



# MAGNOLIA

ECONOMIC DEVELOPMENT  
CORPORATION



2021

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ANNUAL REPORT



# About Us

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## MAGNOLIA ECONOMIC DEVELOPMENT CORPORATION

The Magnolia Economic Development Corporation (MEDC) was established under the State of Texas Development Corporation Act of 1979. Locally, the MEDC was created in 1997 following the passage of one-half (1/2) of one percent (1%) sales tax dedicated to economic development by the residents of Magnolia. The MEDC promotes economic development within the city by pursuing projects that promote and expand business, create jobs and enhance the economic viability for Magnolia.

In February of 2021, Magnolia City Council approved Council Resolution 2021-004 allowing the MEDC to undertake projects of a Type B Development Corporation.

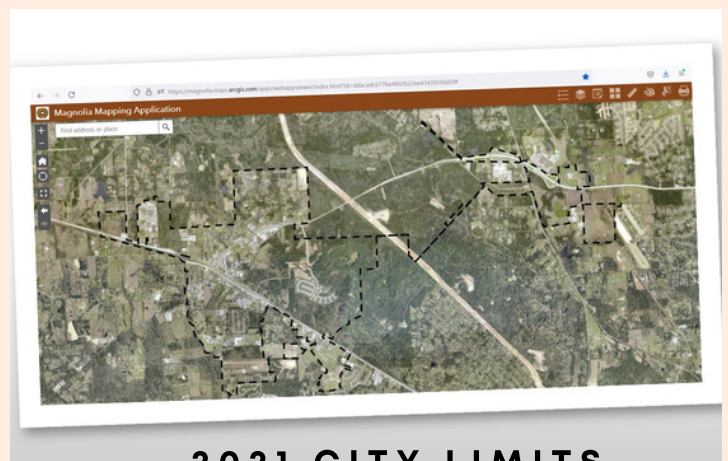
MEDC is a non-profit, tax-exempt Texas Corporation, which is a separate entity from any other board or commission of the City of Magnolia. The Board of Directors meets monthly on the second Thursday of the month to consider and discuss pending business. The MEDC Board of Directors is composed of five directors, appointed to staggered terms by the Magnolia City Council.

### 2021 Board of Directors:

Mr. Robert Franklin, President  
Ms. Anne Sundquist, Vice President  
Mr. Basil Tate, Treasurer  
Mr. Jake Kelly  
Ms. Brenda Escalon

### 2021 Executive Staff:

Ms. Rachel Steele, Executive Director  
Mr. Don Doering, City Administrator  
Ms. Kandice Garrett, City Secretary  
Ms. Beverly Standley, Finance Administrator



**2021 CITY LIMITS**

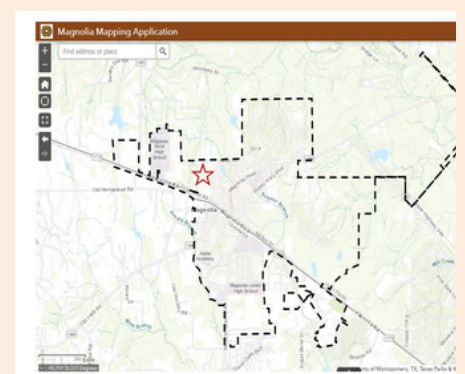


# Magnolia Business Park

In 2008, the Magnolia Business Park was developed to offer local industrial, warehouse and distribution space for Magnolia. With zoning in place, the business park spans 40 acres with 13 subdivided tracts. The park has multi-industry appeal with tenants hailing from oil and gas, fabrication, and small scale production sectors.

As of 2021, 4 tracts totaling 15 acres in raw land remain for available for development and 15,000 SF of constructed industrial space is available for lease.

In 2021, the MEDC partnered with CenterPoint Energy to install nine new LED street lights along Business Park Drive.







# Utility Expansion

MEDC facilitated the site location for Municipal Water Plant No. 3. The site is the first water well site on the east side of Magnolia. The 2+ acre site will support the 1,300 utility connections the City currently maintains as well as future anticipated growth.

Design of the water plant is underway. Clearing of the site will begin in May 2022, with construction starting shortly thereafter.

# Website Updates

In 2022, the MEDC/MCDC will unveil a dedicated webpage as part of the City of Magnolia website. The site will highlight MEDC projects, economic news, development stats and initiatives for Magnolia.



## SOCIAL MEDIA

Connect with MEDC for project information, available commercial properties, business profiles and general economic data.



