

4B DEVELOPMENT CORPORATION

MEETING AGENDA

FEBRUARY 25, 2025, 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

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Corporation 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 Corporation with regard to matters on the agenda will be received at the time the item is considered. The Corporation is not allowed to converse, deliberate or take action on any matter presented during citizen input.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

Presentations of awards and certificates, and other acknowledgments of significant accomplishments or service to the community.

1. Special presentation by Alexa Reaves on behalf of Girl Scout Troop #7847.

DISCUSSION ITEMS

2. Porter Park II Update.

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.

3. Consideration and possible action on 4B minutes from 10/22/2024.

ACTION ITEMS

4. Consideration and possible action on Property Enhancement Incentive application for 202 Bolivar Street.

5. Consideration and possible action on amending the Property Enhancement Incentive application for 315 N. 5th Street.
6. Consideration and possible action on future board meeting dates.

REPORTS

7. Financial Reports.
8. Director Report.

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 Corporation or at the call of the President.

NOTE: The Corporation 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 February 20, 2025, at 4:30 PM.

Shelley Warner, Secretary

The Historical Church 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.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: February 25, 2025

FROM: Shani Bradshaw, Director of Economic Development and Ryan Nolting, Director of Parks and Recreation.

AGENDA ITEM: Porter Park II Update.

SUMMARY:

- Staff will provide an update on the Porter Park II project.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: February 25, 2025
FROM: Shani Bradshaw, Director of Economic Development.
AGENDA ITEM: Consideration and possible action on 4B minutes from 10/22/2024.

SUMMARY:

- 4B Board Minutes from 10/22/2024.

FISCAL INFORMATION:
Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:
Staff recommends approval.

ATTACHMENTS:
4B Minutes from 10/24/2024.

4B DEVELOPMENT CORPORATION

MEETING MINUTES

OCTOBER 22, 2024, 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 6:00 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 1 Lee Allison

Board Member, Place 2 John Payne

Board Member, Place 3 Matt Fuller

Board Member, Place 6 Eddie Piercy

Board Member, Place 7 Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Place 4 Beverly Howard

Board Member, Place 5 Jeff Springer

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw, Secretary Shelley Warner

INVOCATION AND PLEDGE

Invocation was led by Board Member Payne. Pledge was led by Board Member Bilyeu.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on 4B minutes from 09/24/2024.

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

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

DISCUSSION ITEMS

2. Porter Park 2 Update.

Director Shani Bradshaw provided an overview of the item.

Board members discussed interest in modifying presented plan layout. Director Bradshaw responded.

REPORTS

3. Financial Reports.

Director Bradshaw goes over the financial report.

4. Director's Report.

Director Bradshaw provides an update.

FUTURE AGENDA ITEMS

Board Member Piercy recommended changing 4B Development Corporation meetings to meet every other month.

Board Member Fuller recommended changing 4B Development Corporation meetings to meet on an as need basis.

Board agreed to consider and discuss further the recommendation in a future meeting.

ADJOURN

As there were no further items on the agenda Board Member Payne adjourned the meeting at 6:39 p.m.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: February 25, 2025

FROM: Shani Bradshaw, Director of Economic Development.

AGENDA ITEM: Consideration and possible action on Property Enhancement Incentive application for 202 Bolivar Street.

SUMMARY:

- Owner is replacing the current awing cover to give the building a fresh new look.
- They will also replace the rotting wood around front door and replace with a new black aluminum frame.
- The front and backside of building will be freshly painted.
- Additionally, the owner plans to add new concrete steps and a concrete pad to the back of the building, which will be visible to customers.
- The applicant has provided quotes for the façade enhancements.
- The total investment for this project is \$18,500.91
- The requested grant amount is \$9,250.45.
- It is important to note that the owner intends to use the same paint color currently on the building; however, this color does not meet the exterior façade design criteria and is not eligible for the grant.
- Staff recommends approving the grant amount of \$8,350.48, which excludes painting of the front and back of building.

FISCAL INFORMATION:

Budgeted: Yes Amount: \$60,000 GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval. (RECOMMENDED MOTION) – I make a motion to approve the Candy Jar grant application in the amount of \$8,350.45.

ATTACHMENTS:

- Property Enhancement Incentive Program Application – 202 Bolivar

~~449-438-4643~~

Item 4.

Sanger, Texas

Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - sbradshaw@sangertexas.org

1 PROJECT INFORMATION							
A	Property Address: 202 Bolivar St., Sanger, TX 76266						
B	Estimated Begin Work Date: January 2025			Estimated Completion Date: TBD			
C	Years in business at this location: 9 years						
D	Reason for requesting grant: To improve the physical appearance & viability						
2 ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes			
A	✓		Within the City?	•			
B	✓		Commercially zoned?	•			
C	✓		Tax Paying entity?	•			
D	✓		City taxes in good standing?	•			
E		✓	No City liens existing?	•			
F	✓		Proof of ownership provided?	•			
G		✓	Outstanding code violations?	•			
H			Frequency of Grants OK?	• In accordance with Section 3.1.8			
3 ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes			
A	✓		Business taxes in good standing?	•			
B	✓		Tax Paying entity?	•			
C	✓		Continuous operations of 6 months?	• (within the City)			
D			If not owner, authorization provided?	•			
4	Enhancements		Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A	Façade: (Section 4.3) •		18,500.00 21,340.91 116,160.00 \$120,000.00	50 %	\$10,000	9,250.45 \$	\$
B	Interior Renovation: (Section 4.4) •		\$	50 %	\$10,000	\$	\$
C	Landscaping: (Section 4.5) •		\$	50 %	\$10,000	\$	\$
D	Lighting: (Section 4.6) •		\$	50 %	\$10,000	\$	\$
E	Parking / Driveways: (Section 4.7) •		\$	50 %	\$10,000	\$	\$
F	Pedestrian Amenities: (Section 4.8) •		\$	50 %	\$10,000	\$	\$
G	Signage: (Section 4.9) •		\$	50 %	\$10,000	\$	\$
H	Utilities: (Section 4.10) •		\$	50 %	\$10,000	\$	\$
I	Code Compliance: (Section 4.11) •		\$	50 %	\$10,000	\$	\$
J	Demolition: (Section 4.12) •		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						
L	Describe any planned Non-Grant Enhancements:						

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	✓		Downtown Sanger	•
B	✓		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	✓		Retail	•
D			Restaurant	•
E			Professional Office	•
F	✓		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	✓		Ownership documentation	•
B	✓		Photos of existing conditions	•
C	✓		Drawing, renderings, plans of the proposed enhancements	•
D	✓		Written description of the enhancements including building materials and color schemes	•
E	✓		Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G			Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: Awnings			
	Company Name: NTA			
	Contact Person: Bryce Harrington Title:			
	Address: 3300 W. University Dr. Denton, TX 76207			
	Wk Phone: 940-566-6619		Cell:	Fax:
	Email: nta@ntcovers.com		Website:	
B	Contractor for: Painting, Stucco, Front Door, Foundation Wall			
	Company Name: Emmstone Designs			
	Contact Person: German Rios Title:			
	Address: 4004 High Plains, Sanger, TX 76266			
	Wk Phone: 802-505-1539		Cell:	Fax:
	Email: propetrogerrim@gmail.com		Website:	
C	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
D	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
F	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.

