

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

2. 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.
5. Consideration and possible action on amending the Property Enhancement Incentive application for 1106 Stemmons.
6. 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
Stefani Dodson, 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: 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.



4B DEVELOPMENT CORPORATION COMMUNICATION

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

CITY OF SANGER
BUDGET PRESENTATION
AS OF: JUNE 30TH, 2023

Item 2.

42 -4B CORPORATION
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	2021-2022 ACTUAL	2022-2023 ACTUAL	2022-2023 BUDGET	2023-2024 APPROVED
<u>REVENUE SUMMARY</u>					
	TAXES	727,487.04	567,966.57	800,000.00	875,000.00
	INTEREST	<u>36,106.13</u>	<u>24,119.55</u>	<u>30,000.00</u>	<u>35,000.00</u>
	TOTAL REVENUES	763,593.17	592,086.12	830,000.00	910,000.00
<u>EXPENDITURE SUMMARY</u>					
	74-TRANSFERS	212,500.00	227,500.00	227,500.00	227,500.00
	76-4B FUND	81,380.12	354,002.98	644,050.00	362,750.00
	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

42 -4B CORPORATION
FINANCIAL SUMMARY

REVENUES		2021-2022 ACTUAL	2022-2023 ACTUAL	2022-2023 BUDGET	2023-2024 APPROVED
<hr/>					
TAXES					
00-4325	STATE SALES TAX	<u>727,487.04</u>	<u>567,966.57</u>	<u>800,000.00</u>	<u>875,000.00</u>
TOTAL TAXES		727,487.04	567,966.57	800,000.00	875,000.00
INTEREST					
00-4800	INTEREST INCOME	<u>36,106.13</u>	<u>24,119.55</u>	<u>30,000.00</u>	<u>35,000.00</u>
TOTAL INTEREST		36,106.13	24,119.55	30,000.00	35,000.00
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TOTAL REVENUES		763,593.17	592,086.12	830,000.00	910,000.00

42 -4B CORPORATION
74-TRANSFERS

DEPARTMENTAL EXPENDITURES		2021-2022 ACTUAL	2022-2023 ACTUAL	2022-2023 BUDGET	2023-2024 APPROVED
<hr/>					
74-TRANSFERS					
42-403	TRANSFER TO DSF	212,500.00	212,500.00	212,500.00	212,500.00
42-499	TRANSFER TO ISF	0.00	15,000.00	15,000.00	15,000.00
TOTAL 74-TRANSFERS		212,500.00	227,500.00	227,500.00	227,500.00
<hr/>					
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			
<hr/>					
TOTAL 74-TRANSFERS		212,500.00	227,500.00	227,500.00	227,500.00

42 -4B CORPORATION
76-4B FUND

	2021-2022 ACTUAL	2022-2023 ACTUAL	2022-2023 BUDGET	2023-2024 APPROVED
<hr/>				
<u>51-SALARIES AND BENEFITS</u>				
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	3,000.00
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	<u>55,911.83</u>	<u>42,617.62</u>	<u>60,500.00</u>	<u>63,600.00</u>
<u>52-SUPPLIES AND MATERIALS</u>				
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	<u>1,197.46</u>	<u>1,655.01</u>	<u>5,000.00</u>	<u>10,000.00</u>
TOTAL 52-SUPPLIES AND MATERIALS	<u>13,452.83</u>	<u>22,802.53</u>	<u>38,750.00</u>	<u>73,250.00</u>
<u>53-MAINTENANCE AND OPERAT</u>				
42-332 OFFICE MACHINE LEASE	<u>477.83</u>	<u>504.29</u>	<u>800.00</u>	<u>900.00</u>
TOTAL 53-MAINTENANCE AND OPERAT	<u>477.83</u>	<u>504.29</u>	<u>800.00</u>	<u>900.00</u>
<u>54-CONTRACT SERVICES</u>				
42-425 LEGAL SERVICES	0.00	0.00	1,000.00	1,000.00
42-430 PROFESSIONAL SERVICES	350.00	5,088.33	13,000.00	173,000.00
42-450 TECHNICAL SUPPORT	0.00	0.00	1,000.00	1,000.00
42-452 WEBSITE	<u>6,187.63</u>	<u>6,080.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL 54-CONTRACT SERVICES	<u>6,537.63</u>	<u>11,168.33</u>	<u>15,000.00</u>	<u>175,000.00</u>
<u>56-GRANT EXPENSES</u>				
42-603 PROPERTY ENHANCEMENTS INCENTI	<u>5,000.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
TOTAL 56-GRANT EXPENSES	<u>5,000.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>50,000.00</u>
<u>61-CAPITAL OUTLAY</u>				
42-116 PORTER PARK UPDATES	0.00	276,910.21	349,000.00	0.00
42-117 NEW DOWNTOWN PARK	0.00	0.00	65,000.00	0.00
42-118 MIRACLE FIELD AT PORTER PARK	<u>0.00</u>	<u>0.00</u>	<u>65,000.00</u>	<u>0.00</u>
TOTAL 61-CAPITAL OUTLAY	<u>0.00</u>	<u>276,910.21</u>	<u>479,000.00</u>	<u>0.00</u>