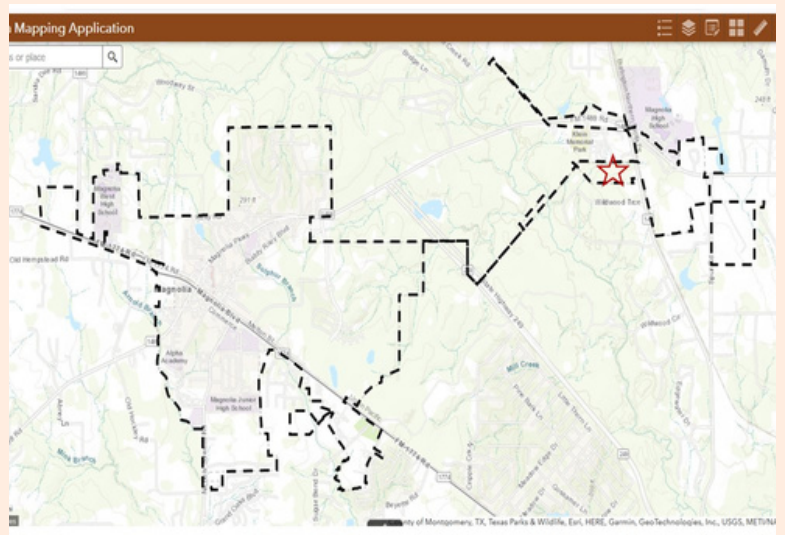




# FM 149 Tract Management

In 2014, the MEDC purchased approximately 43 acres of land along the FM 149 Corridor. The property has facilitated the extension of water and wastewater utilities to the eastern portion of the city.

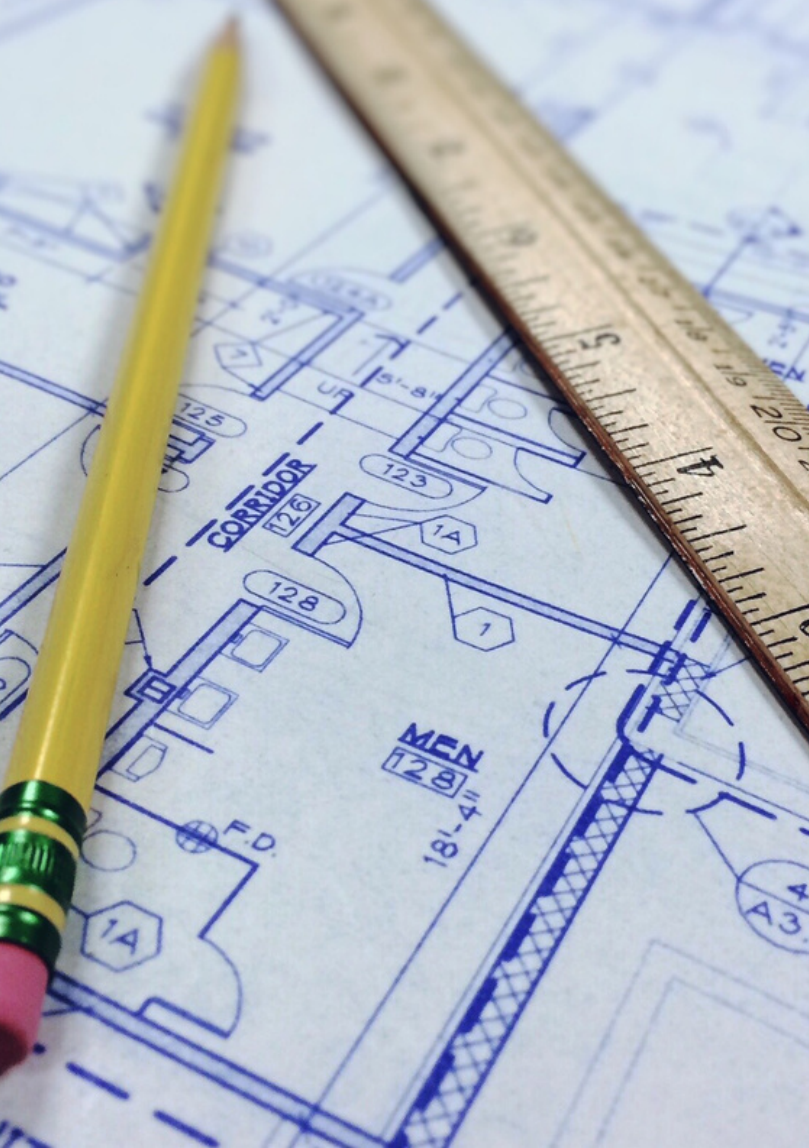
The MEDC continues to provide land management services for the 43-acre FM 149 tract that includes quarterly mowing and the maintenance of access easements to the city's eastern utility lines.