Property Owner		Applicant / Business Representative	
Company:	The Candy Jar	Company:	The Candy Jar
Signed:	Linda Butler	Signed:	Linda Butler
Name:		Name:	
Title:		Title:	
W:	C: 409-438-4643	W:	C:
EM:		EM:	
Address:		Address:	

FOR SEDC USE

Application Received Date: Feb 5, 2025

Date Approved by the 4B Board: _____

Approved as to form: _____
 Hugh Coleman, City Attorney

Grant Payment Date: _____ Grant Payment Amount: _____

GENERAL INFO

ACCOUNT

Property ID: 498478
 Geographic ID:
 Type: P
 Zoning:
 Agent:
 Legal Description: PERSONAL PROPERTY - HAIR SALON LOCATION: 202 BOLIVAR ST, SANGER

OWNER

Name: BOYLE, LINDA ELLEN
 Secondary Name:
 Mailing Address: 3967 GRIMLEY LN SANGER TX US 76266-8049
 Owner ID: 807076
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 202 BOLIVAR ST, SANGER TX 76266

Market Area:

Market Area CD:

Map ID: BPPAC1

PROTEST

Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

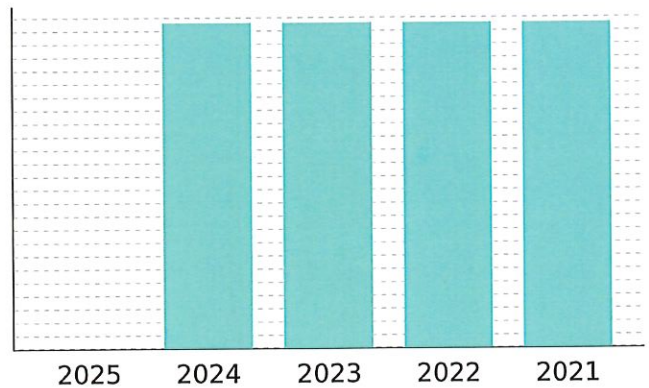
Land Homesite: N/A
 Land Non-Homesite: N/A
 Special Use Land Market: N/A
 Total Land: N/A

 Improvement Homesite: N/A
 Improvement Non-Homesite: N/A
 Total Improvement: N/A

 Market: N/A
 Special Use Exclusion (-): N/A
 Appraised: N/A
 Value Limitation Adjustment (-): N/A

 Net Appraised: N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$0	\$0	\$6,150	\$0	\$6,150
2023	\$0	\$0	\$0	\$6,150	\$0	\$6,150
2022	\$0	\$0	\$0	\$6,150	\$0	\$6,150
2021	\$0	\$0	\$0	\$6,150	\$0	\$6,150

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C16	SANGER CITY OF	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A
S14	SANGER ISD	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
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DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
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TITLE RESOURCES
GF No. 156118

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

§

COUNTY OF DENTON

§

That **FRANK HACKER and ROBIN HACKER** (herein collectively referred to as the "Grantors"), whose address is P.O. Box 935, Galveston, Texas 77553, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **LINDA BUTLER and JOHNNY BUTLER** (herein collectively referred to as the "Grantees"), whose address is 3967 Grimley Lane, Sanger, Texas 76266, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the Grantees that certain real property, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto (herein collectively referred to as the "Property") located in Denton County, Texas, and being more particularly described as follows:

Being **Lot 9, Block 11, of THE ORIGINAL TOWN OF SANGER**, an Addition to Denton County, Texas, according to the Plat thereof recorded in **Volume 75, Page 144**, Deed Records of Denton County, Texas.

This conveyance is made and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal and other governmental zoning laws, regulations and ordinances, if any, of record in said county, to the extent (but not further) the same are valid and subsisting and affect title to the Property (herein collectively referred to as the "Permitted Exceptions").

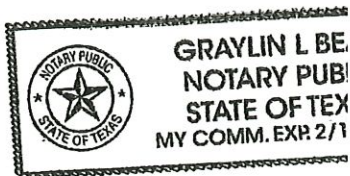
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns forever; and the Grantors do hereby bind the Grantors, and the Grantors' respective heirs, executors, administrators, successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the Grantees, and the Grantees' respective heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The Grantees assume payment of all taxes for current and subsequent years.

EXECUTED as of the *Z*

STATE OF TEXAS §
COUNTY OF *Galveston* §

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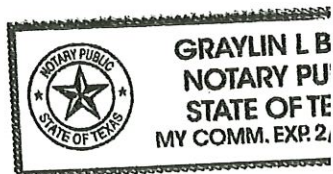
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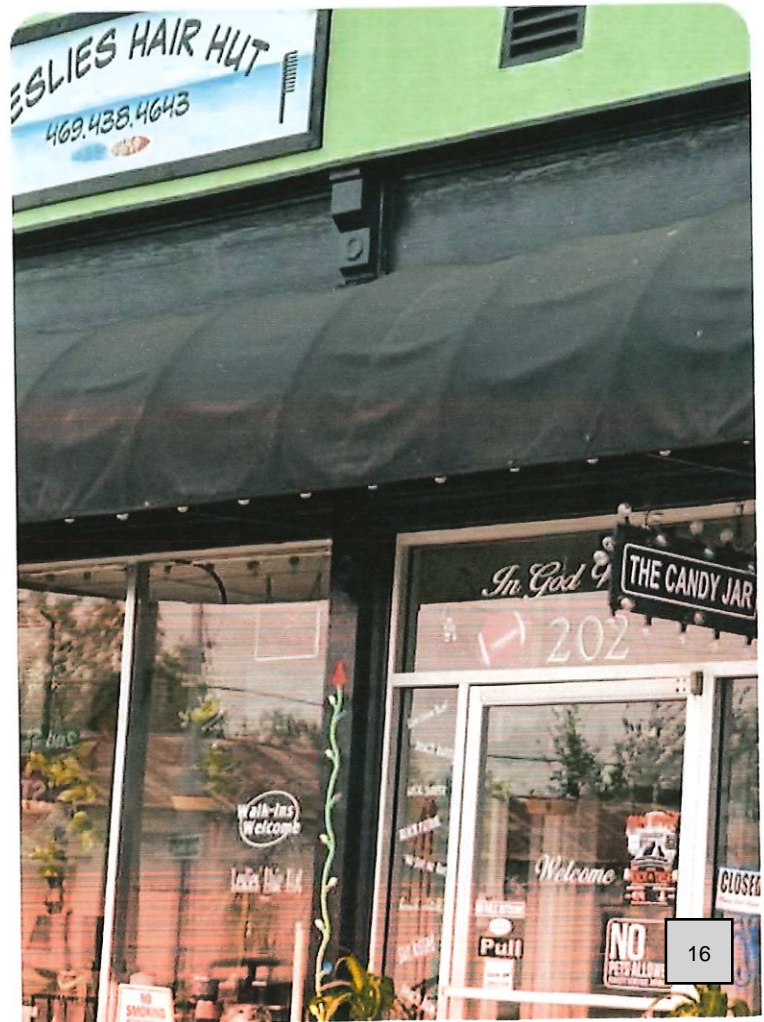
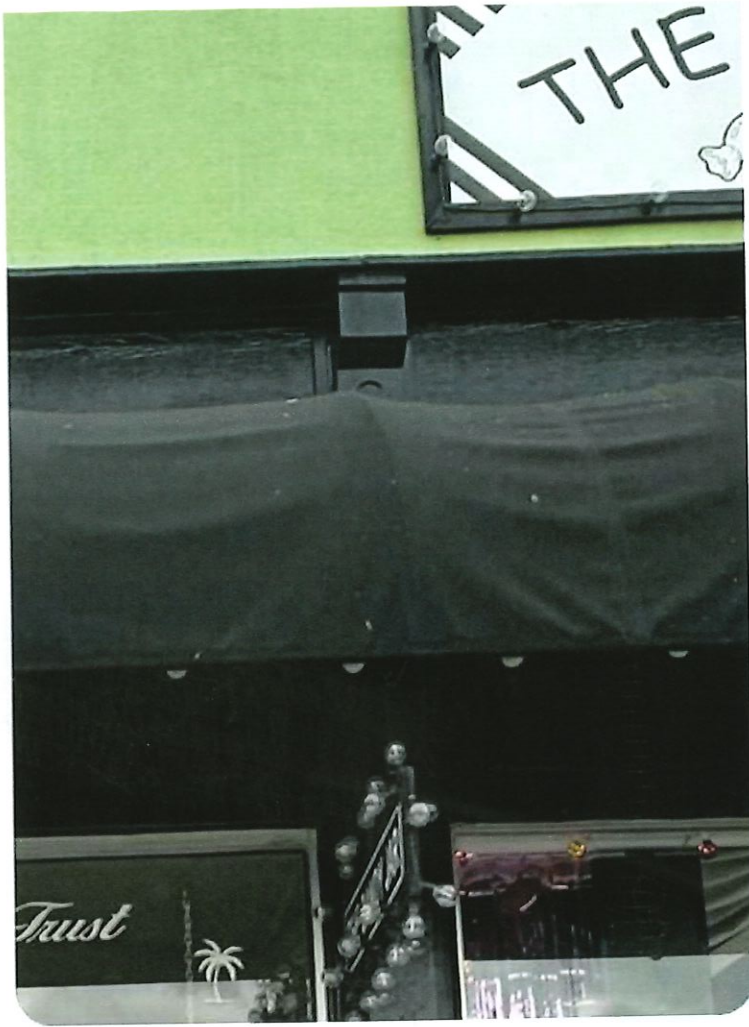