42 -4B CORPORATION
76-4B FUND

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

42 -4B CORPORATION

	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

Salaries and Benefits – 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.

Postage – Postage expenses for mailings.

Marketing/Promotions – 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.

Dues and Subscriptions – 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

Conferences and Training – 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, tradeshow, recruitment efforts, and marketing trips.

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

Computer Hardware – Computer hardware and accessories.

Computer Software - Annual content, hosting, and troubleshooting.

Office Machine Lease – Copier and Printer.

Legal Expenses – Legal consultation services, research, opinions, agreements, etc.

Furniture and Fixtures – Cost of new or replacement of office furniture

Professional Service – 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

Technical Support – Maintenance of computer systems and office network.

Property Enhancement Incentives Program – Funds for \$10,000 Matching Grant Program

Capital Request –

CO Debt Payment – Debt Services for Porter Park and Splash Pad



4B DEVELOPMENT CORPORATION COMMUNICATION

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

Received 5/4/2023

Item 3.

Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION						
A	Property Address: 315 N 5th St. Sanger TX 76266						
B	Estimated Begin Work Date:			Estimated Completion Date:			
C	Years in business at this location: 9 years						
D	Reason for requesting grant: Exterior Paint						
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			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
A	Facade: (Section 4.3) • Painting		6,040 \$	50 %	\$10,000	3,040 \$	\$
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	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		X	Drawing, renderings, plans of the proposed enhancements	•
D	X		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:			
	Company Name: <u>SM Construction</u>			
	Contact Person: <u>Suang Mok Lee</u>		Title: <u>OWNER</u>	
	Address: <u>1701 E hebron parkway Carrollton TX 75010</u>			
	Wk Phone:		Cell: <u>214-228-7444</u>	Fax:
	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: <u>Samtex Electronics Inc</u>	Company: <u>Dandy Donuts</u>
Signed: <u>Chulhoe Kim</u> DPA DANDY DONUTS	Signed: <u>Chulhoe Kim</u>
Name: <u>Chulhoe Kim</u>	Name: <u>miyoung Kwon</u>
Title: <u>President</u>	Title: <u>Vice President</u>
W: <u>940-458-7002</u> C: <u>940-331-1228</u>	W: <u>940-458-7002</u> C: <u>940-395-0540</u>
EM: <u>Kimch22@gmail.com</u>	EM: <u>mikyung0324@gmail.com</u>
Address: <u>1672 Oak Ridge Dr.</u> <u>Corinth, TX 76210</u>	Address: <u>1672 Oak Ridge Dr.</u> <u>Corinth TX 76210</u>



Site Search

Quick Start for: Citizens Business Government

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

Move or Add a Business Location

Texas Taxes

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 /Authorized Representative kimch22@gmail.com
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? Yes
Selling cigarettes, cigars or tobacco products? No

Comments

Submitter's Name Chulhoe Kim, President
Submitter's e-mail Address kimch22@gmail.com

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.



