

# **4A INDUSTRIAL DEVELOPMENT BOARD**

## **MEETING MINUTES**

**OCTOBER 14, 2025, 6:00 PM**

**4A INDUSTRIAL DEVELOPMENT SPECIAL MEETING**

**HISTORIC CHURCH – 403 N 7TH STREET, SANGER, TEXAS 76266**



### **CALL THE MEETING TO ORDER AND ESTABLISH A QUORUM**

As there was a quorum Board Member Fincher called the meeting to order at 6:02 P.M.

### **BOARD MEMBERS PRESENT**

Board member, Place 1	Jofree Fincher
Board Member, Place 2	Sue Allison
Board Member, Place 3	Shannon Gann
Board Member, Place 4	Nancy McAlister
Board Member, Place 5	Greg Taylor

### **STAFF MEMBERS PRESENT**

Director of Economic Development Shani Bradshaw and Coordinator of Economic Development Morgan Miller

### **INVOCATION AND PLEDGE**

Led by Board Member Fincher.

### **CITIZENS COMMENTS**

No citizens came forward to speak.

### **CONSENT AGENDA**

1. Consideration and possible action on 4A minutes from 08/25/2025.

Motion to approve the 4A minutes from 08/25/2025 was made by Board Member McAlister, Seconded by Board Member Allison.

Voting yea: Board Member Fincher, Board Member Gann, and Board member Taylor.  
Motion passed unanimously.

## **ACTION ITEMS**

2. Consideration and possible action on a professional services agreement with The Retail Coach for retail recruitment services, in partnership with the Sanger Texas Development Corporation. The Sanger Industrial Development Corporation's portion of the total \$28,000 contract shall not exceed \$14,000.00; and authorizing the Director to execute all necessary documents.

Motion to approve the Retail Coach Contract was made by Board Member Taylor,  
Seconded by Board Member Gann.

Voting yea: Board Member Fincher, Board Member Allison, and Board Member McAlister.  
Motion passed unanimously.

## **REPORTS**

3. Financial Reports.

Director Bradshaw goes over the financial report.

## **FUTURE AGENDA ITEMS**

No items were discussed.

## **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, the Sanger Industrial Development Board Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Discussion will include multiple sites located east of I-35.

Board convened into executive session at 6:31 p.m.

## **RECONVENE INTO REGULAR SESSION**

Board reconvened into open session at 7:51 p.m.

No action taken.

### **FUTURE AGENDA ITEMS**

No items were discussed.

### **ADJOURN**

As there were no further items on the agenda Board Member Fincher adjourned the meeting at 7:52 p.m.