

4A INDUSTRIAL DEVELOPMENT BOARD

MEETING AGENDA

OCTOBER 06, 2026, 6:00 PM



4A INDUSTRIAL DEVELOPMENT BOARD REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Board on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Board with regard to matters on the agenda will be received at the time the item is considered. The Board is not allowed to converse, deliberate or take action on any matter presented during citizen input.

DISCUSSION ITEMS

- [1.](#) Land acquisition & Development Process.

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Board member to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

- [2.](#) Consideration and possible action on 4A minutes from 08-04-2026.

ACTION ITEMS

- [3.](#) Consideration and possible action on electing officers for the Sanger Industrial Development Corporation.

REPORTS

Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda.

- [4.](#) Review financial and sale tax reports.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the President and Board members to bring forward items they wish to discuss at a future meeting, A Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Board or at the call of the President.

ADJOURN

NOTE: The Board reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 30, 2026, by 4:00 PM.

Shani Bradshaw, Director of Economic Development

The Development Services building is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: October 6, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Land acquisition & Development Process.

SUMMARY:

- Type A EDC's authority to acquire and develop property.
- Potential economic-development purposes for property acquisition.
- Property acquisition and development process.
- Board's role and required approvals.
- Due diligence, purchase, development, marketing, and disposition consideration.
- Property acquisition as a tool to support future economic-development opportunities.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

Staff will provide a presentation.



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: October 6, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4A minutes from 08-04-2026.

SUMMARY:

Consideration and possible action on 4A minutes from 08-04-2026.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4A minutes from 08-04-2026.

4A INDUSTRIAL DEVELOPMENT BOARD

MEETING MINUTES



AUGUST 04, 2026, 6:00 PM

4A INDUSTRIAL DEVELOPMENT BOARD REGULAR MEETING
DEVELOPMENT SERVICES BUILDING – 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum Board Member Fincher called the meeting to order at 6:11 P.M.

BOARD MEMBERS PRESENT

Board Member, Place 1	Jofree Fincher
Board Member, Place 2	Jacqueline Cox-Lawson
Board Member, Place 3	Shannon Gann
Board Member, Place 4	Morgan Traill
Board Member, Place 5	Greg Taylor

BOARD MEMBERS ABSENT

None.

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw
Economic Development Coordinator Morgan Miller

INVOCATION AND PLEDGE

Board Member Fincher lead the Invocation and Pledge.

CITIZENS COMMENTS

None.

DISCUSSION

1. Workforce grant opportunities for Sanger businesses.

Director Bradshaw provided an overview of workforce grant opportunities for businesses, including examples of programs implemented by other cities.

CONSENT AGENDA

2. Consideration and possible action on Type A minutes from 04-07-2026.

Motion to approve the minutes from 04-07-2026 as presented was made by Board Member Gann, Seconded by Board Member Taylor.

Voting Yea: Board Member Fincher, Board Member Traill, and Board Member Lawson.
The motion passed unanimously.

REPORTS

3. Financial Reports

Director Bradshaw goes over the financial reports.

FUTURE AGENDA ITEMS

Board President Fincher requested a discussion of the process for purchase property for the EDC.

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. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;

This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate or offer of a financial or other incentive to a business prospect described by Subdivision (1).

Potential economic development agreement for Project Gotham.

Board convened into executive session at 6:49 p.m.

RECONVENE INTO REGULAR SESSION

Board reconvened into open session at 7:22 p.m.

No action taken.

ADJOURN

As there were no further items on the agenda, Board Member Fincher adjourned the meeting at 7:23 p.m.



4A INDUSTRIAL DEVELOPMENT CORPORATION COMMUNICATION

DATE: October 6, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on electing officers for the Sanger Industrial Development Corporation.

SUMMARY:

- President and Vice President of the Corporation are elected by the board.
- Terms are one (1) year.
- No limitations on the number of consecutive years a person may serve in the same office.