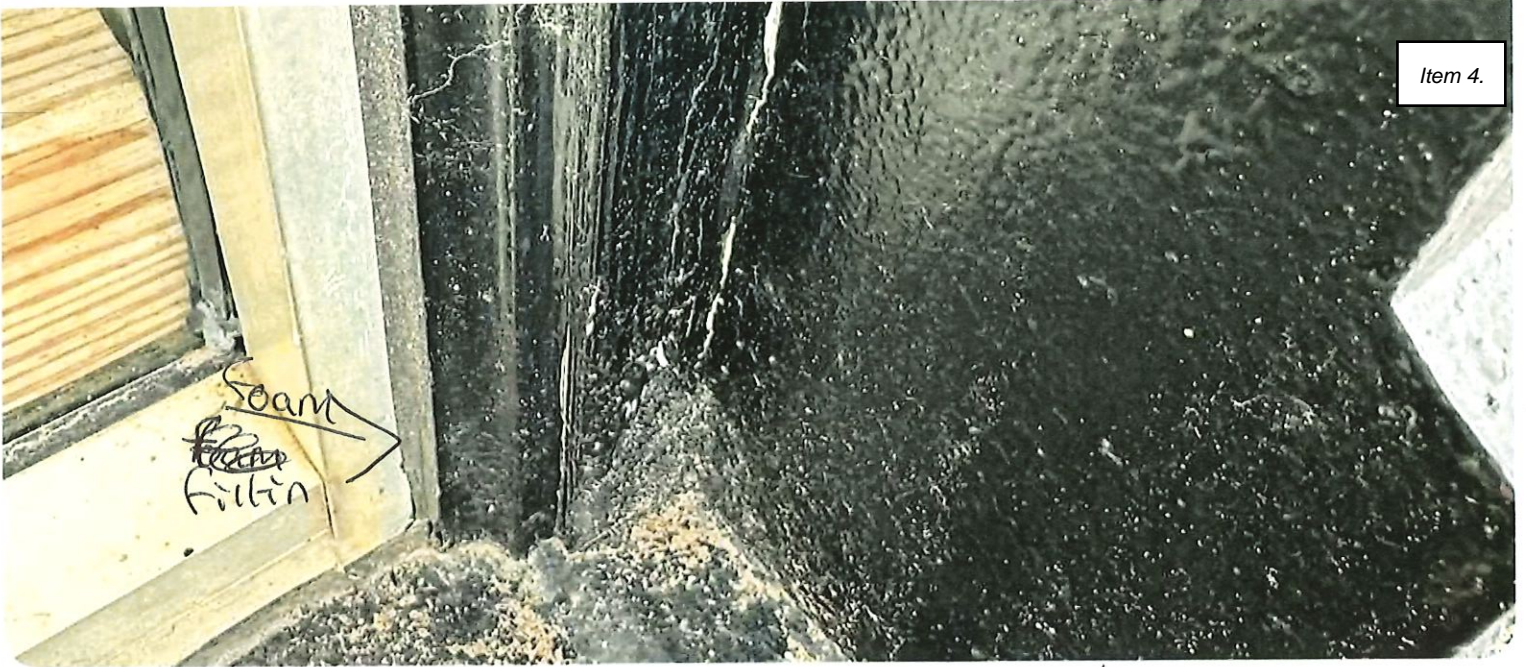
STATE OF TEXAS
COUNTY OF *Galveston*

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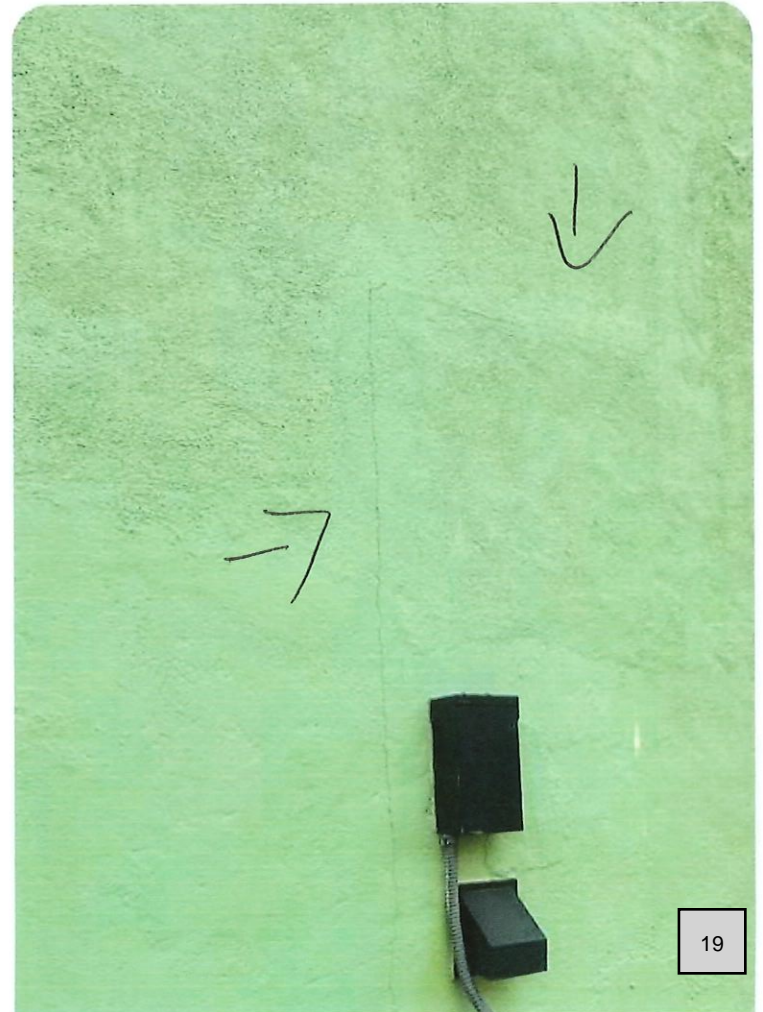
