. | Coast to Coast Portable Toilets, LLC (#38840) | 500841 | \$ 60.00 |
| d. | Magnolia Hardware & Supply Inc. | 500848 | \$ 444.87 |
| e. | Magna Flow (Inv.#28582) | 500848 | \$ 615.16 |
| f. | Deborah Rose Miller | | \$ 1,287.50 |
| g. | Sam's Club | 500848 | \$ 257.54 |
| h. | Tex-Star Rentals | 500848 | \$ 319.97 |
| i. | Words, Inc. (Aug. 2012) | 500674 | \$ 190.50 |
| j. | WCA (Inv.#010-0000222774) | 500848 | \$ 130.00 |

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

Jerry Reed left the meeting at 5:47 pm.

Gari Lynn Hessong arrived at 5:48 pm.

10. CONSIDERATION – MATCHING GRANT PROGRAM APPLICATION SUBMITTED BY DHARMESH BHAKTA, EXECUTIVE INN & SUITES

Consideration and possible action to approve Matching Grant Program Application submitted by Dharmesh Bhakta, Executive Inn & Suites.

Discussion followed regarding the application and to approve up to a maximum of \$3,500.00 being outside the downtown area. Mrs. Miller suggested that the Board approve this application to even out the two motels, but then from that point on, thought be given to stronger criteria. Mr. Mendes further commented that after the Board considers this, that the grants be suspended again until solid criteria and guidelines are determined that are tied to the comprehensive plan instead of maintenance related and general business operation projects. Discussion followed.

MOTION: Upon a motion to approve Matching Grant Program Application submitted by Dharmesh Bhakta, Executive Inn & Suites made by Jonny Williams and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

Clyde Hunt left the meeting at 5:58 pm.

11. UPDATE – REALTOR/DEVELOPER BREAKFAST

(Deborah Rose Miller)

Economic Development Coordinator Deborah Rose Miller provided an update that this Friday morning, they are hosting a realtor/developer breakfast and about 40 have RSVP'd. It will start at 7:45 a.m. until 9:30 a.m. Mayor Todd Kana will be presenting the City information, Dr. Stephens with MISD, Richard Brown, P.E. from TxDot, and Charlie Riley from the County will also be presenting. The whole purpose of the breakfast is make sure all of the realtors and

developers know what is going on and that we are putting our best foot forward. Mrs. Miller stated that they are hoping that this will be beneficial and plan on doing it throughout the year.

12. CONSIDERATION – APPROVAL OF APPOINTMENT OF DAVID AREVALO AS 4B LIAISON TO THE STROLL COMMITTEE

Discussion, consideration and possible action to approve the appointment of David Arevalo as 4B Liaison to The Stroll Committee.

MOTION: Upon a motion to approve the appointment of David Arevalo as 4B Liaison to The Stroll Committee made by Barbara Gardner and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

13. CONSIDERATION – SALE OF YELLOW HOUSE

Discussion, consideration and possible action to sell the yellow house.

Pat Zaiontz suggested that Executive Director/City Administrator Paul Mendes get an appraisal done on it and go from there. Discussion followed.

MOTION: Upon a motion to authorize Executive Director/City Administrator Paul Mendes to proceed to get an appraisal done on the yellow house made by Clyde Hunt and seconded by Gari Lynn Hessong, the Board members present voted and the motion carried unanimously.

14. APPROVED PROJECTS REPORTS/UPDATES

- a. Unity Park Project – *(approved 2006-2007)* - Jonny Williams, Pat Zaiontz
Executive Director/City Administrator Paul Mendes reported that this weekend, the Ingram Foundation will be holding their barbeque event, everything was mowed and readied for them, and the road will be closed Friday, Saturday and Sunday for the event. Mr. Mendes stated that what he would like to do in the park with the directors' permission is to fertilize and put down some rye grass seed and possibly some bahia on the area in the barbeque area to firm up the dirt. Right now, its dusty when its dry and mushy when its wet. If the Board is in concurrence with this, he will go order fertilizer and seed and will get it spread probably within the next couple of weeks.
- b. Yellow House – *(approved 2009)* - Pat Zaiontz, Jonny Williams
Already discussed in item #13.
- c. Street Extension Project – *(approved 2006-2007)* – Gari Lynn Hessong, Jonny Williams
 - i. The extension of 6th Street to adjoin Unity Drive - *(approved 2011)*
Executive Director/City Administrator Paul Mendes reported that the City closed on and acquired the MISD right-of-way property yesterday. Hopefully by the next meeting, he can provide the Board with an update on how/when the project will begin.
- d. Economic Development Program – *(approved 2007-2008)* – Jerry Reed
 - (i). Grow Magnolia
Economic Development Coordinator Deborah Rose Miller commented that the realtor/developer breakfast is definitely a big part of it, but as she mentioned last month, realtors and developers are now calling us and looking at what is going on. Mr. Mendes stated that now, people are inquiring into buying streets and entire blocks.

e. Farmers Market

Brenda "Boo" Henderson provided an update on the Farmers Market and stated that because of the loss of vendors, the markets have been combined and the name has been changed to "Farmers & Artisans", it is on the 1st and 3rd Sunday of each month, the sign revisions should be done probably by next market, and that she is working on an internet radio station. Mrs. Henderson also provided an update on the permit issue.

g. Gateways – Pat Zaiontz
On hold.

h. Downtown Upgrades - *(approved 2011)* - Gari Lynn Hessong

Gari Lynn Hessong reported that they are still working on lighting. Mr. Mendes commented that we still need to choose the type of light and that we are getting quotes on bulbs and systems.

i. Assumption of the approximate \$160,000 note payment associated with the loan to reconstruct the utility lines for the FM 1774 widening project - *(approved 12/15/2011)*
Pat Zaiontz commented that the payment is coming up again.

15. BOARD OF DIRECTORS CONCERNS AND REQUESTS

None.

16. ADJOURNMENT

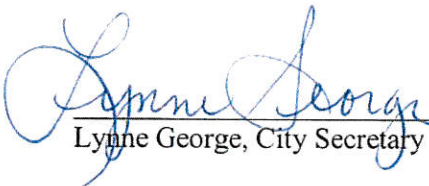
MOTION: Upon a motion to adjourn made by Barbara Gardner and seconded by Jonny Williams, the Board members present voted, the motion carried unanimously and the meeting was adjourned at 6:12 p.m.




Pat Zaiontz, President

I hereby certify this is a true and correct copy of the minutes of the meeting held on September 13, 2012, by the Board of the City of Magnolia 4B Community Development Corporation.

ATTEST:


Lynne George, City Secretary