

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, APRIL 11, 2024 – 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	March 11, 2024
Invoices	Amount
Venturi Engineers (Commerce St.)	\$5,950.00
Rachel Steele	\$5,000.18
Burditt Consultants (Parks Plan)	\$4,320.00
CivicPlus (website)	\$1,880.83
JK Graphics (Marketing)	\$576.00
Messer-Fort	\$514.50
Burditt Consultants (Due Diligence)	\$480.00
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 Magnolia 4B Community Development Corporation (“Corporation”) will receive public

comments and hold a public hearing related to the following projects considered by the Corporation as follows:

Approval of Project 2024-D authorizing expenditures not to exceed \$550,000 for acquisition of land along Magnolia Blvd to be used for infrastructure, and roadway improvements that benefit the City of Magnolia and promote economic development.

7. **CONSIDERATION:** Discussion and possible action on funding options for future projects (Presentation by Government Capital)

8. EXECUTIVE SESSION

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

- a. Section 551.087 Deliberations about Economic Development
Negotiations: Project 2024-A
- b. Section 551.087 Deliberations about Economic Development
Negotiations: Project 2024-C
- c. Section 551.072 Deliberations about Real Property: Project 2024-D

9. **CONSIDERATION:** Discussion and possible action on items discussed in Executive Session

10. **CONSIDERATION:** Discussion and possible action on job duties and financial impact of hiring a full-time employee for the corporation

11. **CONSIDERATION:** Discussion and possible action on professional services agreement with Marsh Darcy Partners to provide on-call economic development to support strategic development projects and fiscal impact analysis on projects for the corporation.

12. **CONSIDERATION:** Discussion and possible action to authorize lease renewal with Foldetta Commercial for office space for the corporation located at 18230 FM 1488, Magnolia Texas

13. **CONSIDERATION:** Discussion and possible action on proposed projects for the Corporations 2025 Projects List

14. Approved Projects/Strategy Development Reports

- a. Commerce Street
- b. Parks Master Plan
- c. Unity Park
- d. Central City Strategy Development

15. FUTURE AGENDA ITEMS

16. 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, in compliance with Chapter 551, Texas Government Code. On April 8, 2024 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: 12:30 pm 4/8/2024
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.)