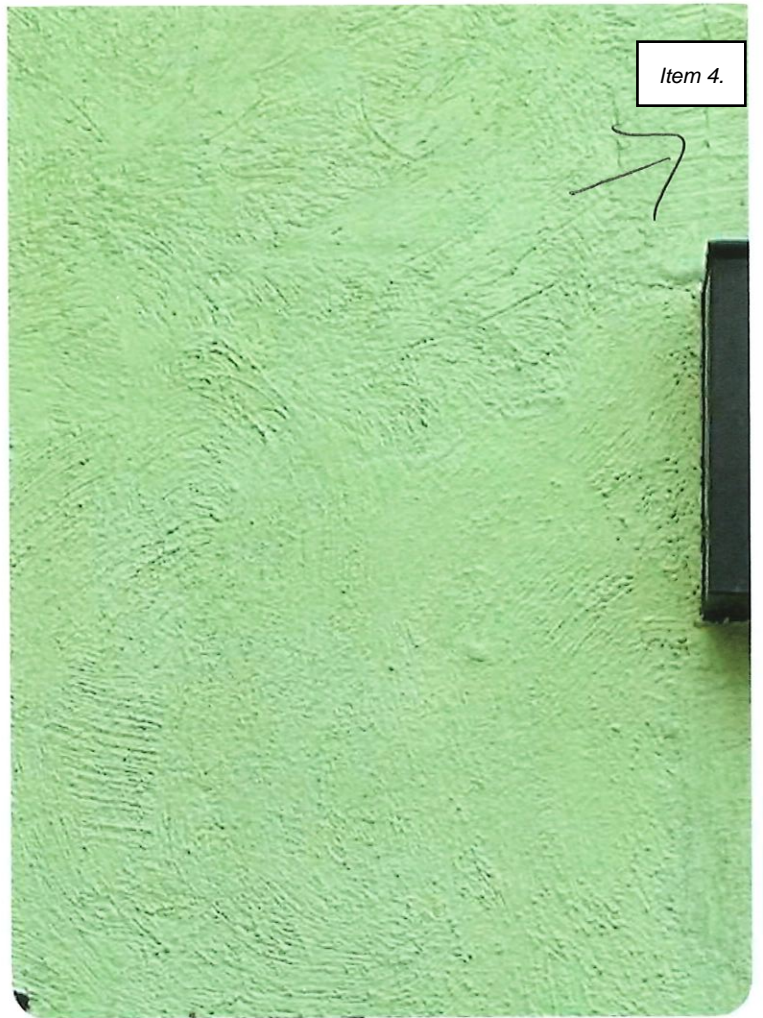
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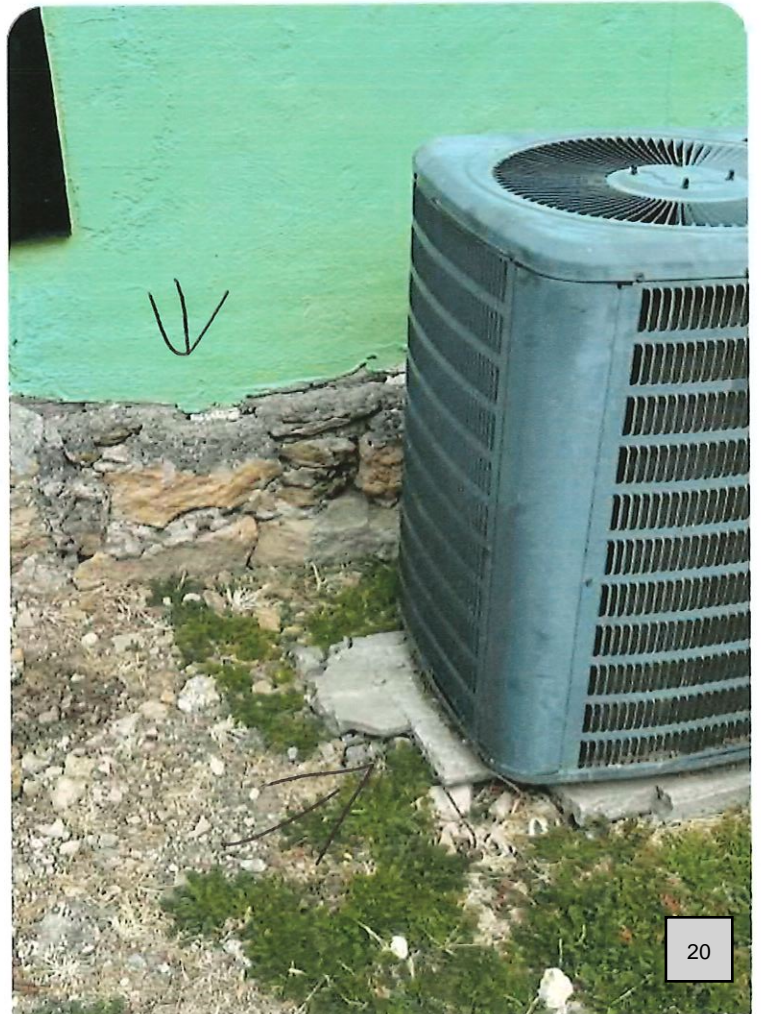
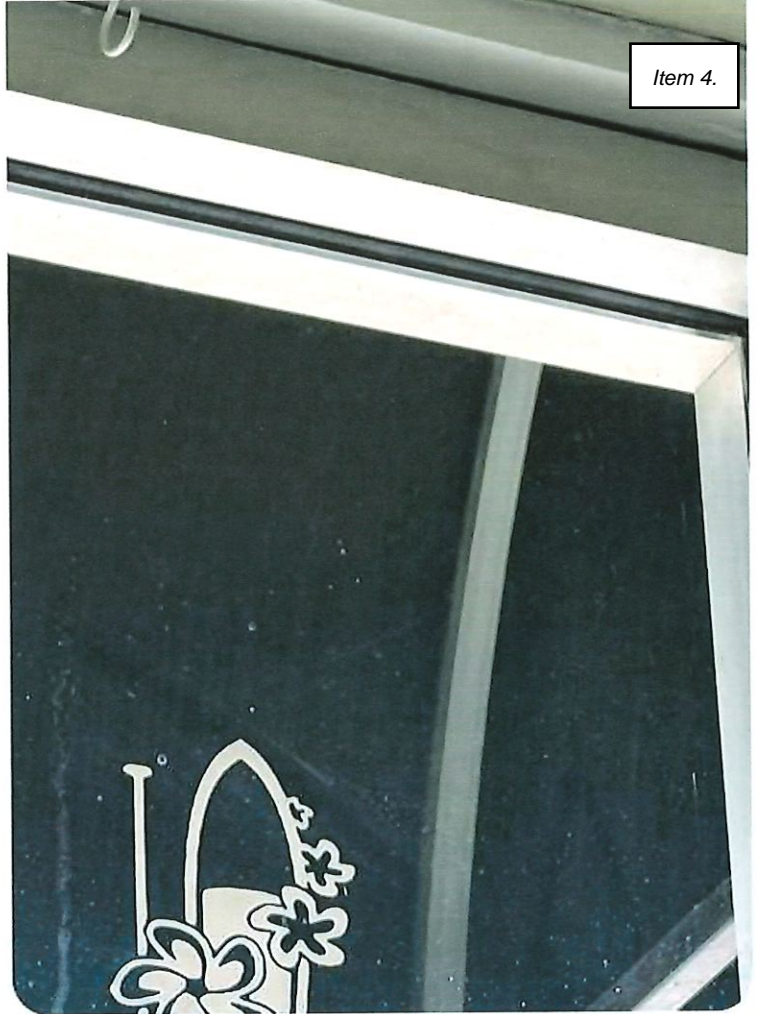














