4B DEVELOPMENT CORPORATION

MEETING AGENDA

JULY 25, 2023, 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.

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.

1. Consideration and possible action on 4B minutes from 5/30/2023.

ACTION ITEMS

- Consideration and possible action on the 4B Sanger Development Corporation FY 2023-2024 Budget.
- 3. Consideration and possible action on Property Enhancement Incentive application for 315 N 5th Street.
- 4. Consideration and possible action on amending the Property Enhancement Incentive application for 1108-1114 Stemmons.
- Consideration and possible action on amending the Property Enhancement Incentive application for 1106 Stemmons.
- <u>6.</u> Consideration and possible action on electing officers for the Sanger Development Corporation.

REPORTS

- 7. Financial Reports
- 8. Future Sports Complex and Miracle League Field Update.

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.

ADJOURN

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 July 21, 2023, 11:00 a.m.

Stefani Dodson, Secretary

Stefani <u>Dodson</u>

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.

DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4B minutes from 5/30/2023

SUMMARY:

• 4A Board Minutes from 5/30/2023.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B Minutes from 05/30/2023.

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.

DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on the 4B Sanger Development Corporation FY

2023-2024 Budget.

SUMMARY:

• Discuss the 4B Fiscal Year 2023-2024 Budget.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Approved the 4B FY 2023-2024 Budget

ATTACHMENTS:

4B Budget FY 2023-2024

4B Budget Revenue Expenditures Line Items

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BUDGET PRESENTATION AS OF: JUNE 30TH, 2023

42 -4B CORPORATION FINANCIAL SUMMARY

2021-2022 2022-2023 2022-2023 2023-2024 ACCT# ACTUAL BUDGET APPROVED ACCOUNT NAME ACTUAL REVENUE SUMMARY TAXES 727,487.04 567,966.57 800,000.00 875,000.00 INTEREST 36,106.13 24,119.55 30,000.00 35,000.00 TOTAL REVENUES 763,593.17 592,086.12 830,000.00 910,000.00 EXPENDITURE SUMMARY 74-TRANSFERS 212,500.00 227,500.00 227,500.00 227,500.00 81,380.12 354,002.98 644,050.00 362,750.00 76-4B FUND TOTAL EXPENDITURES 293,880.12 581,502.98 871,550.00 590,250.00 REVENUES OVER/(UNDER) EXPENDITURES 469,713.05 10,583.14 (41,550.00) 319,750.00

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BUDGET PRESENTATION AS OF: JUNE 30TH, 2023

42 -4B CORPORATION FINANCIAL SUMMARY

2021-2022 2022-2023 2022-2023 2023-2024 REVENUES ACTUAL ACTUAL BUDGET APPROVED TAXES 00-4325 727,487.04 567,966.57 800,000.00 875,000.00 STATE SALES TAX 727,487.04 TOTAL TAXES 567,966.57 800,000.00 875,000.00

TOTAL REVENUES 763,593.17 592,086.12 830,000.00 910,000.00

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BUDGET PRESENTATION AS OF: JUNE 30TH, 2023

42 -4B CORPORATION 74-TRANSFERS

DEPARTMENTA	AL EXPENDITURES	2021-2022 ACTUAL	2022-2023 ACTUAL	2022-2023 BUDGET	2023-2024 APPROVED	
74-TRANSFER 42-403 42-499 TOTAL 74	RS TRANSFER TO DSF TRANSFER TO ISF 4-TRANSFERS	212,500.00 0.00 212,500.00	212,500.00 15,000.00 227,500.00	15,000.00		
74-7403	TRANSFER TO DSF	PERMANENT NOTES: THIS AMOUNT IS TO PAY \$180,000 ANNUALLY TOWARD THE 2009 BONDS FOR THE SPORTS PARK AND \$32,500 ANNUALLY TOWARD THE 2013 BONDS FOR THE SPLASH PAD. *2009 BONDS WERE REFUNDED - NOW SERIES 2019, FINAL DEBT PAYMENT 08/01/2026 *2013 BONDS WERE REFUNDED - NOW SERIES 2021 REFUNDING, FINAL PAYMENT 08/01/2033				
TOTAL 74-5	FRANSFERS	212,500.00	227,500.00	227,500.00	227,500.00	

CITY OF SANGER PAGE: 4

BUDGET PRESENTATION AS OF: JUNE 30TH, 2023

42 -4B CORPORATION

76-4B FUND

2021-2022 2022-2023 2022-2023 2023-2024 ACTUAL BUDGET APPROVED DEPARTMENTAL EXPENDITURES ACTUAL 51-SALARIES AND BENEFITS 42-110 REGULAR SALARIES
42-117 VACATION COMPENSATION
42-125 LONGEVITY PAY
42-128 AUTO ALLOWANCE
42-129 CELL PHONE ALLOWANCE
42-130 FICA 41,103.53 30,843.27 43,050.00 44,350.00
 42-110
 REGULAR SALARIES
 41,103.53
 30,843.27
 43,050.00
 44,350.00

 42-117
 VACATION COMPENSATION
 0.00
 0.00
 0.00
 1,000.00

 42-125
 LONGEVITY PAY
 78.00
 306.00
 350.00
 400.00

 42-128
 AUTO ALLOWANCE
 3,000.00
 2,250.00
 3,000.00
 300.00

 42-129
 CELL PHONE ALLOWANCE
 150.00
 225.00
 300.00
 300.00

 42-130
 FICA
 3,415.97
 2,539.56
 3,600.00
 3,700.00

 42-140
 RETIREMENT
 3,958.84
 3,381.34
 5,600.00
 6,250.00

 42-150
 HEALTH INSURANCE
 4,205.49
 2,923.29
 4,200.00
 4,200.00

 42-160
 WORKER'S COMPENSATION
 0.00
 149.16
 250.00
 250.00

 42-170
 T W C
 0.00
 0.00
 150.00
 150.00

 TOTAL 51-SALARIES AND BENEFITS
 55,911.83
 42,617.62
 60,500.00
 63,600.00
 52-SUPPLIES AND MATERIALS
 42-210
 OFFICE SUPPLIES
 99.62
 248.66
 500.00
 500.00

 42-213
 COMPUTER HARDWARE
 0.00
 764.85
 1,500.00
 1,000.00

 42-214
 COMPUTER SOFTWARE
 0.00
 2,000.00
 3,500.00
 3,500.00

 42-215
 FOOD
 0.00
 0.00
 200.00
 200.00

 42-220
 POSTAGE
 6.10
 6.30
 50.00
 50.00

 42-226
 MARKETING & PROMOTION
 11,581.75
 13,237.03
 20,000.00
 50,000.00

 42-235
 DUES & SUBSCRIPTIONS
 567.90
 4,890.68
 8,000.00
 8,000.00

 42-240
 CONFERENCES & TRAINING
 1,197.46
 1,655.01
 5,000.00
 10,000.00

 TOTAL 52-SUPPLIES AND MATERIALS
 13,452.83
 22,802.53
 38,750.00
 73,250.00
 13,452.83 22,802.53 38,750.00 73,250.00 TOTAL 52-SUPPLIES AND MATERIALS 53-MAINTENANCE AND OPERAT 42-332 OFFICE MACHINE LEASE 477.83 504.29 800.00 TOTAL 53-MAINTENANCE AND OPERAT 477.83 504.29 800.00 900.00 54-CONTRACT SERVICES 54-CONTRACT SERVICES
42-425 LEGAL SERVICES
42-430 PROFESSIONAL SERVICES
42-450 TECHNICAL SUPPORT
 0.00
 0.00
 1,000.00
 1,000.00

 350.00
 5,088.33
 13,000.00
 173,000.00

 0.00
 0.00
 1,000.00
 1,000.00

 6,187.63
 6,080.00
 0.00
 0.00
 42-452 WEBSITE TOTAL 54-CONTRACT SERVICES 6,537.63 11,168.33 15,000.00 175,000.00 56-GRANT EXPENSES 0.00 42-603 PROPERTY ENHANCEMENTS INCENTI 5,000.00 50,000.00 50,000.00 TOTAL 56-GRANT EXPENSES 5,000.00 50,000.00 61-CAPITAL OUTLAY
 42-116
 PORTER PARK UPDATES
 0.00
 276,910.21

 42-117
 NEW DOWNTOWN PARK
 0.00
 0.00

 42-118
 MIRACLE FIELD AT PORTER PARK
 0.00
 0.00
 349,000.00 0.00 65,000.00 0.00 0.00 276,910.21 65,000.00 479,000.00 0.00 TOTAL 61-CAPITAL OUTLAY 0.00

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BUDGET PRESENTATION AS OF: JUNE 30TH, 2023

42 -4B CORPORATION

76-4B FUND

DEPARTMENTAL EXPENDITURES	2021-2022 ACTUAL	2022-2023 ACTUAL	2022-2023 BUDGET	2023-2024 APPROVED
74-TRANSFERS				
TOTAL 76-4B FUND	81,380.12	354,002.98	644,050.00	362,750.00

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BUDGET PRESENTATION
AS OF: JUNE 30TH, 2023

AS OF: JUNE 30TH, 2023
42 -4B CORPORATION

ltem 2.