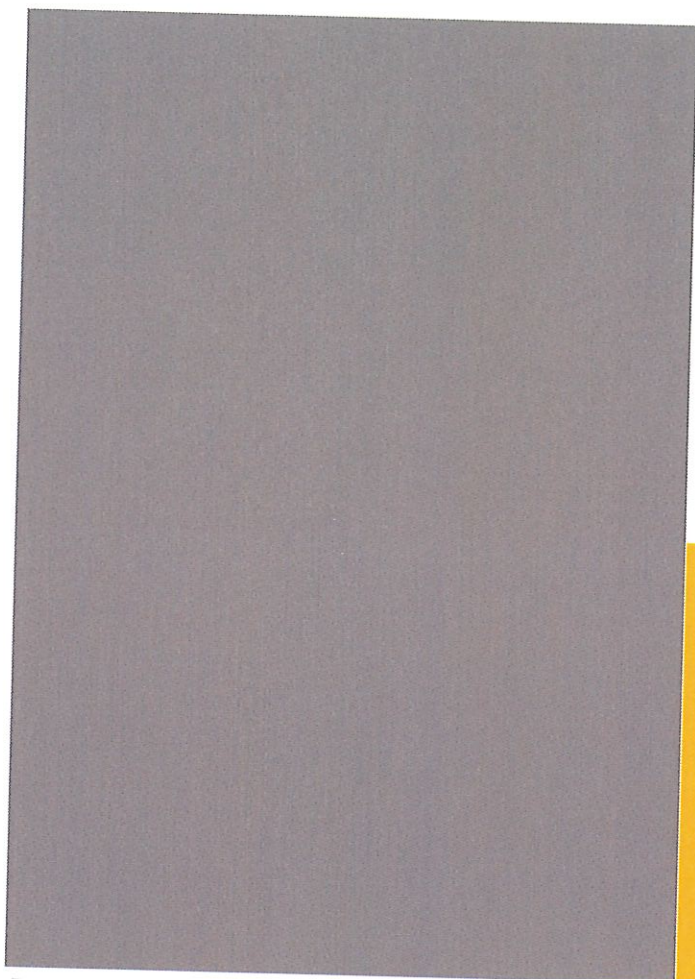






updated Colors 7-17-2023

Item 3.