Emmstone Designs

German Rios
Business Number 602 505 1539
 4009 high plains
 Sanger
 76266
 propetrogerrim77@gmail.com

ESTIMATE
 EST00084

DATE
 Sep 9, 2024

TOTAL
 USD \$16,160.00

TO

Linda Butler

DESCRIPTION	RATE	QTY	AMOUNT
Black aluminum frame and door and windows hardware included (108'x80')	\$3,100.00	1	\$3,100.00
Door 1/4 tempered glass	\$610.00	1	\$610.00
Door removal and installation	\$1,150.00	1	\$1,150.00
Replace wood frame and paint Labor and materials	\$950.00	1	\$950.00
* Paint building front and back Labor cost <i>owner has paint</i>	\$1,800.00	1	\$1,800.00
Grind around cracks of patch cement skin coat whole wall with fiber mesh and base coat then add finish coat texture 1.5 (medium)	\$4,200.00	1	\$4,200.00
25x10 concrete pad 6 inch thick Labor and materials	\$12.00	250	\$3,000.00
Demo and build new concrete steps	\$1,350.00	1	\$1,350.00

TOTAL

USD \$16,160.00

From: Bryce Herrington bryce@ntcovers.com
 Subject: Awning cover quote
 Date: Aug 21, 2024 at 4:23:02 PM
 To: leskboyle@yahoo.com

North Texas Tarp & Awning

Quote

Quote # 19500

Customer: The Candy Jar [13041] (469) 438-4643 202 Boliver St Sanger, TX	Date Received: Date Promised: Estimated Hours: Quality Job Ref: Contact: Bryce
--	---

Job Notes:

Awning cover/ Convex w/ Radius ends. L266" W45"? P38" 4) lace rows on sides on bottom. Need to bring this awning in the shop to pattern the ends.

Bill of Materials:			Planned Labour:		
Item: Item 1	Qty: 1	Type: Awnings > Convex w/Radius End: Note:	Qty: 1	Type: Awnings > Convex w/Radius Ends >	
Cut	1	1.50	Item: Item 1	Note:	
Measurement	2	1.00	Hammer:	Code:	Hours:
Layout	1	3.00	2	I	6
Single Needle	2	6.00	2	T	3
Grommet or Lace	1	1.50	2	P	0.5
Travel	2	3.00	2	T	3
Preparation	2	0.50	1	G	1.5
Travel	2	3.00	2	N	6
Installation	2	6.00	1	L	3
			2	M	1
			1	C	1.5
16.5 ft	5515500	POLYETHYLENE TUBING 1/4" OD.Trivantage#5			
70 ea	8410230	GROMMETS #1 5/16 BRASS SHARPENED Part n			
5 yd	5721755	Sunbrella, 60" Black #6008			

*Material \$ 300.00
 Labor \$ 925.00
 Install \$ 937.50*

Sub Total: \$2,162.⁰⁰
 Tax: \$178.⁴¹
Total: \$2,340.⁴¹



PREPARED BY

Keith McEntire
McEntire Construction Services, LLC
kmcentire.mcs@gmail.com
PO Box 512, Ponder, TX 76259

PREPARED FOR

Sanger -The Candy Jar/Leslies Hair Hut
Sanger -The Candy Jar/Leslies Hair Hut
(469) 438-4643
Leskboyle@yahoo.com
202 Bolivar St, Sanger, TX 76266, USA

PROPOSAL DETAILS

202 Bolivar St, Sanger, TX 76266, USA

DESCRIPTION

	TOTAL
Awning Awning Cover remove framing and replace with new cover	\$3,684.62
Paint Paint work is to include prepping, power washing, primer as needed and caulking	\$2,115.38
Front Door Replace front door w/2side glasses and includes installation labor	\$4,115.38
Trim Trim around door assy and glazing around the windows as needed labor and materials are included.	\$1,346.15
TOTAL	\$11,261.53

PAYMENTS STARTING FROM \$185/month on Acorn [Learn More](#) →

The above specifications, costs, and terms are hereby accepted.

SANGER -THE CANDY JAR/LESLIES HAIR HUT

DATE

From: harris7sons@gmail.com
Subject: Remodel Quote
Date: Oct 3, 2024 at 4:50:49 PM
To: leskboyle@yahoo.com

If you have questions, don't hesitate to call.

Please find the attached quote.

Thank you,
Harris & Sons Construction, Inc
Doug 972-571-3004
Lesta 817-925-2581

Harris & Sons Construction, Inc

9244 Dove Hollow Rd
New Fairview, TX 76247
Harris7sons@gmail.com

972-571-3004

Proposal

Date	Proposal
10/1/2024	22-0072

Project
Sanger Candy Jar

Name / Address
Linda Butler 202 Bolivar St Sanger, TX 76266

P.O. No.