	2021-2022 ACTUAL	2022-2023 ACTUAL	2022-2023 BUDGET	2023-2024 APPROVED
TOTAL EXPENDITURES	293,880.12	581,502.98	871,550.00	590,250.00
REVENUES OVER/(UNDER) EXPENDITURES	469,713.05	10,583.14 (41,550.00)	319,750.00



Sanger Texas Development Corporation (4B) - Revenue and Expenditure Line Items

Estimated Revenues

4B Sales Tax – Projected income from sales tax for twelve (12) months

Interest Income.

Funds Available - Funds available from Checking and Money Markets

Expenditures

<u>Salaries and Benefits</u> – Salaries, Vacation Compensation, Longevity Pay, Auto Allowance, Cell Phone Allowance, Retirement, Health Insurance, Workers Comp, Unemployment

Office Supplies – Copier paper, laser cartridges, and other general supplies.

Food – Board meetings and prospects.

<u>Postage</u> – Postage expenses for mailings.

<u>Marketing/Promotions</u> – 10% of 4B tax proceeds (allowed by law). Ads for specific publications (DRC Relocation Guide, DRC Economic Development Guide, Go Big Texas, RED Journals Economic Guide), billboards, sponsorships, marketing materials, special events, maps, photos, and promotional items for trade shows and recruitment efforts.

As the FM 455 and I-35 projects move forward, we will focus on the available land for development plus redevelopment opportunities in our market. Our target markets will continue to focus on restaurants, retail, office, warehouse, and manufacturing prospects. This item also covers public and legal notices.

<u>Dues and Subscriptions</u> – Including, but not limited to cost for membership fees for the International Council of Shopping Centers (ICSC), Dallas Chamber, Texas Economic Development Council (TEDC), Southern Economic Development Councils (SBEDC), Team Texas, International Economic Development Council (IEDC); Texas Downtown Association, Sanger Chamber, Denton Chamber, Zoom Prospector, EDOQI (CRM Tool), Zoom, Magazine/Professional Subscriptions, and Biznow

<u>Conferences and Training</u> – Conferences and tradeshow registration and attendance with organizations such as, but not limited to, the following: the Texas Economic Development Council (TEDC); International Economic Development Council (IEDC); Southern Economic Development Council (SBEDC); Texas Downtown Association; Society of Industrial and Office Realtors (SIOR); Industrial Asset Management Council; also includes local and regional conferences that arise.

Recruitment efforts with organizations such as the International Council of Shopping Centers (ICSC); Austin Retail Live, Team Texas, Texas ED Connection, the State of Texas, North Texas Commercial Association of Realtors (NTCAR), and others.

Travel and related expenses, such as airfare, hotel, and per diem or other travel-related cost. This would be for travel related to, but not limited to, conferences, tradeshows, recruitment efforts, and marketing trips.

This item also includes prospect hosting (cost of travel, rental car, lodging, food, and entertainment for prospects).

<u>Computer Hardware</u> – Computer hardware and accessories.

<u>Computer Software</u> - Annual content, hosting, and troubleshooting.

Office Machine Lease – Copier and Printer.

<u>Legal Expenses</u> – Legal consultation services, research, opinions, agreements, etc.

<u>Furniture and Fixtures</u> – Cost of new or replacement of office furniture

<u>Professional Service</u> – The SIDC contracts various services with professionals and firms for specific projects and tasks, such as strategic planning, engineering, research, study for prospects, utility studies, or other studies that may arise that are needed for economic development. (Marketing analysis, trade area and demographic reports, survey monkey, maps, charts, current demographics, and projections needed for brokers and developers.

*Add to this year's budget is professional services for retail recruitment.

*Add to this year's budget is professional services for the conceptual drawing for the Downtown Park

*Add to this year's budget is professional services for the conceptual drawing for the Miracle League Field

<u>Technical Support</u> – Maintenance of computer systems and office network.

<u>Property Enhancement Incentives Program</u> – Funds for \$10,000 Matching Grant Program

Capital Request -

<u>CO Debt Payment</u> – Debt Services for Porter Park and Splash Pad

DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on Property Enhancement Incentive

application for 315 N 5th Street.

SUMMARY:

 Owner will be painting the exterior building with a color that meets the city's exterior façade design criteria.

- Applicant has provided 2 quotes for painting. Due to a communication and after service issue, the application would like to work with SM construction.
- Grant request amount is \$3,040.

Funding is available.

FISCAL INFORMATION:

Budgeted: Yes Amount: \$50,000 GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

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

Nouved 5/4/2023

Sanger, Texas Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION							
A			ldress: 315 N 5th	51, 50	nger To			
В			legin Work Date:	0.404.4	Estimated (Completion D	ate:	
<u>C</u>			siness at this location:	9 years	<u> </u>			
D				exior Pain	<u> </u>			
2	+		OF PROPERTY Item	· · · · · · · · · · · · · · · · · · ·			lotes	
Α	Yes	No	Within the City?		•		lotes	
A B	Ŷ		Commercially zoned?		•			
C	X		Tax Paying entity?		•			
D	X		City taxes in good standin	g?	6			
Ε	X		No City liens existing?		•			
F	X		Proof of ownership provid	ded?	8			
G		义	Outstanding code violatio	ns?	•			
H			Frequency of Grants OK?		 In accord 	ance with Sec		The State of
3 -		BILITY	OF BUSINESS			_		
	Yes	No	ltem	L. 3		<u> </u>	lotes	
<u>A</u>	X		Business taxes in good sta	anding?	•			
B C	X	<u> </u>	Tax Paying entity? Continuous operations of	6 months?		ne Cityl		
D	 ^		If not owner, authorization		• (within the City)			
4	Enhancements			Total Cost	Policy Max	Policy Max \$ \$10,000	Amount Requested	Amount Approved
A			ection 4.3) 1N <i>C</i> S	b.ofos	50 %	\$10,000	3.040\$	
В	Inter	ior Rei	novation: (Section 4.4)	\$	50 %	\$10,000	\$	
С	Land •	scapin	g: (Section 4.5)	\$	50 %	\$10,000	\$	
D	•		Section 4.6)	\$	50 %	\$10,000	\$	
E	•		riveways: (Section 4.7)	\$	50 %	\$10,000	\$	
F	•		Amenities: (Section 4.8)	\$	50 %	\$10,000	\$	
G	•		Section 4.9)	\$	50 %	\$10,000	\$	
H	•		Section 4.10)	\$	50 %	\$10,000	\$	
	•		oliance: (Section 4.11)	\$	50 %	\$10,000	\$	
j	•		į: (Section 4.12)	\$	50 %	\$10,000	\$	
Κ	/Mar	ι. Gran	nt Per Policy = \$10,000) TO	TAL PROPERTY	'ENHANCEN	IENT GRANT	APPRÖVED:	1

