

4B DEVELOPMENT CORPORATION

MEETING MINUTES

JULY 25, 2023, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

DEVELOPMENT SERVICES BUILDING - 201 BOLIVAR STREET, SANGER, TEXAS 76266

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum John Payne called the meeting to order at 6:01 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 2	John Payne
Board Member, Place 3	Matt Fuller
Board Member, Place 5	Jeff Springer
Board Member, Place 6	Eddie Piercy
Board Member, Place 4	Beverly Howard
Board Member, Place 7	Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Place 1	Guy Saenz
-----------------------	-----------

STAFF MEMBERS PRESENT:

Director of Economic Development Shani Bradshaw, and Secretary Stefani Dodson

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on 4B minutes from 5/30/2023.

Board Member Springer makes a motion to approve the consent agenda as shown. Board Member Bilyeu seconded the motion.

Voting Yea: Board Member Payne, Board Member Fuller, Board Member Piercy, Board Member Howard. Motion passes unanimously.

ACTION ITEMS

2. Consideration and possible action on the 4B Sanger Development Corporation FY 2023-2024 Budget.

Director Bradshaw explains that \$30,000 has been added to Professional Services to hire a Retail Recruitment Firm and an adjustment was made to the sales tax revenue. She also explains that due to time constraints with RFPs and City Council meeting deadlines, she does not think the Downtown Park Project and Miracle League Project will make this year's budget so she added to professional services \$65,000 for the Downtown Park Conceptual Plan and \$65,000 for the Miracle Field Conceptual Plan. Board member Piercy wants to wait on hiring a recruitment firm and revisit this subject during the following budget year. Board member Bilyeu suggests the board allocates \$10,000 of the \$30,000 towards the Property Enhancement Grant program, \$10,000 towards the Downtown Park Conceptual Plan, and \$10,000 towards the Miracle Field Conceptual Plan.

Board Member Piercy makes a motion to not hire a Retail Recruitment Firm and take the \$30,000 originally budgeted for a recruitment firm and reallocate \$10,000 to the Property Enhancement Grant Program, \$10,000 to the New Downtown Park Conceptual Plan, and \$10,000 to the Downtown Park Conceptual Plan. Board Member Fuller seconded the motion.

Voting Yea: Board Member Payne, Board Member Howard, Board Member Bilyeu, Board Member Springer. Motion passes unanimously.

3. Consideration and possible action on Property Enhancement Incentive application for 315 N 5th Street.

Board Member Bilyeu makes a motion to approve \$3,040.00 for the property enhancement grant. Board Member Springer seconded the motion.

Voting Yea: Board Member Payne, Board Member Fuller, Board Member Piercy, Board Member Howard. Motion passes unanimously.

4. Consideration and possible action on amending the Property Enhancement Incentive application for 1108-1114 Stemmons.

Board Member Springer recused himself from hearing the case and voting.

Board Member Payne makes a motion to extend the grant due date for 1108-1114 Stemmons. Board Member Howard seconded the motion.

Voting Yea: Board Member Bilyeu, Board Member Fuller, Board Member Piercy, Motion passes unanimously.

5. Consideration and possible action on amending the Property Enhancement Incentive application for 1106 Stemmons.

Board Member Springer recused himself from hearing the case and voting.

Board Member Payne makes a motion to extend the grant due date for 1106 Stemmons. Board Member Howard seconded the motion.

Voting Yea: Board Member Bilyeu, Board Member Fuller, Board Member Piercy, Motion passes unanimously.

6. Consideration and possible action on electing officers for the Sanger Development Corporation.

Board Member Springer nominated Board Member Payne to be the President. Board Member Payne nominated Board Member Springer to be the Vice President.

Board Member Bilyeu makes a motion to approve the nominations. Board Member Howard seconded the motion.

Voting Yea: Board Member Payne, Board Member Fuller, Board Member Piercy, Board Member Springer. Motion passes unanimously.

REPORTS

7. Financial Reports

Director Bradshaw goes over the financial report.

8. Future Sports Complex and Miracle League Field Update.

Director Bradshaw goes over the Future Sports Complex and Miracle League Field Update.

FUTURE AGENDA ITEMS

No future items were discussed.

ADJOURN

As there were no further items on the agenda John Payne adjourned the meeting at 6:38 p.m.