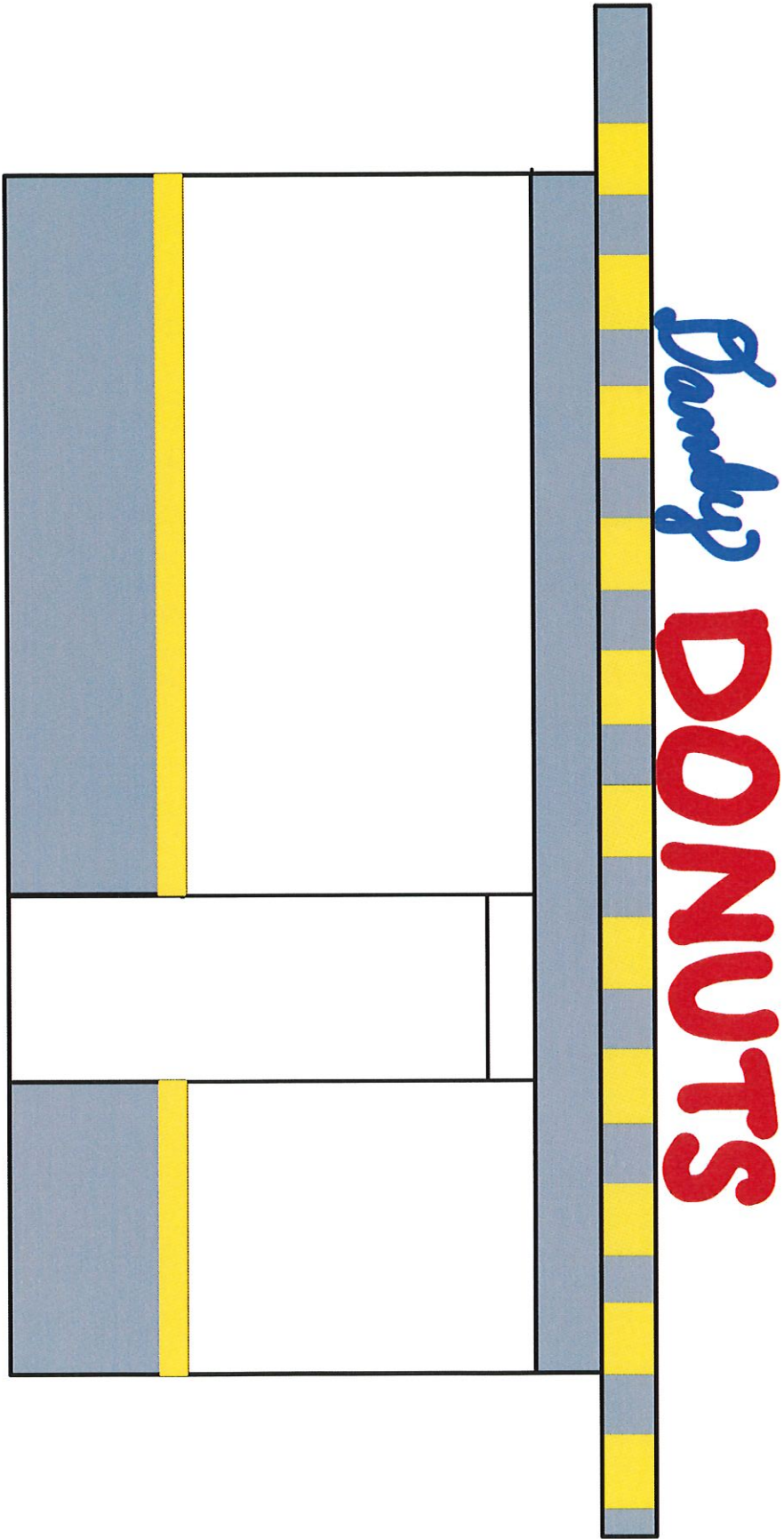
#97928B / Grey – Outside Building



#FFC819 / Yellow - Trim

Received 7-11-2023

Item 3.



Shani Bradshaw

From: mikyoung kwon <kwonmikyoung@live.com>
Sent: Thursday, May 11, 2023 8:12 AM
To: 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>

367959

Invoice

SOLD TO		Master Brush Remodeling	
ADDRESS		ADDRESS	
315 N. 5th St		745 Cabler rd	
CITY STATE ZIP		CITY STATE ZIP	
Sanger tx 76864		Collinsville Tx 76233	
CUSTOMER ORDER NO.	SOLD BY	TERMS	DATE
			5.10.23

- Power wash whole dona's store
- Repair all the rotten wood caulking and paint

walls be white and roof black

- including material

#5,850⁰⁰

SM Construction
1701 E Hebron Parkway
Carrollton, TX 75010

Invoice Item 3.

SM
construction
Interior & Remodeling / 시공·설계·청거변경

Dandy Donuts
315 N 5th St
Sanger, TX 76266

Invoice #: 2763
Issued: 4/24/2023
Due: 4/24/2023

Invoice Total:

\$6,080.00

Item Description	Price	Quantity	Tax	Total
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:

Subtotal	\$6,080.00
Discount	\$0.00
Tax	\$0.00
Shipping	\$0.00
Balance Due	\$6,080.00





4B DEVELOPMENT CORPORATION COMMUNICATION

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 Bradshaw
 Director of Economic Development
 By: Liz Springer
 Title: Partner

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by _____, this the ____ day of _____, 2023.