	-	No	Preferred Area?	Notes
	Yes	INO		•
<u> </u>	X		Downtown Sanger Areas where greatest benefit obtained	
В	X		Preferred Business?	Notes
	Yes	No		•
С			Retail	- A SEE
D	X		Restaurant	DOMAN TO
E			Professional Office	•
F			Sales tax generating business	
6	ATTA	CHME	NTS / EXHIBITS	
	Yes	No	Item	Notes
Α	X		Ownership documentation	0
В	×	,	Photos of existing conditions	0
С		X	Drawing, renderings, plans of the proposed enhancements	•
D			Written description of the	•
		1	enhancements including building	
	×		materials and color schemes	9
E	1		Construction cost estimates from two	0 •
L	X		contractors	
F	-	X	Copy of the signed lease agreement	If Applicant is not property owner
G			Written support of the grant	If Applicant is not property owner
G		X	application from the owner	
7	CON	TDACT	OR INFORMATION	
		ractor		
A				
	Cont	part Do	lame: SM Construction rson: Suang Mok Lee	Title: OWNER
	Cont	ress:	701 E hebron parkway	Carrollton TV 75010
				228-7444 Fax:
		Phone		Website:
	Ema			vvebsite.
В	_	tracto		
		pany		Title:
	100000000000000000000000000000000000000	tact Pe	rson:	Title.
	-	ress:	0.0	Fax:
		Phone	: Cell:	
	Ema	il:		Website:
	170000		-	
С		tracto		
С	Con	npany	Name:	
С	Con	npany tact Pe	Name:	Title:
С	Con	npany	Name: erson:	
С	Con Con Add	npany tact Pe	Name: erson:	Fax:
С	Con Con Add	npany tact Pe Iress: Phone	Name: erson:	
C	Con Con Add Wk	npany tact Pe Iress: Phone	Name: erson: Cell:	Fax:
	Con Add Wk Ema	npany tact Pe lress: Phone ail: tracto	Name: erson: Cell:	Fax:
	Com Add Wk Ema Com	npany tact Pe lress: Phone ail: tracto	Name: erson: Cell: r for: Name:	Fax:
	Con Add Wk Ema Con Con	npany tact Pe lress: Phone ail: atracto npany	Name: erson: Cell: r for: Name:	Fax: Website:
	Con Add Wk Ema Con Con Add	npany tact Pe lress: Phone ail: ntracto npany	Name: erson: Cell: r for: Name: erson:	Fax: 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:						
Α	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.						
В	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and						
В	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.						
	Section 7.3 - Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property						
С	damage and personal injury liability relating to the project.						
	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City shall be						
D	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. Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right						
Ε	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.						
	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits						
F	of this Policy, including but not limited to displaying a sign at the Property or Business during and within						
	of this Policy, including but not limited to displaying a sign at the property of business daring and business and descriptions of the project in distribution						
	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						
1	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						
Compa	any: Samter Electronize Inc Company: Dandy Donuts						
Signed	Chullwek DANPY LONUTS Signed: My WHO						
Name	. 011011-0 1-0.						
Title:	(107)00000						
W: 4							
EM:							
Addre	33, (0 12- 0 00- 17)) + 1						
	Corinth, TX 76210 Corinth TX 76210						

Item 3.

Window on State Government

Páginas en español | Contact Us

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o Search				

Susan Combs Texas Comptroller of Public Accounts GO

Quick Start for: Citizens Business

HOME ABOUT US TEXAS TAXES EDUCATION FINANCES & ECONOMY STATE PURCHASING FORMS & SERVICES

Move or Add a Business Location

Texas Taxes

Government

Submission successful.

This is the result of your form submission. Please print or save this page and retain for your records. If you need to submit more changes, please go back to the form.

Business Name Dandy Donuts

Phone Number 940-384-1808

Taxpayer Name Samtex Electronics, Inc.

Email Address of the Sole Owner/Partner
/Officer/Managing Member/Director

kimch22@gmail.com

/Authorized Representative Taxpayer Number

12011464471

New Business Information

Business Name Dandy Donuts

Business Address 317 S 5th Street

City Sanger

State TX

ZIP 76266

Business Telephone Number 940-458-7002

* Start Date of this New Location

05/05/2014

Within city limits?

Selling cigarettes, cigars or tobacco products?

Comments

Submitter's Name

Chulhoe Kim, President

Submitter's e-mail Address

klmch22@gmail.com

Required Plug-ins

Adobe Flash Player Adobe Reader MS Excel Viewer MS PowerPoint Viewer MS Word Viewer QuickTime Player QuickTime Player Windows Media Player RealPlayer

Texas.gov | Statewide Search from the Texas State Library | State Link Policy | Texas Homeland Security | Texas Transparency | Report Fraud

Susan Combs, Texas Comptroller • Window on State Government • Contact Us
Privacy and Security Policy | Accessibility Policy | Link Policy | Public Information Act | Compact with Texans

Shani Bradshaw

From:

mikyoung kwon <kwonmikyoung@live.com>

Sent:

Monday, June 19, 2023 12:17 AM

To:

Shani Bradshaw

Subject:

Re: {External} Fwd: facade grant program

Hi,

Sorry for late responding

I attached the picture that will show the colors of the building after painting.

I don't have exact code of paint now because I did not have time to check.

The City of Sanger is on growing many ways now and I want my store is being part of it.

At the same time luckily I found the city provides The Facade grant program.

I decided paint my store exterior which will make more unique with new colors.

So, that will make customers and visitors more inviting and starts a morning happier.

Thank you for all your help!

Mikyoung Kwon

From: Shani Bradshaw <SBradshaw@sangertexas.org>

Sent: Wednesday, May 17, 2023 4:48 PM

To: mikyoung kwon <kwonmikyoung@live.com> **Subject:** RE: {External} Fwd: facade grant program

Hi Miky,

Thank you for the second quote. I need one more thing from you, please. I will need a written description of the enhancements and also include the color(s) you will be using for the paint. I know you are out of the country until June 15 so get with me when you return. I plan to place your application on the 4B agenda on June 20th for approval.

Enjoy your trip!

Shani



Shani Bradshaw, BREC
Director of Economic
Development
Email:
sbradshaw@sangertexas.org

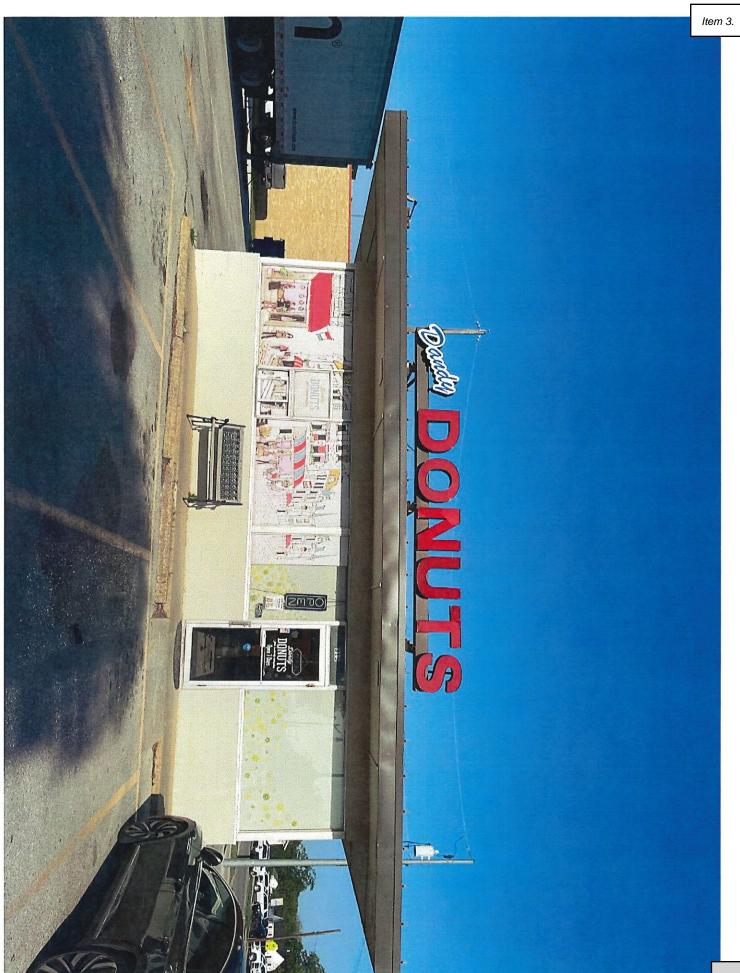
201 Bolivar Street Sanger, TX 76266 940-458-9096 www.sangertxedc.org From: mikyoung kwon <kwonmikyoung@live.com>

