

4B DEVELOPMENT CORPORATION

MEETING MINUTES

JANUARY 15, 2026, 6:00 PM



4B DEVELOPMENT CORPORATION WORK SESSION

**DEVELOPMENT SERVICES BUILDING – 201 BOLIVAR STREET, SANGER, TEXAS
76266**

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

As there was a quorum Board Member Piercy called the work session to order at 6:00 p.m.

BOARD MEMBERS PRESENT

Board Member, Matt Fuller

Board Member, Beverly Howard

Board Member, Eddie Piercy

Board Member, Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Lee Alison

Board Member, John Payne

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw.

Economic Development Coordinator Morgan Miller

DISCUSSION ITEMS

1. Civic Solutions will present preliminary findings, followed by discussion to confirm key opportunities and challenges and inform the next phase of the strategic plan.

Steven Pedigo and Laura Huffman with Civic Solutions presented findings from roundtable discussions and one-on-one stakeholder meetings. A discussion was held regarding the next phase of the Plan.

ADJOURN THE WORK SESSION

Board Member Piercy adjourned the work session at 6:50 p.m.