4B DEVELOPMENT CORPORATION

MEETING MINUTES

DECEMBER 9, 2025, 6:00 PM

4B DEVELOPMENT CORPORATION REGULAR MEETING
HISTORIC CHURCH – 403 N. 7TH STREET, SANGER, TEXAS 76266

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum Board Member Payne called the meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT

Board Member, Lee Alison

Board Member, John Payne

Board Member, Matt Fuller

Board Member, Beverly Howard

Board Member, Eddie Piercy

Board Member, Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Dillon.

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw.

INVOCATION AND PLEDGE

Invocation and Pledge was led by Board Member Payne.

CITIZENS COMMENTS

No citizens came forward to speak.

DISCUSSION ITEMS

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

   Director Bradshaw presented several examples of plaques and benches.

Board Member Payne suggest adding language regarding the Type B contribution and expressed concerns about the bench. Board Member Piercy recommended the plaque be installed on the concession stand. Director Bradshaw will research additional examples and begin obtaining quotes.

CONSENT AGENDA

2. Consideration and possible action on 4B minutes from 8/26/2025.

   Motion to approve the consent agenda as shown was made by Board Member Piercy. Seconded by Board Member Bilyeu.

   Voting Yea: Board Member Payne, Board Member Allison, Board Member Fuller, and Board Member Howard. The motion passes unanimously.

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.

   Board member Payne opened the Public Hearing at 6.10

   Director Shani Bradshaw provided an overview of the item.

   Board member Payne closed the Public Hearing at 6:11.

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.

   Discussion was held.

   Motion made by Board Member Piercy to approve a 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. Seconded by Board Member Fuller.

   Voting Yea: Board Member Payne, Board Member Howard, Board Member Alison, and Board Member Bilyeu. The motion passes unanimously.

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.

   Director Bradshaw presented the item.

Motion made by Board Member Piercy to approve 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. Seconded by Board Member Howard.

Voting Yea: Board Member Payne, Board Member Bilyeu, Board Member Alison, Board Member Fuller. The motion passes unanimously.

6. Consideration and possible action on amending the Property Enhancement Incentive Grant for 202 Bolivar.

   Director Bradshaw provided an update.

   Motion made by Board Member Fuller to deny the grant due to non-compliance with the approved scope of work, submitted payments that did not match the total originally approved by the Board, and unapproved project changes. Second by Board Member Piercy.

   Voting Yea: Board Member Dillon, Board Member Payne, Board Member Howard, Board Member Bilyeu, Board Member Alison. The motion passes unanimously.

REPORTS

7. Financial Reports.

   Director Bradshaw goes over the financial reports

8. Director's Report.

   Director Bradshaw provides an update on economic development activities.

FUTURE AGENDA ITEMS

No future items were discussed.

ADJOURN

As there were no further items on the agenda Board Member Payne adjourned the meeting at 7:16 p.m.