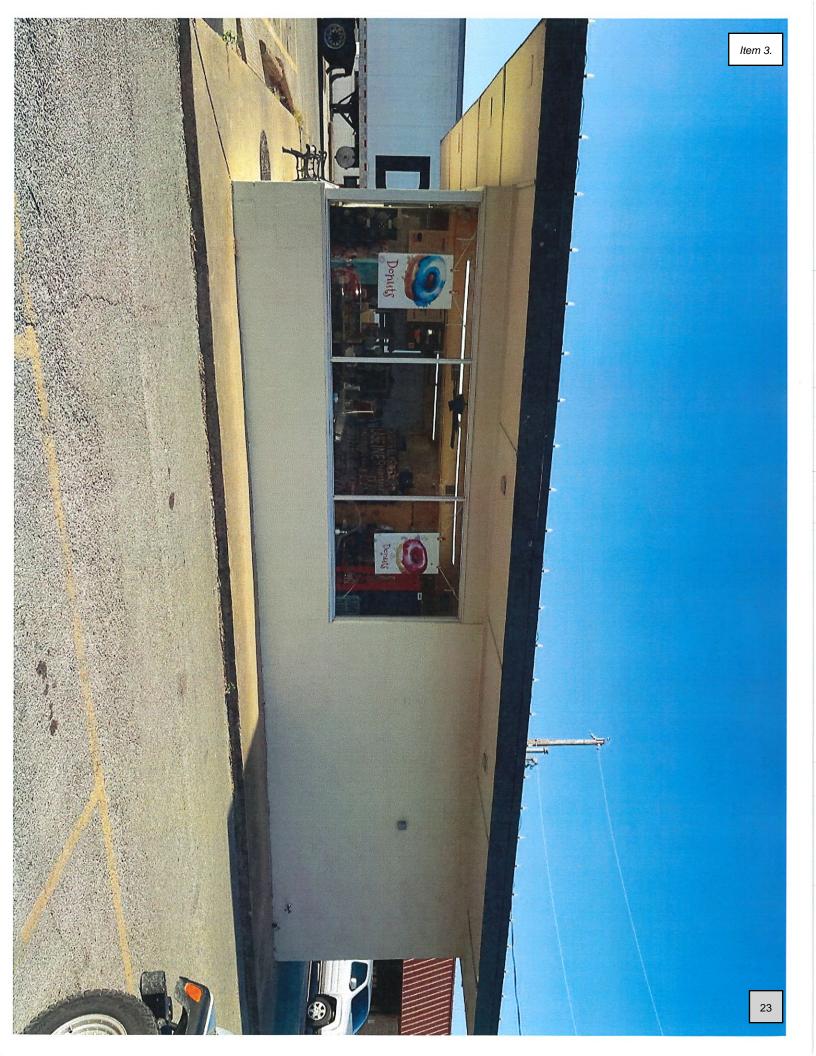
Sent: Thursday, May 11, 2023 8:12 AM

To: Shani Bradshaw <SBradshaw@sangertexas.org>

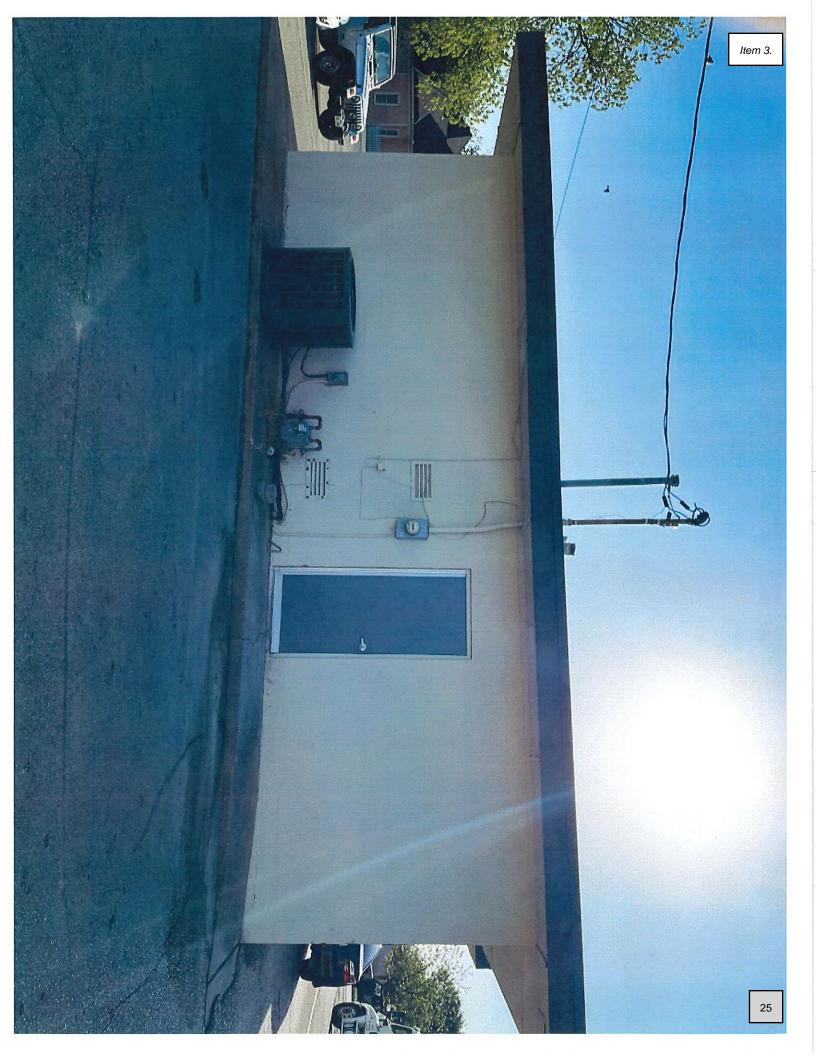
Subject: {External} Fwd: facade grant program

Hi, My name is Miky from Dandy donuts. I attached the second invoice from Master Brush Remodeling.

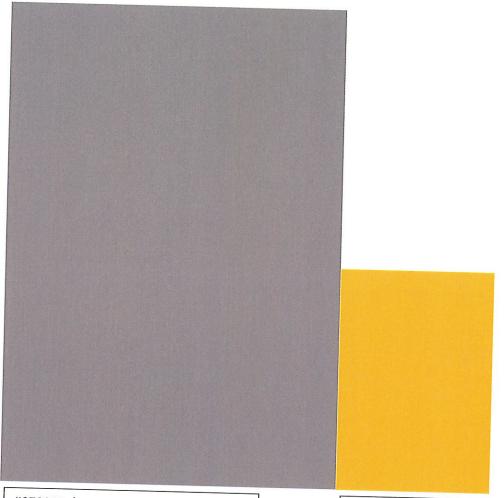






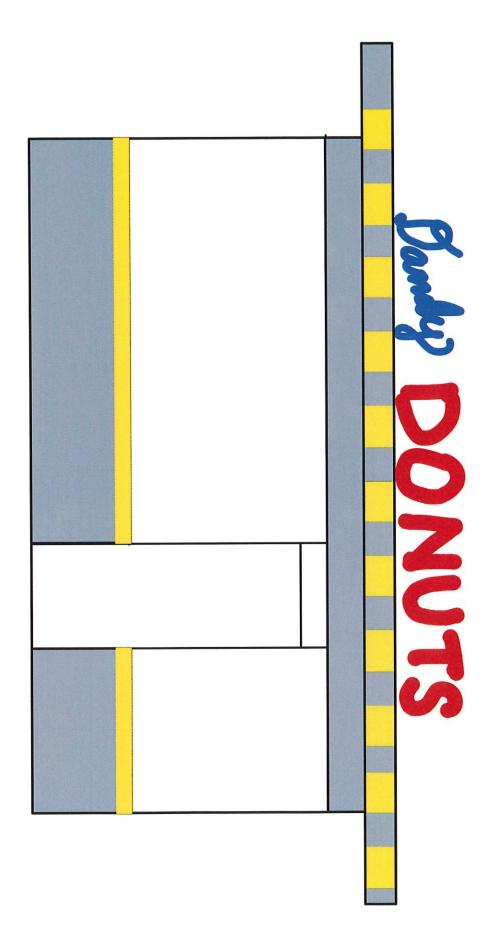


updated Colors 7-17-2023



#97928B / Grey – Outside Building

#FFC819 / Yellow - Trim



Shani Bradshaw

From:

mikyoung kwon <kwonmikyoung@live.com>

Sent:

Thursday, May 11, 2023 8:12 AM

То:

Shani Bradshaw

Subject:

{External} Fwd: facade grant program

Hi, My name is Miky from Dandy donuts.
I attached the second invoice from Master Brush Remodeling.
Owners name is George
Phone number is 469-671-6277

As a communication and after service issue, I would like to work with SM construction. If I have to pay the difference of two companys.