Description	Qty	Rate	Total
Front Glass Demo of front glass (door, 2 side pieces & 1 transom) Install new front tempered glass & door. (door, 2 side pieces & 1 transom)	1 1	7,900.00	7,900.00T
Front Awning Remove old awning & replace with new front awning cover	1	2,965.00	2,965.00T
Front of Store - Paint & wood repair Repair wood & paint at front of store (customer has paint color sample from Home Depot)	1	5,100.00	5,100.00T
Rear of Store - Stucco Apply new stucco and paint rear of store (customer has paint color sample from Home Depot)	1	4,750.00	4,750.00T
A/C Pad Replace pad for one air conditioning unit	1	850.00	850.00T

Additional Cost(s): a) When door is removed there could be an additional charge for framing repair. TBD b) Permits TBD c) Remove old stairs and pour new ones to match door width (Minimum of 5 yards of concrete has to be ordered) \$3,400.00 plus sales tax Sales Tax		8.25%	1,779.11
	Total		\$23,344.11
Approved By:	Date:		





4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: February 25, 2025

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on amending the Property Enhancement Incentive application for 315 N. 5th Street.

SUMMARY:

- On July 23, 2024, the Board approved a PEIP grant for 315 N. 5th Street in the amount \$6,960.
- The originally purpose of the grant was to assist with the replacement of the exterior windows and frames, which have been with the building since it was first constructed.
- The owner has encountered safety issues that prevented them from replacing the windows and frames, as there is a risk of the wall collapsing.
- As a result, the owner is requesting an amendment to the grant, prosing to replace only the drive-thru window and frame.
- Applicant has provided 2 quotes.
- Total investment is \$4,330.00
- Grant request amount is \$2,165.00.
- Funding is available.

FISCAL INFORMATION:

Budgeted: Yes Amount: \$60,000 GL Account: NA

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval. (RECOMMENDED MOTION) – I make a motion to amend Dandy Donut’s grant application in the amount of \$2,165.00

ATTACHMENTS:

- Property Enhancement Incentive Program Application – 315 N. 5TH Street

Sanger, Texas

Application for Property Enhancement Incentives

Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - sbradshaw@sangertexas.org

1	PROJECT INFORMATION							
A	Property Address: <u>315 N 5th St Sanger TX 76266</u>							
B	Estimated Begin Work Date:			Estimated Completion Date:				
C	Years in business at this location: <u>10 years</u>							
D	Reason for requesting grant: <u>Window Replacement</u>							
2	ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes				
A	X		Within the City?	•				
B	X		Commercially zoned?	•				
C	X		Tax Paying entity?	•				
D	X		City taxes in good standing?	•				
E	X		No City liens existing?	•				
F	X		Proof of ownership provided?	•				
G		X	Outstanding code violations?	•				
H	X		Frequency of Grants OK?	• In accordance with Section 3.1.8				
3	ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes				
A	X		Business taxes in good standing?	•				
B	X		Tax Paying entity?	•				
C	X		Continuous operations of 6 months?	• (within the City)				
D			If not owner, authorization provided?	•				
4	Enhancements		Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved	
	<u>Drive thru Window</u>		<u>4,330.00</u>			<u>2,165</u>		
A	<u>Facade: (Section 4.3)</u> • Window Replacement		16,800.00	50 %	\$10,000	6,960	\$	
B	<u>Interior Renovation: (Section 4.4)</u>		\$	50 %	\$10,000	\$	\$	
C	<u>Landscaping: (Section 4.5)</u>		\$	50 %	\$10,000	\$	\$	
D	<u>Lighting: (Section 4.6)</u>		\$	50 %	\$10,000	\$	\$	
E	<u>Parking / Driveways: (Section 4.7)</u>		\$	50 %	\$10,000	\$	\$	
F	<u>Pedestrian Amenities: (Section 4.8)</u>		\$	50 %	\$10,000	\$	\$	
G	<u>Signage: (Section 4.9)</u>		\$	50 %	\$10,000	\$	\$	
H	<u>Utilities: (Section 4.10)</u>		\$	50 %	\$10,000	\$	\$	
I	<u>Code Compliance: (Section 4.11)</u>		\$	50 %	\$10,000	\$	\$	
J	<u>Demolition: (Section 4.12)</u>		\$	50 %	\$10,000	\$	\$	
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:						<u>6,960</u>	<u>7/23/24</u>
L	Describe any planned Non-Grant Enhancements:							

Revised
11/30/2025
per owner

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A	X		Downtown Sanger	•
B	X		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C			Retail	•
D	X		Restaurant	• Donut shop
E			Professional Office	•
F			Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	X		Ownership documentation	•
B	X		Photos of existing conditions	•
C			Drawing, renderings, plans of the proposed enhancements	•
D			Written description of the enhancements including building materials and color schemes	•
E	X		Construction cost estimates from two contractors	•
F		X	Copy of the signed lease agreement	• If Applicant is not property owner
G		X	Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: <i>New Drive thru Sliding Window - South Side</i>			
	Company Name: <i>JSK Glass & DR</i>			
	Contact Person: <i>Kyeong Min Kim</i>		Title: <i>OWNER</i>	
	Address: <i>2916 Storey Ln. Dallas TX 75220</i>			
	Wk Phone:	Cell: <i>682-472-0668</i>	Fax: <i>214-643-6210</i>	
	Email:		Website:	
B	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:	Cell:	Fax:	
	Email:		Website:	
C	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:	Cell:	Fax:	
	Email:		Website:	
D	Contractor for:			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:	Cell:	Fax:	
	Email:		Website:	

8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
B	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
C	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.
E	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
F	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
G	Section 7.7 - Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement Incentives and the Enhancements identified herein.

Property Owner		Applicant / Business Representative	
Company:	Samtex Electronics, Inc	Company:	Dandy Donuts
Signed:	DBA Dandy Donuts <i>Chulhoe Kim</i>	Signed:	<i>Miyoung Kwon</i>
Name:	Chulhoe Kim	Name:	Miyoung Kwon
Title:	President	Title:	Vice President
W:	940-458-7002	W:	940-458-7002
C:	940-331-1228	C:	940-595-0540
EM:	Kim CH 22 @ gmail . com	EM:	Kwonmiyoung @ live . com
Address:	1672 Oak Ridge Dr. Corinth, TX 76210	Address:	1672 Oak Ridge Dr. Corinth, TX 76210

Chulhoe Kim

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 5.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) SAMTEX ELECTRONICS, INC.		
	2 Business name/disregarded entity name, if different from above. DANDY DONUTS		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>		
	5 Address (number, street, and apt. or suite no.). See instructions. 1672 OAK RIDGE DR		Requester's name and address (optional)
	6 City, state, and ZIP code CORINTH, TX 76210		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

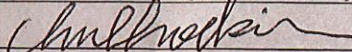
Social security number									
			-				-		
or									
Employer identification number									
20	-	11	46	44	7				

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person		Date	8/26/24
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Item 5.
INVOICE

PAGE	1 OF 1
DATE	INVOICE #
1/30/2025	250130-1

CELL 682-472-0668
 CELL 469-469-7833
 FAX 214-643-6210
 ADD. 2916 STOREY LN.
 DALLAS, TEXAS 75220

BILL TO	SHIP TO
DANDY DONUTS - SANGER 315 N. 5TH STREET SANGER, Texas 76266	SAME

Description	Qty.	Sq. Ft.	Unit Price	Price
[INSTALL NEW SLIDING WINDOW ON SOUTH SIDE OF BUILDING] NEW DRIVE THUR SLIDING WINDOW 48 INCH X 36"	1			\$1,500.00
REMOVE EXISTING STOREFRONT FRAME MAKE OPENING FOR NEW DRIVE THRU SLIDING WINDOW	1			\$2,500.00
*Thank you for your business. *Please make all payable to JSK GLASS when you issue check.			Subtotal	\$4,000.00
			Tax	\$330.00
			Total	\$4,330.00

