

4B DEVELOPMENT CORPORATION

MEETING MINUTES

MAY 30, 2023, 2022, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

HISTORIC CHURCH BUILDING – 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum, John Payne called the meeting to order at 6:03 p.m.

INVOCATION AND PLEDGE

John Payne led the board in the Invocation and Pledge.

BOARD MEMBERS PRESENT

Board Member, Place 1	Guy Saenz
Board member, Place 2	John Payne
Board Member, Place 3	Stephanie Wood
Board Member, Place 4	Beverly Howard
Board Member, Place 5	Jeff Springer
Board Member, Place 6	Eddie Piercy
Board Member, Place 7	Carrie Bilyeu

BOARD MEMBERS ABSENT

None

STAFF MEMBER PRESENT

Director of Economic Development Shani Bradshaw, Administrative Assistant Emily Higgins

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on 4B minutes from 3-28-2023.

Jeff Springer motioned to approve the minutes from March 28, 2023 board meeting.
Seconded by Eddie Piercy. All voted YAY.

DISCUSSION ITEMS

2. Discussion on the Miracle League Field

Director Bradshaw explains the annual membership fee is \$500 and once membership is approved, we should receive more resources regarding the Miracle League. Bradshaw goes on to explain the entire project could cost 1.5 million or more, depending on what the board wants to include in the project. Bradshaw also mentions the current plans for the future sports park could change with the Miracle Field and the entire project may have to be done in phases. Board member Payne mentions this project will be a great opportunity for our community. Board members Howard and Saenz also agreed this project will be great for Sanger. Member Piercy inquired about maintaining the fields and if the Softball Association will be involved. Bradshaw will meet with the Parks Director and Assistant City Manager and provide an update to the board at the next meeting.

3. Discussion on the 4B Fiscal Year 2023-2024 Budget

Director Bradshaw goes over the budget. Bradshaw explains the increase in marketing is for an economic development video that will be split with 4A. Professional Services is for conceptual drawings for the Downtown Park and Miracle League Field and for Retail Recruitment Services. Bradshaw goes on to explain what Retail Recruitment Services do. Board Member Payne asked Bradshaw to provide examples and success stories for the next meeting.

ACTION ITEMS

4. Consideration and possible action on amending the Property Enhancement Incentive Program application for 311 N. 4th Street, Sanger, Texas.

Director Bradshaw explains that the applicant is requesting the completion date for the façade improvements be extended by 90 days because the doors and awnings have not been delivered. She says they are on back order and it may take another 3 weeks or longer before the items are delivered.

Eddie Piercy motioned to extend the project completion date by 90 days. Seconded by Carrie Bilyeu. All voted YAY.

FUTURE AGENDA ITEMS

No items were discussed.

ADJOURN

Board member Payne adjourns the meeting at 7:06 p.m.