FISCAL INFORMATION:

Budgeted: NO

Amount: \$0.00

GL Account: XXX.XX.XXXX

RECOMMENDED MOTION OR ACTION:

Appoint a President and Vice President.

ATTACHMENTS:

NA



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: October 6, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Review financial and sale tax reports.

SUMMARY:

- Financial report for the period ending August 31, 2026.
- Sales tax collections for August 31, 2026.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

- Financial report for August 31, 2026
- Sales tax report for August 31, 2026

Sanger Texas Industrial Development Corporation
Fund Type A
August 31, 2026

	Budget	Actual	Percent of Budget
Revenue			
Sales Tax	\$ 962,500.00	\$ 981,226.11	102%
Interest Income	\$ 95,000.00	\$ 119,042.25	125%
Grants			
Total Revenue	<u>\$ 1,057,500.00</u>	<u>\$ 1,100,268.36</u>	<u>104%</u>
Expenditures			
Salaries & Benefits	\$ 123,500.00	\$ 108,397.84	88%
Supplies & Materials	\$ 95,000.00	\$ 56,680.93	60%
Maintenance & Operations	\$ 1,900.00	\$ 666.43	35%
Contract Services	\$ 139,000.00	\$ 70,900.25	51%
Capital Outlay	\$ -	\$ -	#DIV/0!
Grant Expenses	\$ 250,000.00		0%
Transfers	\$ 15,000.00	\$ 15,000.00	100%
Utilities	\$ 250.00	\$ 230.42	92%
Total Expenditures	<u>\$ 624,650.00</u>	<u>\$ 251,875.87</u>	<u>40%</u>
Revenues Over Expenditures	<u>\$ 432,850.00</u>	<u>\$ 848,392.49</u>	
Claim on Cash - First United		\$ 4,626,525.54	
Cash in Bank - Prosperity		\$ 334,027.39	
Money Market - Prosperity		\$ 2,187,782.07	
Certificate of Deposit		<u>\$ 105,611.37</u>	
Total Cash		\$ 7,253,946.37	

Sales Tax Report - September 2026

Month	2021-2022	Total	2022-2023	Total	2023-2024	Total	2024-2025	Total	2025-2026	Total
October	50,303	55,222	65,621	65,621	84,045	84,045	67,307	67,307	76,566	76,566
November	55,222	105,525	61,751	127,372	72,499	156,544	76,909	144,216	81,754	158,319
December	48,145	153,670	72,220	199,591	62,317	218,861	71,117	215,333	88,514	246,834
January	56,155	209,825	61,974	261,565	78,147	297,009	76,821	292,154	91,371	338,204
February	76,753	286,579	71,749	333,314	69,257	366,266	96,830	388,984	106,394	444,599
March	57,471	344,049	52,565	385,879	61,032	427,298	60,873	449,857	77,689	522,288
April	44,446	388,495	54,627	440,506	45,186	472,483	59,146	509,003	74,146	596,434
May	64,395	452,890	67,275	507,780	67,969	540,452	69,680	578,683	123,696	720,131
June	65,968	518,858	60,186	567,966	73,838	614,290	71,869	650,552	87,427	807,557
July	56,987	575,845	61,729	629,695	68,028	682,319	70,915	721,467	81,128	888,685
August	68,209	644,054	62,807	692,502	72,940	755,259	81,656	803,123	81,915	970,601
September	51,911	695,965	63,730	756,232	70,492	825,750	92,493	895,615	82,151	1,052,752
TOTAL	695,965	695,965	756,232	756,232	825,750	825,750	895,615	895,615	1,052,752	1,052,752
BUDGET	600,000	95,965	800,000	(43,768)	875,000	(49,250)	962,500	(66,885)	962,500	90,252

Sales Tax Collection	Sep-26		
	Actual	Actual	%
	2026	2025	Change
	\$ 82,151	\$ 94,493	-11%