By: _____

Title: _____ Of the _____

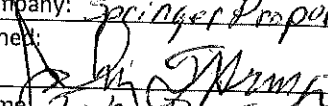
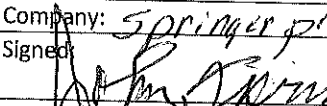
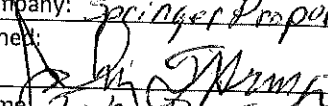
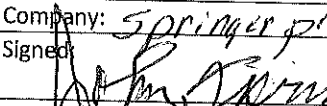
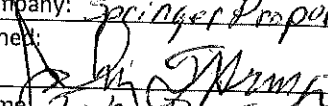
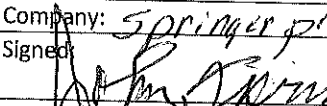
Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION							
A	Property Address: <u>1108-1114 Stemmons Sanger, TX. 76266</u>							
B	Estimated Begin Work Date: <u>5-1-23</u>			Estimated Completion Date: <u>8-12-23</u>				
C	Years in business at this location: <u>Owned this building 25 yrs. (1998)</u>							
D	Reason for requesting grant: <u>To improve this E-38 property</u>							
2	ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>		Within the City?	•				
B	<input checked="" type="checkbox"/>		Commercially zoned?	•				
C	<input checked="" type="checkbox"/>		Tax Paying entity?	•				
D	<input checked="" type="checkbox"/>		City taxes in good standing?	•				
E	<input checked="" type="checkbox"/>		No City liens existing?	•				
F	<input checked="" type="checkbox"/>		Proof of ownership provided?	•				
G		<input checked="" type="checkbox"/>	Outstanding code violations?	•				
H			Frequency of Grants OK?	• In accordance with Section 3.1.8				
3	ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes				
A	<input checked="" type="checkbox"/>		Business taxes in good standing?	•				
B	<input checked="" type="checkbox"/>		Tax Paying entity?	•				
C	<input checked="" type="checkbox"/>		Continuous operations of 6 months?	• (within the City)				
D	<input checked="" type="checkbox"/>		If not owner, authorization provided?	•				
4			Enhancements	Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A			Facade: (Section 4.3) • <u>Awnings (4)</u>	<u>9853.55</u>	50 %	\$10,000	\$	\$
B			Interior Renovation: (Section 4.4) •	\$	50 %	\$10,000	\$	\$
C			Landscaping: (Section 4.5) •	\$	50 %	\$10,000	\$	\$
D			Lighting: (Section 4.6) <u>2 door lights, 10 parking lights, 6 path lights</u>	<u>6391.97</u>	50 %	\$10,000	\$	\$
E			Parking / Driveways: (Section 4.7) • <u>Concrete work</u>	<u>27,888</u>	50 %	<u>\$10,000</u>	\$	<u>10,000</u>
F			Pedestrian Amenities: (Section 4.8) • <u>4 new windows</u>	<u>8115.82</u>	50 %	\$10,000	\$	\$
G			Signage: (Section 4.9) •	\$	50 %	\$10,000	\$	\$
H			Window (Section 4.10) <u>Brick work removal of store front</u>	<u>5983.64</u>	50 %	\$10,000	\$	\$
I			Code Compliance: (Section 4.11) •	\$	50 %	\$10,000	\$	\$
J			Demolition : (Section 4.12) • <u>Painting</u>	<u>8,050.08</u>	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:							<u>10,000</u>
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: 1108-1114 Stemmons Sanger, Tx. 76266			
	Company Name: Clay McChristian Concrete			
	Contact Person: Clay McChristian		Title: Owner	
	Address: 3518 Lois Rd. East Sanger, Tx. 76266			
	Wk Phone: 940 391-1392		Cell: 940 391-1392	Fax:
	Email: claymcchristian@yahoo.com		Website:	
B	Contractor for: 1108-1114 Stemmons Sanger, Tx. 76266			
	Company Name: D-Baker Roofing, LLC			
	Contact Person: Derrick Baker		Title: President	
	Address: P.O. Box 88 Sanger, Tx. 76266			
	Wk Phone: 214 574-0218		Cell: 214 574-0218	Fax:
	Email: dbakerroofing101@gmail.com		Website:	
C	Contractor for: 1108-1114 Stemmons			
	Company Name: Ferguson Electric			
	Contact Person: Dory Ferguson		Title: Owner	
	Address: 1388 Lover's Lane Krum, Tx. 76249-7515			
	Wk Phone: 940 368-5459		Cell: 940 368-5459	Fax:
	Email: fergusonelectric@gmail.com		Website:	
D	Contractor for: 1108-1114 Stemmons Sanger, Tx.			
	Company Name: Springer Properties, LLC			
	Contact Person: John Springer		Title: President	
	Address: P.O. Box 248 Sanger, Tx. 76266			
	Wk Phone: 940 458-7758		Cell: 940 367-3259	Fax:
	Email: springerproperties@earthlink.net		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.																																					
<table border="1"> <thead> <tr> <th colspan="2">Property Owner</th> <th colspan="2">Applicant / Business Representative</th> </tr> </thead> <tbody> <tr> <td>Company:</td> <td>Springer Properties, LLC</td> <td>Company:</td> <td>Springer Properties, LLC</td> </tr> <tr> <td>Signed:</td> <td></td> <td>Signed:</td> <td></td> </tr> <tr> <td>Name:</td> <td>John D. Springer</td> <td>Name:</td> <td>John D. Springer</td> </tr> <tr> <td>Title:</td> <td>President</td> <td>Title:</td> <td>President</td> </tr> <tr> <td>W:</td> <td>940 458-7758</td> <td>W:</td> <td>940 458-7758</td> </tr> <tr> <td>C:</td> <td>940 367-3257</td> <td>C:</td> <td>940 367-3257</td> </tr> <tr> <td>EM:</td> <td>springerproperties@aouthlink.net</td> <td>EM:</td> <td>springerproperties@aouthlink.net</td> </tr> <tr> <td>Address:</td> <td>P.O. Box 248 Sanger, TX. 76266</td> <td>Address:</td> <td>P.O. Box 248 Sanger, TX. 76266</td> </tr> </tbody> </table>			Property Owner		Applicant / Business Representative		Company:	Springer Properties, LLC	Company:	Springer Properties, LLC	Signed:		Signed:		Name:	John D. Springer	Name:	John D. Springer	Title:	President	Title:	President	W:	940 458-7758	W:	940 458-7758	C:	940 367-3257	C:	940 367-3257	EM:	springerproperties@aouthlink.net	EM:	springerproperties@aouthlink.net	Address:	P.O. Box 248 Sanger, TX. 76266	Address:	P.O. Box 248 Sanger, TX. 76266
Property Owner		Applicant / Business Representative																																				
Company:	Springer Properties, LLC	Company:	Springer Properties, LLC																																			
Signed:		Signed:																																				
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Address:	P.O. Box 248 Sanger, TX. 76266	Address:	P.O. Box 248 Sanger, TX. 76266																																			