I mentioned before, I am going to out of the county 5/16-6/15. You can contact me anytime through the email.

Thank you for all your help.

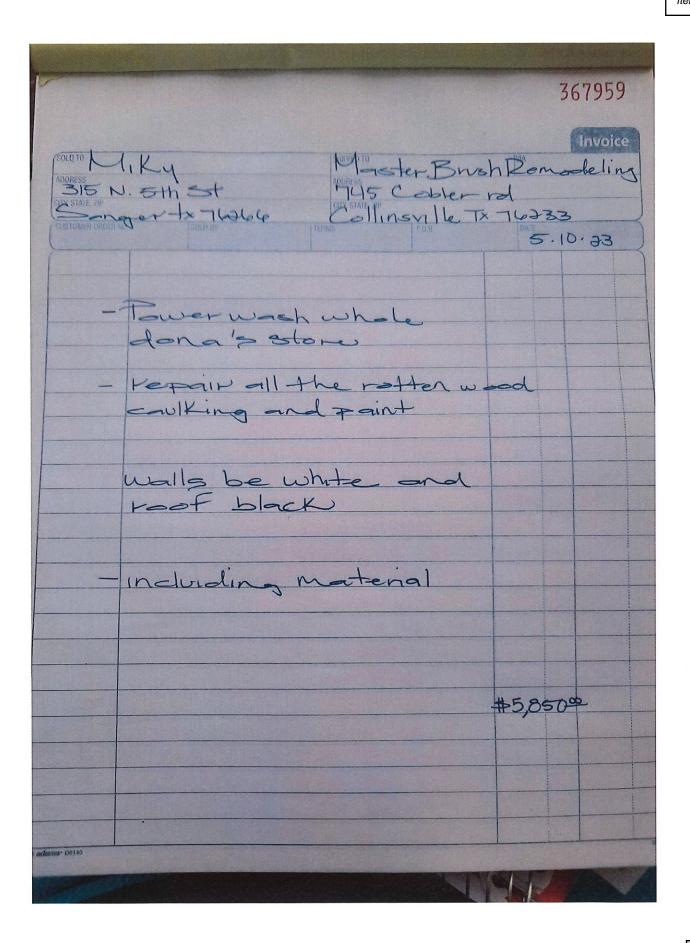
Sent from my iPhone

Begin forwarded message:

From: mikyoung kwon <kwonmikyoung@live.com>

Date: May 11, 2023 at 7:33:34 AM CDT

To: mikyoung kwon < kwonmikyoung@live.com>



SM Construction 1701 E Hebron Parkway Carrollton, TX 75010



Interior & Remodeling / 서공·설계·설계변경

Dandy Donuts 315 N 5th St Sanger, TX 76266

Invoice #: 2763

4/24/2023

Due:

Issued:

4/24/2023

Invoice Total;

\$6,080.00

Item Description	Price	Quantity	i Tax	ाठाती
Paint (incl. primer)	\$1,670.00	1	\$0.00	\$1,670.00
Materials (brushes, pans)	\$260.00	1	\$0.00	\$260.00
Powerwash	\$550.00	1	\$0.00	\$550.00
Labor (2 workers)	\$3,600.00	1	\$0.00	\$3,600.00
Notes:	Subt	total		\$6,080.00
	Disc	ount		\$0.00
	Tax			\$0.00
	Ship	ping		\$0.00
	Bal	ance Due		\$6,080.00



DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on amending the Property Enhancement

Incentive application for 1108-1114 Stemmons.

SUMMARY:

• On March 28, 2023, the 4B Board approved a PEIP grant for 1108-1114 Stemmons.

- The grant amount approved was \$10,000.
- Building is complete except for the parking lot.
- Inspections have not been completed due to the requirements of an engineered drawing.
- Notice to Proceed was issued to the owner on April 4, 2023, and work was to be completed within 90 days upon receipt of the Notice.
- Applicant is requesting the completion date be extended by 90 days, which is now October 1, 2023.

FISCAL INFORMATION:

Budgeted: Yes Amount: \$50,000 GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends the completion date be extended to October 1, 2023.

ATTACHMENTS:

- Property Enhancement Incentive Program Application 1108-1114 Stemmons.
- Notice to Proceed.



NOTICE TO PROCEED

DATE: April 4, 2023 PROPERTY ADDRESS: 1108-1114 Stemmons OWNER(S): John and Liz Springer SUBJECT: Notice to Proceed with Rehabilitation Construction Dear Mr. and Mrs. Springer: In accordance with the Agreement approved by the 4B Texas Development Corporation on March 28, 2023, you may now proceed with the rehabilitation work on the property described above. All work must begin within sixty (60) days of the issuance of the Notice to Proceed, and all work for the approved project must be completed within 90 days of receipt of this Notice unless a written request for extension is granted. The date of completion of all work is therefore July 3, 2023. Shari bradshar By: Sh Spri Ductor of Carron Critic: Pastner Development **ACCEPTANCE OF NOTICE** the Receipt above Notice Proceed hereby acknowledged by _____, this the ____ day of _____, 2023.

Sanger, Texas Application for Property Enhancement Incentives

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

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	Yes	No	Item		T			
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С	V		Tax Paying entity?		•			
D	V		City taxes in good standi		•			
E	V		No City liens existing?	ilgt	•			
F	1		Proof of ownership provi	4-40	•			
G		1	Outstanding code violation	ueu r	· ·			
H	\top		Frequency of Grants OK?	onsr	•	·		
3	ELIGIE	BILITY	OF BUSINESS		• lu acco	ordance with Se	ection 3.1.8	
	Yes	No	······································		т			
Α	V	,,,,,	Item Business taxes in good sta		 		Notes	
В	V	\dashv	Tax Paying entity?	andingr		***		
С					•			
D	ALA		Continuous operations of		1	the City)		
	14/1	L	If not owner, authorization	n provided?				
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					Max	Max \$	Requested	Approved
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L	Describe	ant Pt	er Policy = \$20,000) TOTA Dianned Non-Grant Enhan	L PROPERTY E	NHANCEM	ENT GRANT AF	PROVED:	0,000
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FACADE (A)

28-2025

5	GRAN	IT PRI	ORITIES (Section 5.0)	
	Yes	No	Preferred Area?	Notes
Α		V	Downtown Sanger	Notes
В	1		Areas where greatest benefit obtained	
	Yes	No	Preferred Business?	
С	11/		Retail	Notes
D			Restaurant	•
E	V -	1/	Professional Office	•
F	1/	, v		
6	ATTA	CHNACI	Sales tax generating business NTS / EXHIBITS	•
	Yes	No		
Α	163	140	ltem	Notes
B	+		Ownership documentation	
C	1		Photos of existing conditions	
C	1/		Drawing, renderings, plans of the	
			proposed enhancements	
D	,	1	Written description of the	
	V		enhancements including building	
			materials and color schemes	
E	1/		Construction cost estimates from two	
			contractors	
F			Copy of the signed lease agreement	If Applicant is not property owner
G	1	ŀ	Written support of the grant	If Applicant is not property owner
			application from the owner	
7			R INFORMATION	
Α	Contra	***********		Janger, Tx. 7626
	Compa			entrete
ļ			on: Clay McCristian Title	e: Dwner
	Addres	<u> </u>	518 Lois Rd. Fast Sand	ger, K. Mask
ļ	Wk Ph	one: 9	40 391-1392 Cell: 940 391	-1392 Fax:
	Email:	cla	, , , , , , , , , , , , , , , , , , , ,	bsite:
В	Contra	ctor fo	r: 1108-1114 Stemmons S	20 paper TX ML3/1
	Compa	ny Nar	me: D-Baker Roofing, LIC	10000
			on: Derrick Baker Title	President
	Addres	s: P. 1	P. Box 88 Sanger, Tx. 7	76266
			If the second se	4-02/8 Fax:
	Email:	bake	7.	osite:
С	Contra	tor fo	r: 1108-1114 Stemmons	
			ne: Ferguson Electric	,
ľ	Contact	Perso	n: Doka Ferguson Title	Owner
	Address			Owner
	Wk Pho			7/ /5/J
ľ	Email:	2000	7/6/2/2	SAET Fax:
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	Address		(1)	President
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				3259 Fax:
I	Email5/	11/166	etimenertiesaearthlak.n=t Web	site:

	Applicant / O O W.
8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property
<u> </u>	Emigration incentives Policy, the undersigned do hereby certify the following:
Α	Section 7.1 - Application Accuracy: The information provided in the Application, and all the
	been arrived thereto, is true and correct, and that the City / Board may rely on all of the information
	1 30 Medical and an unau may have been affixed thereto, as being true and correct
В	Section 7.2 - Compliance: I (we) certify that I am (we are) solely responsible for all sefety and the
	compliance with all safety regulations, building codes, ordinance and other applicable regulations, building codes, ordinance and other applicable regulations.
	approved of an application fior payment of a Property Enhancement Grant upon completion of the application
	I shall constitute approval of the project by any City department. Board Member or Stoff or a walker but to
	stry 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
	demage and personal injury liability relating to the project.
D	Section 7.4 - Maintenance: I (we) certify that the Enhancements, once approved by the City at all I
	maintained for a period of three (3) years from the date of payment. No changes shall be made with aut
<u> </u>	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 distriction in deciding whether of not to approve a matching Grant relative to the Application 1 of the
i	The sach discretion is deelined distitlary of Without basis in fact, including the right to approve or discretion
<u> </u>	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
	The Property of Business during and while the Property of Business during and while
	timely (55) days after construction, and using photographs and descriptions of the project in distribute
	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 every size the
	and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / and the city
	made for any property utilities, personal injury, or other loss related in any way to this pelicular in
	submission of an Application, agree to indemnify the City, the Roard and / or their groups
	officers, and / of directors from any claims or damages resulting from the project, including reasonable
9	wetoritey lees.
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property
	Emancement incentives and the Enhancements identified herein.
Compan	Property Owner Applicant / Business Representative
Signed:	Company of Mary Doperties, LLC
Signet	Signed
Namel	The familian with
Titlo	John D. Springer Name: John P. Springer
1100	Title President
	458-7758 C940 317-3257 W: 940 458-7758 C: 940 367-3259
Addross:	P. D. D. Son Properties of arthlinking EM: Springen properties of authlinking
Auuress:	Address: D. b. Box 248
···········	Sanger Tx. 76266 Sanger, Tx. 76266
	, ,

DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on amending the Property Enhancement

Incentive application for 1106 Stemmons.

SUMMARY:

On February 28, 2023, the 4B Board approved a PEIP grant for 1106 Stemmons

- The grant amount approved was \$10,000.
- Building is complete except for the parking lot.
- Inspections have not been completed due to the requirements of an engineered drawing.
- Notice to Proceed was issued to the owner on March 2, and work was to be completed within 90 days upon receipt of the Notice.
- Applicant is requesting the completion date be extended by 90 day, which is now August 29, 2023.

FISCAL INFORMATION:

Budgeted: Yes Amount: \$50,000 GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends the completion date be extended to August 29, 2023.

ATTACHMENTS:

- Property Enhancement Incentive Program Application 1106 Stemmons
- Notice to Proceed



NOTICE TO PROCEED

DATE: March 2, 2023 PROPERTY ADDRESS: 1106 Stemmons OWNER(S): John and Liz Springer SUBJECT: Notice to Proceed with Rehabilitation Construction Dear Mr. and Mrs. Springer: In accordance with the Agreement approved by the 4B Texas Development Corporation on February 28, 2023, you may now proceed with the rehabilitation work on the property described above. All work must begin within sixty (60) days of the issuance of the Notice to Proceed, and all work for the approved project must be completed within 90 days of receipt of this Notice unless a written request for extension is granted. The date of completion of all work is therefore May 31, 2023. ACCEPTANCE OF NOTICE Receipt the above Notice Proceed is hereby acknowledged by _____, this the ____ day of _____, 2023. Title: _____

Sanger, Texas Application for Property Enhancement Incentives

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

1			INFORMATION			·		<u>.</u>
A	Pro	perty	Address: 1/06 34	and money	7			
_ <u>B</u>	Esti	mate	d Begin Work Date: 3-	1-77	ranger,	Jexas 76	266	
<u>C</u>	rea	L2 IU F	usiness at this location.	7	Estima	ted Completic	on Date: 🤫	-12-23
D	Rea	son fo	or requesting grant: To		S OW	ned		
2	ELIG	IBILIT	Y OF PROPERTY	Delp With	the Lo	st of	improve	monts
·	Yes	No				·····		
A	V		Within the City?				Notes	
В			Commercially zoned?		•			
С	V		Tax Paying entity?					
D	V		City taxes in good star	nding?	•	···		
E	V		No City liens existing?	iditigi	0	·		· · · · · · · · · · · · · · · · · · ·
F	1		Proof of ownership pr	ovide 42	•			· · · · · · · · · · · · · · · · · · ·
G		V	Outstanding code viola	ovided t	•	·		· · · · · · · · · · · · · · · · · · ·
Н			Frequency of Grants O	KS KS	•			
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	Yes	No	Item					
Α	V		Business taxes in good	standin-2	 		Notes	
В	V		Tax Paying entity?	<u> </u>				
c			Continuous operations	of 6 months				
D			If not owner, authoriza	tion provide an		the City)		
4				riou brovided s	•			· · · · · · · · · · · · · · · · · · ·
4		Enhancements Total Cos		Total Cost	Policy Max	Policy	Amount	Amount
				1		Max \$	Requested	Approved
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3	Interio	r Ren	ovation: (Section 4.4)	2000			\$	\$
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:	Landso	aping	: (Section 4.5)	100			3	\$
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	~ange	, rexa	s - Application for Prop	erty Enhancement	Incentives	- 2022-10-0	3 - Page 1 of :	a est
							, 46c T OI	
								/ V .