# Business Development

In response to increased commercial development, the City of Magnolia and the MEDC created Commercial Development Meetings. The meetings are a one-stop opportunity for all city departments to outline the permitting, planning, utility service process for new and expanding businesses. The MEDC can also assist with followups and as a point of contact through the application process.



## Annual Budget

The annual budget for the Magnolia 4A Economic Development Corporation is developed and approved by its Board of Directors in the spring of each year.

Once approved by the corporation, the budget is referred and reviewed by the Magnolia City Council for final approval.

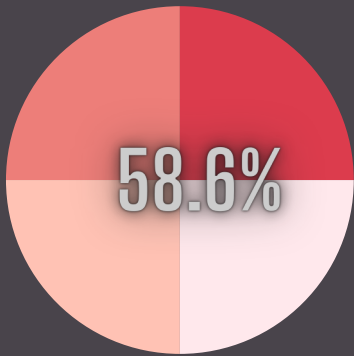
All identified projects and initiatives that the MEDC pursues must comply with Chapters 501, 504 and 505 of the Texas Local Government Code.

	Bank Balance as of 05/31/20		\$ 1,664,789		
	(Includes Inclusive Pk, 2012 Sis Tax Rev Bond I&S & EDC Promissory Note)				
	Approved 2018-2019	Actual 2018-2019	Approved 2019-2020	Projected 2019-2020	Approved Budget 2020-2021
<b>Revenue</b>					
40011 4A 1/2 Sales Tax Revenue	600,000	623,466	600,000	600,000	600,000
40022 4A Interest Earned	12,000	37,639	20,000	25,662	20,000
40102 City Park Donations	0	0	0	0	0
40122 Sale of Assets	0	17,155	0	0	0
40124 Misc Revenue	0	3,250	0	0	0
40126 Grant Proceeds	0	0	0	0	0
40021 Transfers in	0	0	0	0	0
<b>Total Revenue</b>	<b>612,000</b>	<b>681,511</b>	<b>620,000</b>	<b>625,662</b>	<b>620,000</b>
<b>Expenses</b>					
<b>Personnel Services</b>					
500501 Salary & Benefit Reimbursement	20,495	19,279	20,495	2,770	1,500
500543 Training & Travel	1,420	180	1,420	390	1,500
500550 Dues & Membership	600	188	600	340	600
<b>Total Personnel Services</b>	<b>22,515</b>	<b>19,647</b>	<b>22,515</b>	<b>3,500</b>	<b>3,600</b>
<b>Contractual Expenses</b>					
500632 Contract/consultant Services	17,050	17,150	17,150	11,500	33,150
500640 Legal	5,000	518	5,000	1,200	5,000
500641 Auditing/Accounting Services	2,500	2,500	2,500	2,500	2,575
500674 Posting/Advertising	1,800	900	1,800	1,350	1,800
<b>Total Contractual Expenses</b>	<b>26,350</b>	<b>21,068</b>	<b>26,450</b>	<b>16,550</b>	<b>42,525</b>
<b>Miscellaneous Expenses</b>					
500742 Magazines, Maps & Books	3,100	1,489	3,100	1,500	2,500
500743 Copies/Admin.	200	0	200	0	200
500745 Hospitality/Refreshments	75	321	75	0	75
500766 Office Supplies	250	198	250	0	250
<b>Total Miscellaneous Expenses</b>	<b>3,625</b>	<b>2,008</b>	<b>3,625</b>	<b>1,500</b>	<b>3,025</b>
<b>Expenses (continued)</b>					
500824 Error & Omissions Insurance	2,500	1,849	2,500	1,500	2,500
500825 Liability Insurance	1,500	1,101	1,500	1,000	1,500
500838 Printing	500	26	500	0	500
500838 Promotional Expense	800	250	800	375	800
500858 Depreciation Expense	0	N/A	0	N/A	0
<b>Total Expenses (continued)</b>	<b>5,300</b>	<b>3,226</b>	<b>5,300</b>	<b>2,875</b>	<b>5,300</b>
<b>Capital Expenses/Debt Svc</b>					
231 2012 Rev Bond Principal Pay't	235,000	235,000	245,000	245,000	255,000
500875 2012 Rev Bond Int Pay't	66,513	64,292	56,525	56,525	46,113
235 2014 Promissory Note Payable	443,814	443,667	0	0	0
500903 2014 Loan Interest	11,919	12,076	0	0	0
<b>Total Capital Expenses/Debt Svc</b>	<b>757,245</b>	<b>755,035</b>	<b>301,525</b>	<b>301,525</b>	<b>301,113</b>
<b>Total 4A E D C Expenditures/Transfers</b>	<b>815,035</b>	<b>800,984</b>	<b>359,415</b>	<b>325,950</b>	<b>355,563</b>
<b>Revenue Over(Under) Expenditures</b>	<b>(203,035)</b>	<b>(119,473)</b>	<b>260,585</b>	<b>299,712</b>	<b>264,437</b>