X

OWNER/PROJECT MANAGER SIGNATURE _____ DATE _____



Quote 10137
Date: 1/27/2025
Page: 1 of 3
Your Ref: Sanger - 315 N. 5th St

Mikyoung Kwon
 315 N. 5th St
 Sanger TX 76266

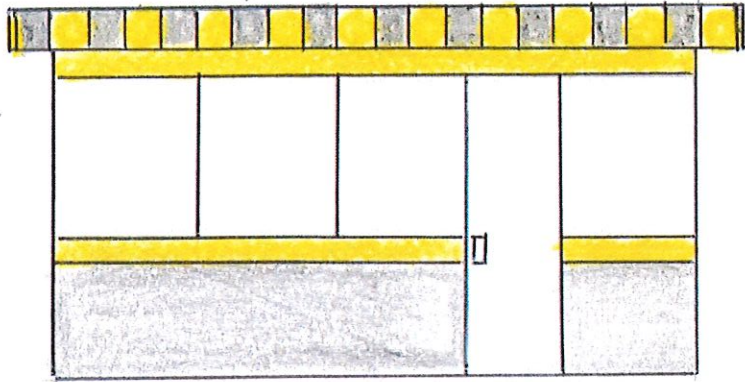
Job: Mikyoung Kwon
 315 N. 5th St
 Sanger TX 76266
Mobile: 940.595.0540
Email: miky0324@gmail.com

Quantity	Description	Rate	Amount
1	Supply & Install Drive-thru window replacement	6,340.00	6,340.00
	1 x QuikServ - drive-thru window w/ glass Clear Annodized		
	1 x Labor - 2 days		

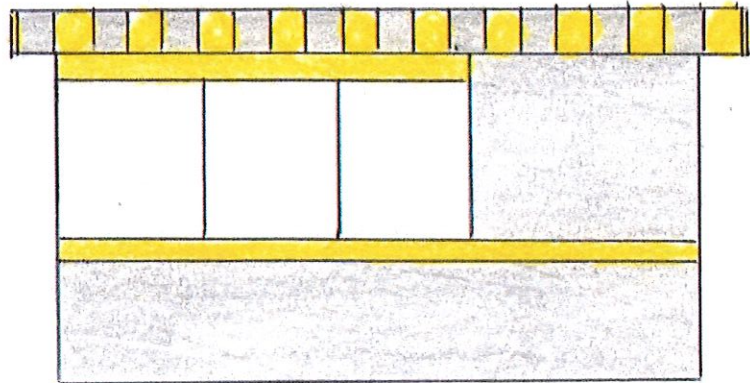
This quotation is valid for 30 days from the date of issue.
 Balance is due on delivery or pickup. A 50% deposit is due at the time of
 acceptance and must be paid before any work can commence. 50%
 (\$3,170.00)
 We accept Amex, Visa, Mastercard, Discover, Check, and Cash.

Subtotal:	6,340.00
Labor Tax:	0.00
Tax 0%:	0.00
Total:	\$6,340.00

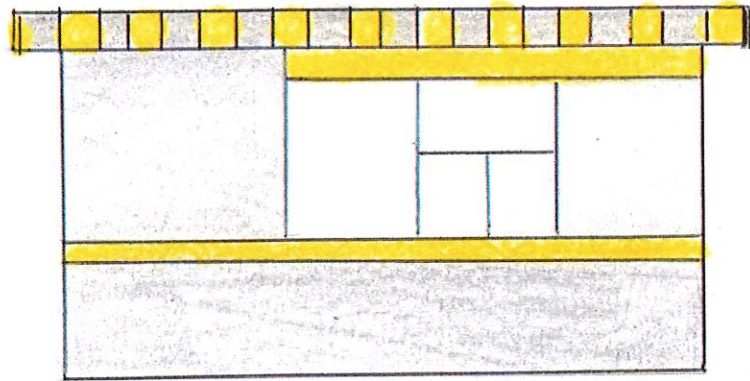
Gizmo Glass LLC. 3609 Andalusian Dr, Denton, TX, 76210
 Phone: (940) 208-6161 Email: gizmoglassreplace@gmail.com Website: <https://www.gizmoglass.com/>



FRONT



RIGHT



LEFT

← Drive thru



Item 5.
INVOICE

PAGE	1 OF 1
DATE	INVOICE #
1/30/2025	250130-1

CELL 682-472-0668
 CELL 469-469-7833
 FAX 214-643-6210
 ADD. 2916 STOREY LN.
 DALLAS, TEXAS 75220

BILL TO	SHIP TO
DANDY DONUTS - SANGER 315 N. 5TH STREET SANGER, Texas 76266	SAME

Description	Qty.	Sq. Ft.	Unit Price	Price
[SUMMARY - TOTAL AMOUNT]				
FRONT DOOR REPAIR [SEE PAGE 2 FOR DETAIL]	1			\$703.63
INSTALL NEW SLIDING WINDOW [SEE PAGE 3 FOR MORE DETAIL]	1			\$4,330.00
			Total	\$5,033.63

*Thank you for your business.
 *Please make all payable to JSK GLASS when you issue check.

X

OWNER/PROJECT MANAGER SIGNATURE _____ DATE _____



INVOICE Item 5.

PAGE	1 OF 1
DATE	INVOICE #
1/30/2025	250130-1

CELL 682-472-0668
CELL 469-469-7833
FAX 214-643-6210
ADD. 2916 STOREY LN.
DALLAS, TEXAS 75220

BILL TO	SHIP TO
DANDY DONUTS - SANGER 315 N. 5TH STREET SANGER, Texas 76266	SAME

Description	Qty.	Sq. Ft.	Unit Price	Price
[REPAIR FRONT DOOR] INSTALL 7 FEET CONTINUOUS HINGE	1			\$650.00
*Thank you for your business. *Please make all payable to JSK GLASS when you issue check.			Subtotal	\$650.00
			Tax	\$53.63
			Total	\$703.63

X _____
OWNER/PROJECT MANAGER SIGNATURE DATE



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: February 25, 2025
FROM: Shani Bradshaw, Director of Economic Development.
AGENDA ITEM: Consideration and possible action on future board meeting dates.

SUMMARY:

- On October 22, 2024, board member Piercy recommended the board consider meeting every other month, and board member Fuller recommended meeting on an as needed basis.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: February 25, 2025
FROM: Shani Bradshaw, Director of Economic Development.
AGENDA ITEM: Financial Reports.