4B DEVELOPMENT CORPORATION COMMUNICATION

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.

By: _____

Title: _____

J. Madshaw
Director of Economic Dev.

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged by _____, this the ____ day of _____, 2023.

By: _____

Title: _____

1-27-2023
2-28-2023

Item 5.

Sanger, Texas

Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION						
A	Property Address: 1106 Stemmons Sanger, Texas 76266						
B	Estimated Begin Work Date: 3-1-23			Estimated Completion Date: 4-12-23			
C	Years in business at this location: 35 years owned						
D	Reason for requesting grant: To help with the cost of improvements						
2	ELIGIBILITY OF PROPERTY						
	Yes	No	Item	Notes			
A	✓		Within the City?	•			
B	I-1		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	Facade: (Section 4.3)						
	• Awning / Painting		7,500.00\$	50 %	\$10,000	\$	\$
✓ B	Interior Renovation: (Section 4.4)						
	• Roll-up Door		2,500.00\$	50 %	\$10,000	\$	\$
✓ C	Landscaping: (Section 4.5)						
	• Shrubs on West North		1,000.00\$	50 %	\$10,000	\$	\$
✓ D	Lighting: (Section 4.6)						
	• 8 outside lights		3,500.00\$	50 %	\$10,000	\$	\$
✓ E	Parking / Driveways: (Section 4.7)						
	• Parking stops - stripes		26,045.00\$	50 %	\$10,000	10,000\$	\$
✓ F	Pedestrian Amenities: (Section 4.8)						
	• New entrance (2 windows)		5,000.00\$	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:						10,000