# Development Stats

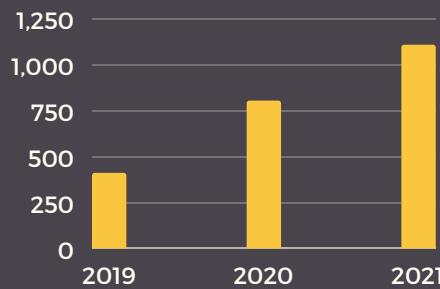
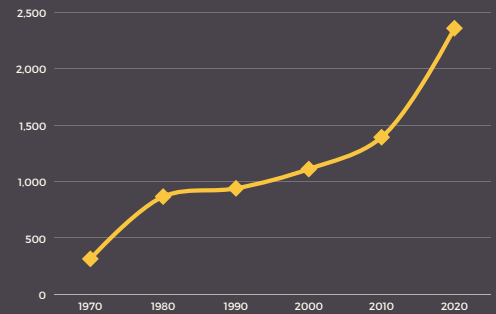
## Employment

The percentage of the labor force that lives within the city limits of Magnolia that is employed.



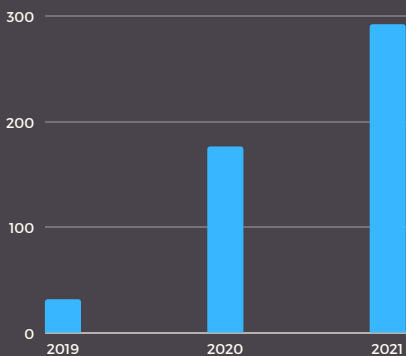
## Population

Per U.S. CENSUS, the population of the City of Magnolia, Texas in 2021 was 2,359 people.



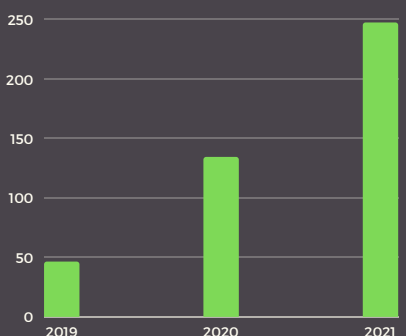
## ANNUAL PERMITS

City of Magnolia continues to see an increase in the issuance of annual permits. Total permits issued in 2021 was 1,103.



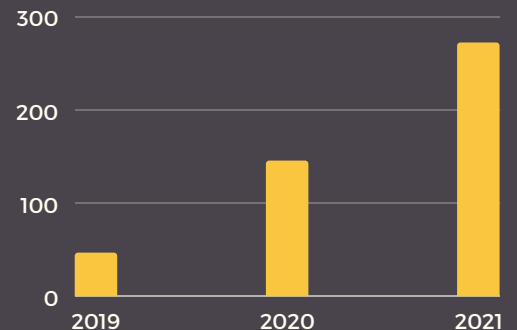
## WATER PERMITS

New connection requests for commercial and residential hook-ups for calendar year 2021.



## ELECTRICAL PERMITS

New connection requests for commercial and residential hook-ups for calendar year 2021.



## BUILDING PERMITS

Building Permits cover six classes of projects including new construction, repair, addition, demolition, signage and fencing. A permit is good for six months from date of issuance.

## MEDC MISSION:

MEDC supports economic development that positively creates jobs, locates employers, encourages capital investment, increases property values and expands infrastructure within the City of Magnolia.

# Contact Us

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*For media inquiries or additional information you may reach us at:*



 [cityofmagnolia.com/economic-development](http://cityofmagnolia.com/economic-development)

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 281-356-2266