SUMMARY:

- Revenues and expenditures reflect activity from October 1, 2024, through January 31, 2025.
- Sales Tax Collection for January 31, 2025.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

Monthly Financial Report – January 31, 2025
Sales Tax Report – January 31, 2025

76-ECONOMIC DEVELOPMENT		2024-2025 BUDGET	2024-2025 YTD (Jan 31)	Total Encumbered	Budget Balance
REVENUE					
00-4325	State Sales Tax	962,500.00	292,153.92		670,346.08
00-4446	Grant Revenue	-			-
00-4800	Interest Income	44,000.00	25,590.37		18,409.63
00-4900	Rental Income				-
00-4910	Misc. Income				-
TOTAL 4B FUND REVENUE		\$ 1,006,500.00	\$ 317,744.29	\$ -	\$ 688,755.71
EXPENDITURES					
51-SALARIES AND BENEFITS					
	Salaries & Benefits	119,641.00	24,977.89		94,663.11
TOTAL 51-SALARIES AND BENEFITS		119,641.00	24,977.89	-	94,663.11
52-SUPPLIES AND MATERIALS					
76-5210	Departmental Supplies (Food, postage, furniture, supplies)	1,450.00	58.37		1,391.63
76-5213	Computer Hardware & Software	5,755.00	99.98		5,655.02
76-5226	Advertising & Marketing	25,000.00	9,263.46	4,250.00	11,486.54
76-5235	Staff Training & Development (dues, subscriptions, training)	18,000.00	6,973.67		11,026.33
TOTAL 52-SUPPLIES AND MATERIALS		50,205.00	16,395.48	4,250.00	29,559.52
53-MAINTENANCE AND OPERATIONS					
76-5310	Repairs and Maintenance				
76-5332	Office Machine Lease	900.00	303.34		596.66
TOTAL 53-MAINTENANCE AND OPERATIONS		900.00	303.34	-	596.66
54-CONTRACT SERVICES					
76-5420	Contract/Professional Services	50,000.00	15,418.39	(11,275.00)	45,856.61
76-5425	Outside Legal Services	10,000.00	1,850.00		8,150.00
76-5450	Technical Support	1,000.00	-		1,000.00
76-5452	Website				-
TOTAL 54-CONTRACT SERVICES		61,000.00	17,268.39	(11,275.00)	55,006.61
56-GRANT EXPENSE					
76-5601	Promo/Community Event Grant				-
76-5603	Property Enhancement Grant	60,000.00			60,000.00
TOTAL GRANT EXPENSE		60,000.00	-	-	60,000.00
61-CAPITAL OUTLAY					
76-6103	Infrastructure				-
76-6116	Porter Park				-
76-6117	New Downtown Park				-
76-6118	Miracle Field at Porter Park				-
TOTAL 61-CAPITAL OUTLAY		-	-	-	-
74-TRANSFERS					
74-7401	Transfer to General Fund				-
74-7403	Transfer to Debt Services	180,000	180,000		-
74-7404	Transfer to CIP Fun				-
74-7499	Transfer to Internal Services	15,000	15,000		-
TOTAL 74-TRANSFERS		195,000	195,000	-	-
TOTAL 4B FUND EXPENDITURES		486,746.00	253,945.10	(7,025.00)	239,825.90
REVENUE OVER/UNDER EXPENDITURES		\$ 519,754.00	\$ 63,799.19	(7,025.00)	\$ 448,929.81
Cash in Bank - Checking					\$ 210,748.00
Certificate of Deposit					\$ 300,666.52
Claim on Cash					\$ 2,357,112.63
TOTAL CASH					\$ 2,868,527.15

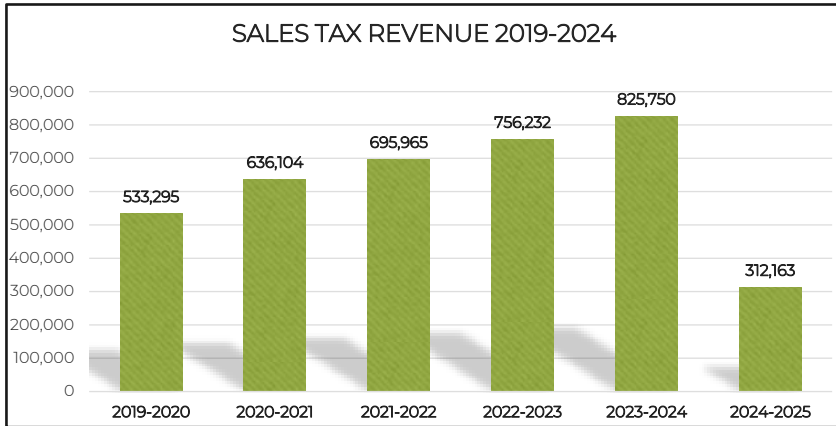
Notes:

- Board to allocate \$200,000 annually for Porter Park Infrastructure
- \$180,000 for the 2009 bonds for the Sanger Sports Park final payment date will be August 2026.
- On 9/24/2024: Board approved 1M forgivable loan to Tom Thumb. Loan has a four-year term. Yearly amount forgivable is \$250,000, beginning the first year after completion. Target FTEs 85.

Economic Development Sales Tax Report - January 2025

Month	2019-2020	Total	2020-2021	Total	2021-2022	Total	2022-2023	Total	2023-2024	Total	2024-2025	Total
OCT	41,961	41,961	52,602	52,602	50,303	55,222	65,621	65,621	84,045	84,045	67,307	67,307
NOV	42,075	84,036	50,054	102,656	55,222	105,525	61,751	127,372	72,499	156,544	76,909	144,216
DEC	44,092	128,128	52,405	155,061	48,145	153,670	72,220	199,591	62,317	218,861	71,117	215,333
JAN	27,585	155,713	44,941	200,002	56,155	209,825	61,974	261,565	78,147	297,009	96,830	312,163
FEB	70,059	225,772	62,144	262,146	76,753	286,579	71,749	333,314	69,257	366,266		
MAR	40,966	266,738	49,700	311,846	57,471	344,049	52,565	385,879	61,032	427,298		
APR	35,736	302,474	48,180	360,026	44,446	388,495	54,627	440,506	45,186	472,483		
MAY	41,692	344,166	63,691	423,717	64,395	452,890	67,275	507,780	67,969	540,452		
JUN	50,482	394,647	47,099	470,816	65,968	518,858	60,186	567,966	73,838	614,290		
JUL	49,189	443,836	50,290	521,106	56,987	575,845	61,729	629,695	68,028	682,319		
AUG	47,386	491,222	62,523	583,629	68,209	644,054	62,807	692,502	72,940	755,259		
SEP	42,073	533,295	52,474	636,104	51,911	695,965	63,730	756,232	70,492	825,750		
TOTAL	533,295	533,295	636,104	636,104	695,965	695,965	756,232	756,232	825,750	825,750	312,163	
BUDGET	385,000	148,295	462,500	173,604	600,000	95,965	800,000	(43,768)	875,000	(49,250)	875,000	(875,000)

Sales Tax Collection	January			Year To Date		
	Actual	Actual	%	Actual	Actual	%
	2025	2024	Change	2025	2024	Change
	\$ 968	\$ 78,147	24%	\$ 312,163	\$ 297,009	5%





4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: February 26, 2025
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Director’s Report.

- SUMMARY:**
- Business Growth
 - ICSC@RedRiver

FISCAL INFORMATION:
Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:
NA

ATTACHMENTS:
Staff will provide.