12 week to complete

5 GRANT PRIORITIES (Section 5.0)				
	Yes	No	Preferred Area?	Notes
A		<input checked="" type="checkbox"/>	Downtown Sanger	•
B	<input checked="" type="checkbox"/>		Areas where greatest benefit obtained	•
	Yes	No	Preferred Business?	Notes
C	<input checked="" type="checkbox"/>		Retail	•
D			Restaurant	•
E		<input checked="" type="checkbox"/>	Professional Office	•
F	<input checked="" type="checkbox"/>		Sales tax generating business	•
6 ATTACHMENTS / EXHIBITS				
	Yes	No	Item	Notes
A	<input checked="" type="checkbox"/>		Ownership documentation	•
B	<input checked="" type="checkbox"/>		Photos of existing conditions	•
C	<input checked="" type="checkbox"/>		Drawing, renderings, plans of the proposed enhancements	•
D	<input checked="" type="checkbox"/>		Written description of the enhancements including building materials and color schemes	•
E	<input checked="" type="checkbox"/>		Construction cost estimates from two contractors	•
F		<input checked="" type="checkbox"/>	Copy of the signed lease agreement	• If Applicant is not property owner
G	<input checked="" type="checkbox"/>		Written support of the grant application from the owner	• If Applicant is not property owner
7 CONTRACTOR INFORMATION				
A	Contractor for: 1106 Stemmons Sanger, Tx. 76266			
	Company Name: Springer Properties, LLC			
	Contact Person: John Springer Title: President			
	Address: P.O. Box 248			
	Wk Phone: 940 458-7758 Cell: 940 367-3259 Fax:			
	Email: springerproperties@gmail.com Website:			
B	Contractor for: 1106 N. Stemmons Sanger, Tx. 76266			
	Company Name: Clay McQuiston Concrete			
	Contact Person: Clay McQuiston Title: Owner			
	Address: 3518 Lois Rd. East Sanger, Tx. 76266			
	Wk Phone: 940 391-1392 Cell: 940 391-1392 Fax:			
	Email: claymcquistons@yahoo.com Website:			
C	Contractor for: 1106 N. Stemmons Sanger, Tx. 76266			
	Company Name: Ferguson Electric			
	Contact Person: Doug Ferguson Title: Owner			
	Address: 2388 Lover's Ln. Krum, Tx. 76249-7515			
	Wk Phone: 940 368-5459 Cell: 940 368-5459 Fax:			
	Email: fergusonelectric@gmail.com Website:			
D	Contractor for: 1106 N. Stemmons Sanger, Tx. 76266			
	Company Name: D-Baker Roofing, LLC			
	Contact Person: Demock Baker Title: President			
	Address: P.O. Box 88 Sanger, Tx. 76266			
	Wk Phone: 214 574-0218 Cell: 214 574-0218 Fax:			
	Email: dbakerroofing101@gmail.com 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.																																					
<table border="1"> <thead> <tr> <th colspan="2">Property Owner</th> <th colspan="2">Applicant / Business Representative</th> </tr> </thead> <tbody> <tr> <td>Company:</td> <td>Springer Properties, LLC</td> <td>Company:</td> <td>Springer Properties, LLC</td> </tr> <tr> <td>Signed:</td> <td><i>John D. Springer</i></td> <td>Signed:</td> <td><i>John D. Springer</i></td> </tr> <tr> <td>Name:</td> <td>John D. Springer</td> <td>Name:</td> <td>John D. Springer</td> </tr> <tr> <td>Title:</td> <td>President</td> <td>Title:</td> <td>President</td> </tr> <tr> <td>W:</td> <td>940 458-7758</td> <td>W:</td> <td>940 458-7758</td> </tr> <tr> <td>C:</td> <td>940 367-3259</td> <td>C:</td> <td>940 367-3259</td> </tr> <tr> <td>EM:</td> <td>springerproperties@earthlink.net</td> <td>EM:</td> <td>springerproperties@earthlink.net</td> </tr> <tr> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> <td>Address:</td> <td>P.O. Box 248 Sanger, Tx. 76266</td> </tr> </tbody> </table>			Property Owner		Applicant / Business Representative		Company:	Springer Properties, LLC	Company:	Springer Properties, LLC	Signed:	<i>John D. Springer</i>	Signed:	<i>John D. Springer</i>	Name:	John D. Springer	Name:	John D. Springer	Title:	President	Title:	President	W:	940 458-7758	W:	940 458-7758	C:	940 367-3259	C:	940 367-3259	EM:	springerproperties@earthlink.net	EM:	springerproperties@earthlink.net	Address:	P.O. Box 248 Sanger, Tx. 76266	Address:	P.O. Box 248 Sanger, Tx. 76266
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4B DEVELOPMENT CORPORATION COMMUNICATION