5			ORITIES (Section 5.0)	
	Yes	No	Preferred Area?	Notes
A		V	Downtown Sanger	Notes
В	1		Areas where greatest benefit obtained	
	Yes	No	Preferred Business?	
С	1		Retail	Notes
D			Restaurant	
E	1	1/	Professional Office	
F	1.7	· ·		•
6	1 ATTA	711000	Sales tax generating business	
<u> </u>	AIIA		NTS / EXHIBITS	
	Yes	No	tem	Notes
A	1		Ownership documentation	Notes
В	1		Photos of existing conditions	
C	1		Drawing, renderings, plans of the	
		1	proposed enhancements	•
D]		Written description of the	
	V		enhancements including building	
			materials and color schemes	
E	. ,		Construction cost estimates from two	
}	V]	contractors	
F		V		
G			Copy of the signed lease agreement Written support of the grant	If Applicant is not property owner
- 1		,	VVIILLED SUDDORT Of the grant	
1	V	i	Popularity 5	 If Applicant is not property owner
7		ACTO	application from the owner	If Applicant is not property owner
7	CONTR	ACTO	application from the owner R INFORMATION	If Applicant is not property owner
7 A	CONTR	ctor fo	application from the owner RINFORMATION r: 1106 Stemmons Sur	If Applicant is not property owner
	CONTR Contrac	tor fo	application from the owner RINFORMATION r: 1106 Stemmons Sur ne: Spoi Diese Pro West	If Applicant is not property owner One
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B	CONTRA Contract Compail Contact Address Wk Pho Email: Compan Contact Address Wk Phore Email: Contract	rector for ny Narre Person Name: 94 Nam	application from the owner RINFORMATION TO 1106 Stemmons Survey THE Springer Process Title O. Box 249 O. Box 240 O. Cay Mc (u) stion Title O. Cay Mc (u) stion Title O. Box 240 O. Cay Mc (u) stion Title	If Applicant is not property owner Oger TX: MEBEL OS LIC OS LIC OS TANAMA Fax: Osite: OMER TX: 76266 OMER TX: 76366 OGER TX: 76366
B	CONTRA Contract Compail Contact Address Wk Pho Email: Compan Contact Address Wk Phore Email: Contract Compan Contact Compan Contact Compan	retor for ny Narre Person Name Person ne: 9: 9: 9: 9: 9: 9: 9: 9: 9: 9: 9: 9: 9:	application from the owner RINFORMATION TO 1106 Stemmons Sorne: Springer Process The Springer Process Title O. Box 249 O. Box 240 O. Cell: 940 O	If Applicant is not property owner Oger TX: MEBLE ES, LIC E: President T-3259 Fax: Diste: Macrice Macr
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8	Applicant / Owner Comition							
8	Applicant / Owner Certifications: In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certification for the Property							
A	Enhancement Incentives Policy, the undersigned do hereby certify the following: Section 7.1 - Application Accuracy: The information							
	Section 7.1 - Application Accuracy: The information provided in the Application, and all that may have							
	Contained and all the and correct, and that the City / Board may rely on all that may have							
В	been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein Section 7.2 - Compliance: I (we) certify that I am (we)							
	Section 7.2 - Compliance: I (wa) south at							
	compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither shall constitute and constitute a							
1	shall search an Application nor payment of a Property Enhancement Grapt up and Street applicable regulations. Neither							
1	I shall constitute approval of the project by							
c	City of any safety regulation, building code, ordinance or other applicable regulation. Section 7.3 - Insurance: I (we) certify that I (wo) maintain for a waiver by the							
	Section 7.3 - Insurance: I (we) certify the talk in the same applicable regulation.							
D	damage and personal injury liability relating to the project.							
	The state of the s							
ļ	maintained for a period of three (3) years from the date of payment. No changes shall be made without							
E	Prior Written approval from the city.							
<u>.</u>	Section 7.5 - Discretionary Pichter I /							
	Section 7.5 - Discretionary Rights: I (we) certify that I (we) acknowledge that the City has the absolute right not such discretion is deemed arbitrary or without basis in fact, including the right as a Grant can be such							
	The sactiful discretion is deemed arbitrary and the sactiful discretion is desired as a sactiful discretion is desired as a sactiful discretion and the sactiful discretion is desired as a sactiful discretion and the sactiful discretion are sactiful discretion.							
	a digit on terms and conditions that are and							
F	Section 7.8 - Policy Promotion: I (we)							
	Section 7.6 - Policy Promotion: I (we) authorize the City to use an approved project to promote the merits thirty (30) days after construction, and using photographs and descriptions of the							
	till ty (30) days after construction, and university of Business during and within							
	material, press releases, social mode and and and and accompliants of the project in distribution							
G	Section 7.7 - Indemnification: 1 (wo) see the st							
	and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors							
1	hable for any property damage, percent in the second for directors and for directors							
1	submission of an Application, agree to the last of the policy, and by							
	submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, attorney fees.							
	actorney fees,							
- 1	(we) nereby affirm the Certifications noted to							
	I (we) hereby affirm the Certifications noted above and approve this Application for Property Property Owners							
	Property Owner.							
ompany	Springer Properties LLC Company: Springer Properties LLC Company: Springer Properties LLC							
igned:	Similar from the state of the s							
	Signed: Signed:							
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itle:	Dresident Name: John D. Springer							
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ddress; /	20121 CUS							
	Sanger, Tx. 76266 Address: P. B. Box 248							
	Sanger, Tx. 76266							
	107-10-LIX							



DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on electing officers for the Sanger

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.XXXXX

RECOMMENDED MOTION OR ACTION:

Appoint a President and Vice President.

ATTACHMENTS:

ΝΔ

DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Financial Reports

SUMMARY:

• Financial Reports for the period ending May 31, 2023.

• Revenues and expenditures reflect activity from October 1, 2022 through May 31, 2023.

• Sales Tax Collections for June 2023.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

Monthly Financial Report – May 2023 Revenue Expense Report – May 2023 Sales Tax Report – June 2023

Sanger Texas Development Corporation Fund 4B May 31, 2023

	Budget	Actual	Percent of Budget
Revenue			
Sales Tax	800,000	507,780	63%
Interest Income	30,000	24,120	80%
Total Revenue	830,000	531,900	64%
Expenditures			
Salaries and Benefits	60,500	38,738	64%
Transfer to Debt Service Fund	227,500	227,500	100%
Supplies and Matterials	38,750	20,786	54%
Maintenance and Operation	800	504	63%
Contract Services	15,000	11,143	74%
Grant Expenses	50,000		0%
Capital Outlay	479,000	266,499	56%
Total Expenditures	871,550	565,171	65%
Revenues Over Expenditures	(41,550)	(33,271)	
Cash in Bank - Checking			203,406
Certificate of Deposit			285,742
Claim on Cash			1,842,943
Total Cash			2,332,090

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CITY OF SANGER PAGE: 1
REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2023

42 -4B CORPORATION FINANCIAL SUMMARY

% OF YEAR COMPLETED: 66.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES INTEREST	800,000 30,000	67,274.52 3,269.64	507,780.19 24,119.55	0.00 0.00	292,219.81 5,880.45	63.47 80.40
TOTAL REVENUES	830,000	70,544.16	531,899.74	0.00	298,100.26	64.08
EXPENDITURE SUMMARY						
74-TRANSFERS 76-4B FUND	227,500 644,050	0.00 7,598.17	227,500.00 337,670.83	0.00 79,235.45	0.00 227,143.72	100.00 64.73
TOTAL EXPENDITURES	871 , 550	7,598.17	565,170.83	79,235.45	227,143.72	73.94
REVENUE OVER/(UNDER) EXPENDITURES	(41,550)	62,945.99	(33,271.09)(79,235.45)	70,956.54	270.77

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CITY OF SANGER PAGE: 2
REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2023

42 -4B CORPORATION FINANCIAL SUMMARY

% OF YEAR COMPLETED: 66.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>TAXES</u> 00-4325 STATE SALES TAX TOTAL TAXES	800,000 800,000	67,274.52 67,274.52	507,780.19 507,780.19	0.00	292,219.81 292,219.81	63.47 63.47
INTEREST 00-4800 INTEREST INCOME TOTAL INTEREST	<u>30,000</u> 30,000	3,269.64 3,269.64	<u>24,119.55</u> 24,119.55	0.00	<u>5,880.45</u> 5,880.45	80.40 80.40
TOTAL REVENUE	830 , 000	70,544.16	531,899.74	0.00	298,100.26	64.08

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REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2023

42 -4B CORPORATION 74-TRANSFERS

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET	
<u>74-TRANSFERS</u> 74-7403 74-7499	S TRANSFER TO DSF TRANSFER TO TSF	212,500 15,000	0.00	212,500.00 15,000.00	0.00	0.00	100.00	
	TRANSFER TO ISF -TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00	
TOTAL 74-TE	RANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00	

