

4B DEVELOPMENT CORPORATION

MEETING AGENDA

DECEMBER 09, 2025, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Corporation on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Corporation with regard to matters on the agenda will be received at the time the item is considered. The Corporation is not allowed to converse, deliberate or take action on any matter presented during citizen input.

DISCUSSION ITEMS

1. Discussion regarding recognition for former board member Jeff Springer.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Board member to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

2. Consideration and possible action on 4B minutes from 08/26/2025.

PUBLIC HEARING ITEMS

3. Conduct a Public Hearing on expenditures and transfer of funds not to exceed \$1,080,100 of Type B Sanger Texas Development Corporation funds to the City of Sanger for the Miracle League Project.

ACTION ITEMS

4. Consideration and possible action on expenditures and transfer of funds not to exceed \$1,080,100 of the Type B Sanger Texas Development Corporation funds to the City of Sanger for the Miracle League Project.

5. Consideration and possible action on a professional agreement with the Retail Coach for retail recruitment services, in partnership with the Sanger Industrial Development Corporation. The Sanger Texas Development Corporation's portion of the total \$28,000 contract shall not exceed \$14,000; and authorizing the Director to execute all necessary documents.
6. Consideration and possible action on amending the Property Enhancement Incentive Grant for 202 Bolivar.

REPORTS

7. Financial Reports.
8. Director's Report.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Corporation or at the call of the President.

ADJOURN

NOTE: The Corporation reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on December 3, 2025, by 12:00 PM.

Shani Bradshaw, Director of Economic Development

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.