

Todd Barretto  
 Joshua Chadwick, Vice President  
 Barbara Gardner, Treasurer  
 Clyde Hunt  
 Sandy Hoffman  
 Brett Sims  
 Brandon Jacobs



4B EDC Director, Rachel L. Steele  
 City Administrator, Don Doering  
 4B EDC Attorney, Joshua Brockman-Weber

## NOTICE OF PUBLIC MEETING

**4B COMMUNITY DEVELOPMENT CORPORATION  
 AGENDA  
 MONTHLY MEETING  
 THURSDAY, DECEMBER 14, 2023 – 5:30 P.M.  
 Magnolia City Hall Conference Room  
 18111 Buddy Riley Blvd., Magnolia, Texas 77354**

1. **CALL TO ORDER**
  - a. INVOCATION
  - b. PLEDGE OF ALLEGIANCE
  - c. ROLL CALL AND CERTIFICATION OF QUORUM
2. **CITIZENS FORUM** *(No official or formal action or vote may be taken on any comment made by citizens during Citizens Forum)*
3. **ANNOUNCEMENTS**
4. **TREASURER’S REPORT**
5. **CONSENT AGENDA - ROUTINE ITEMS:**  
*(This portion of the agenda consists of items considered to be routine and **can be enacted by one motion** unless separate discussion is requested by a Board Director or a citizen.)*

Minutes	Date
Approval of Minutes	November 9, 2023
Invoices	Amount
Burditt Consultants (Parks Master Plan)	\$7,200.00
Rachel Steele	\$4,812.49
Venturi Engineering (Commerce Street)	\$3,225.00
Messer-Fort (Legal Services)	\$1,133.77
Liles Parker (Oct&Nov)	\$1,182.50
High Star (Rent)	\$625.00
FirstNet (Phone line)	\$20.92

6. **PUBLIC HEARING:** In accordance with Texas Local Government Code Section 505.158 and 505.159, the City of Magnolia 4B Community Development Corporation, a Texas non-profit 4B community development corporation (Magnolia CDC), will receive public comments related to the

following projects considered by the Magnolia CDC for Fiscal Year 2023-2024 as follows:

- 6.1 Financial expenditures not to exceed \$350,000.00 in support of the Commerce Street Parking Lot;
- 6.2 Financial expenditures not to exceed \$1,678.00 for the TxDOT SIB Loan Repayment;
- 6.3 Financial Expenditures not to exceed \$30,000.00 in support of the Parks Master Plan Year 2;

**7. CONSIDERATION:** Discussion and possible action to approve financial incentives to Ellie Mae Bridal located at 119 Magnolia Boulevard, Magnolia Texas in an amount not to exceed \$4,425.83 and authorize a performance agreement in exchange for economic development obligations to Magnolia CDC;

**8. PRESENTATION:** Board of Directors Roles and Responsibilities for the Magnolia 4B Community Development Corporation

**9. WORKSHOP:** Magnolia Parks Plan Update from Burditt Consultants

**10. EXECUTIVE SESSION:**

The 4B CDC may convene in Executive Session under Texas Local Government Code:

- a. Section 551.074 Deliberations about Personnel and Staff, Executive Director

**11. CONSIDERATION:** Discuss and take action on items discussed in Executive Session

**12. CONSIDERATION:** Discuss and take action on FY 2024 professional service contract with Rachel Steele to provide Executive Director services for the Magnolia 4B Economic Development Corporation.

**13. Approved Projects Reports/Updates and Status**

- a. Unity Park<sup>06</sup>
- b. Parks Master Plan<sup>23-24</sup>
- c. Monument Signs <sup>(21)</sup>

**14. FUTURE AGENDA ITEMS**

**15. ADJOURN**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office at (281-305-0550), two working days prior to the meeting for appropriate arrangements.

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Magnolia, Texas, a place readily accessible to the general public at all times, and to the City's website, [www.cityofmagnolia.com](http://www.cityofmagnolia.com), in compliance with Chapter 551, Texas Government Code. On December 11, 2023 by 5:30 PM and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Rachel Steele

Rachel Steele, Executive Director

At: 2:00 pm 12/11/2023

Removed: \_\_\_\_\_

The Board of the Magnolia 4B Community Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below as authorized by Title 5, Chapter 551, of the Texas Government Code. §551.071(Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), §551.086 (Deliberations about competitive matters), and §551.087 (Deliberation about Economic Development Matters.)