REVENUE & EXPENSE REPORT (UNAUDITED) AS OF: MAY 31ST, 2023

AS OF: MAY 31ST, 2

42 -4B CORPORATION
76-4B FUND
% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
51-SALARIE:	S AND BENEFITS						
76-5110	REGULAR SALARIES	43,050	3,246.66	27,596.61	0.00	15,453.39	64.10
76-5125	LONGEVITY PAY	350	0.00	306.00	0.00	44.00	87.43
76-5128	AUTO ALLOWANCE	3,000	250.00	2,000.00	0.00	1,000.00	66.67
76-5129	CELL PHONE ALLOWANCE	300	25.00	200.00	0.00	100.00	66.67
76-5130	FICA	3,600	265.75	2,273.81	0.00	1,326.19	63.16
76-5140	RETIREMENT	5,600	460.01	3,381.34	0.00	2,218.66	60.38
76-5150	HEALTH INSURANCE	4,200	353.72	2,831.35	0.00	1,368.65	67.41
76-5160	WORKER'S COMPENSATION	250	25.48	149.16	0.00	100.84	59.66
76-5170	T W C	150	0.00	0.00	0.00	150.00	0.00
TOTAL 5	1-SALARIES AND BENEFITS	60,500	4,626.62	38,738.27	0.00	21,761.73	64.03
52-SUPPLIE	S AND MATERIALS						
76-5210	OFFICE SUPPLIES	500	31.88	68.68	0.00	431.32	13.74
76-5213	COMPUTER HARDWARE	1,500	0.00	764.85	902.31 (167.16)	111.14
76-5214	COMPUTER SOFTWARE	3,500	0.00	2,000.00 (2,000.00)	3,500.00	0.00
76-5215	FOOD	200	0.00	0.00	0.00	200.00	0.00
76-5220	POSTAGE	50	0.00	0.00	0.00	50.00	0.00
76-5226	MARKETING & PROMOTION	20,000	1,102.25	12,334.43 (1,703.11)	9,368.68	53.16
76-5235	DUES & SUBSCRIPTIONS	8,000	0.00	4,663.18	0.00	3,336.82	58.29
76-5240	CONFERENCES & TRAINING _	5,000	362.92	955.01	0.00	4,044.99	19.10
TOTAL 5	2-SUPPLIES AND MATERIALS	38,750	1,497.05	20,786.15 (2,800.80)	20,764.65	46.41
53-MAINTEN	ANCE AND OPERAT						
76-5332	OFFICE MACHINE LEASE	800	34.50	503.61	744.00 (447.61)	155.95
TOTAL 5	3-MAINTENANCE AND OPERAT	800	34.50	503.61	744.00 (447.61)	155.95
54-CONTRAC	I SERVICES						
76-5425	LEGAL SERVICES	1,000	0.00	0.00	0.00	1,000.00	0.00
76-5430	PROFESSIONAL SERVICES	13,000	0.00	5,063.33 (3,350.00)	11,286.67	13.18
76-5450	TECHNICAL SUPPORT	1,000	0.00	0.00	0.00	1,000.00	0.00
76-5452	WEBSITE	0	0.00	6,080.00 (5,972.37)(107.63)	0.00
TOTAL 5	4-CONTRACT SERVICES	15,000	0.00	11,143.33 (9,322.37)	13,179.04	12.14
56-GRANT E	KPENSES						
76-5603	PROPERTY ENHANCEMENTS IN	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL 5	6-GRANT EXPENSES	50,000	0.00	0.00	0.00	50,000.00	0.00
61-CAPITAL	OUTLAY						
76-6116	PORTER PARK UPDATES	349,000	1,440.00	266,499.47	90,614.62 (8,114.09)	102.32
76-6117	NEW DOWNTOWN PARK	65 , 000	0.00	0.00	0.00	65,000.00	0.00
76-6118	MIRACLE FIELD AT PORTER_	65,000	0.00	0.00	0.00	65,000.00	0.00
TOTAL 6	1-CAPITAL OUTLAY	479,000	1,440.00	266,499.47	90,614.62	121,885.91	74.55

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REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: MAY 31ST, 2023

42 -4B CORPORATION 76-4B FUND

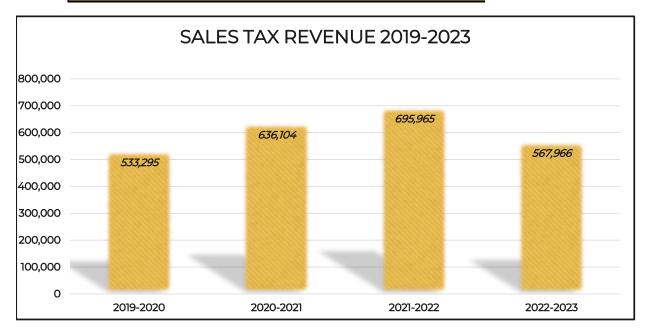
% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES		URRENT BUDGET		RENT RIOD		FO DATE FUAL		OTAL MBERED		BUDGET ALANCE	% YI BUD(
74-TRANSFERS												
TOTAL 76-4B FUND		644,050	i	7,598.17	337	7,670.83	79	,235.45	22	27,143.72	64.	.73
TOTAL EXPENDITURES	====	871 , 550		7,598.17	565	5,170.83	79,	235.45	22	27,143.72	73.	.94
REVENUE OVER/(UNDER) EXPENDITURES	(41,550)	6:	2,945.99 (33	3,271.09)(79,	,235.45)	5	70,956.54	270.	.77

Economic Development Sales Tax Report

Month	2019-2020	Total	2020-2021	Total	2021-2022	Total	2022-2023	Total
OCT	41,961	41,961	52,602	52,602	50,303	55,222	65,621	65,621
NOV	42,075	84,036	50,054	102,656	55,222	105,525	61,751	127,372
DEC	44,092	128,128	52,405	155,061	48,145	153,670	72,220	199,591
JAN	27,585	155,713	44,941	200,002	56,155	209,825	61,974	261,565
FEB	70,059	225,772	62,144	262,146	76,753	286,579	71,749	333,314
MAR	40,966	266,738	49,700	311,846	57,471	344,049	52,565	385,879
APR	35,736	302,474	48,180	360,026	44,446	388,495	54,627	440,506
MAY	41,692	344,166	63,691	423,717	64,395	452,890	67,275	507,780
JUN	50,482	394,647	47,099	470,816	65,968	518,858	60,186	567,966
JUL	49,189	443,837	50,290	521,106	56,987	575,845		
AUG	47,386	491,222	62,523	583,629	68,209	644,054		
SEP	42,073	553,295	52,474	636,104	51,911	695,965		
TOTAL	533,295	533,295	636,104	636,104	695,965	695,965	567,966	
BUDGE:	385,000	148,295	462,500	173,604	600,000	95,965	800,000	(800,000)

	June		Year To Date			
Actual	Actual	%	Actual	Actual	%	
2022	2023	Change	2022	2023	Change	
\$ 65,968	\$ 60,186	-9%	\$ 518,858	\$ 567,966	9%	





DATE: July 25, 2023

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Future Sports Complex and Miracle League Field Update

SUMMARY:

The City of Sanger Future Park Concept Plan was created in July 31, 2012.

- The park land located on the east side of 35 will include a six-plex baseball complex with restrooms and a concession stand, along with soccer fields, hike & bike trail, playground area, 450 space parking lot, pedestrian bridge, skate park and pavilion, disc golf, and disc golf.
- The Board has expressed interest in developing a Miracle Field that will allow children and adults with disabilities to safely pay baseball.
- The existing Park Plan does not include a Miracle Field and will need to be amended to accommodate the new field.
- Staff will prepare a request for proposals to conduct a conceptual design for the entire project.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

City of Sanger Future Parks Concept Plan - 2012



CITY OF SANGER, TEXAS

FUTURE PARKS CONCEPT PLAN JULY 31, 2012





SWITZER PARK







- **1** Landscaping
- Shade Structure
- **6** Spray Ground
- O Demo Existing Building /
 Retro-Fitting Ext. Shade Structure







SWITZER PARK

Opinion of Probable Cost:

1.	Landscaping	\$50,000.00
2.	Shade Structure	\$60,000.00
3.	Spray Ground	\$250,000.00
4.	Demo Ext. Building	\$100,000.00
5.	Retro-Fit Ext. Shade Structure	\$60,000.00

TOTAL **\$520,000.00**





7 ACRE NEIGHBORHOOD PARK

Item 8.











7 ACRE NEIGHBORHOOD PARK

Opinion of Probable Cost:

1.	Hike & Bike Concrete Trail / 4,000 L.F.	\$120,000.00
2.	Playground Area with Pavilion & Paving	\$145,000.00
3.	Multi-Purpose Court	\$40,000.00
4.	Pedestrian Bridge	\$50,000.00
5.	Wildflower Area	\$10,000.00
6.	Interpretative Nature Trail Signage	\$15,000.00

TOTAL \$380,000.00





Item 8.

NEW PARK LAND EAST OF 35





- Six-Plex Baseball Complex / Restroom/Concession
- Practice Soccer Fields
- 3,500 L.F. Hike & Bike Trail
- O Playground Area
- 6 450 Space Parking Lot / 300 Space
- O Pedestrian Bridge
- Skate Park with Pavilion
- Nine Hole Disc Golf Course









NEW PARK LAND EAST OF 35



1.	6-Plex Baseball Complex with Restroom/Concession	\$1,700,000.00
2.	Practice Soccer Fields	\$30,000.00
3.	3,500 L.F. Hike & Bike Trail	\$175,000.00
4.	Playground Area	\$75,000.00
5.	450 Space Parking Lot / 300 Space	\$525,000.00
6.	Pedestrian Bridge	\$50,000.00
7.	Skate Park with Pavilion	\$250,000.00
8.	Nine Hole Disc Golf Course	\$25,000.00

TOTAL **\$2,830,000.00**







RAILROAD STREET PARK





- 150 Space Parking Lot
- Access Road
- ❸ Dog Park, Fencing, Signage, etc.







RAILROAD STREET PARK

Opinion of Probable Cost:

1. 150 Space Parking Lot \$262,500.00

2. Access Road \$25,000.00

B. Dog Park, Fencing, Signage, etc. \$100,000.00

TOTAL \$387,500.00