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.XX.XXXX

RECOMMENDED MOTION OR ACTION:

Appoint a President and Vice President.

ATTACHMENTS:

NA



4B DEVELOPMENT CORPORATION COMMUNICATION

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	<u>830,000</u>	<u>531,900</u>	<u>64%</u>
Expenditures			
Salaries and Benefits	60,500	38,738	64%
Transfer to Debt Service Fund	227,500	227,500	100%
Supplies and Materials	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	<u>479,000</u>	<u>266,499</u>	<u>56%</u>
Total Expenditures	<u>871,550</u>	<u>565,171</u>	<u>65%</u>
Revenues Over Expenditures	<u>(41,550)</u>	<u>(33,271)</u>	
Cash in Bank - Checking			203,406
Certificate of Deposit			285,742
Claim on Cash			<u>1,842,943</u>
Total Cash			2,332,090

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

Item 7.

42 -4B CORPORATION
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 66.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
TAXES	800,000	67,274.52	507,780.19	0.00	292,219.81	63.47
INTEREST	<u>30,000</u>	<u>3,269.64</u>	<u>24,119.55</u>	<u>0.00</u>	<u>5,880.45</u>	<u>80.40</u>
TOTAL REVENUES	830,000	70,544.16	531,899.74	0.00	298,100.26	64.08
<u>EXPENDITURE SUMMARY</u>						
74-TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00
76-4B FUND	644,050	7,598.17	337,670.83	79,235.45	227,143.72	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

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

Item 7.

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
<hr/>						
<u>TAXES</u>						
00-4325 STATE SALES TAX	<u>800,000</u>	<u>67,274.52</u>	<u>507,780.19</u>	<u>0.00</u>	<u>292,219.81</u>	<u>63.47</u>
TOTAL TAXES	800,000	67,274.52	507,780.19	0.00	292,219.81	63.47
<u>INTEREST</u>						
00-4800 INTEREST INCOME	<u>30,000</u>	<u>3,269.64</u>	<u>24,119.55</u>	<u>0.00</u>	<u>5,880.45</u>	<u>80.40</u>
TOTAL INTEREST	30,000	3,269.64	24,119.55	0.00	5,880.45	80.40
<hr/>						
TOTAL REVENUE	830,000	70,544.16	531,899.74	0.00	298,100.26	64.08
	=====	=====	=====	=====	=====	=====

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

Item 7.

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
<hr/>						
<u>74-TRANSFERS</u>						
74-7403 TRANSFER TO DSF	212,500	0.00	212,500.00	0.00	0.00	100.00
74-7499 TRANSFER TO ISF	<u>15,000</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>
TOTAL 74-TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00
<hr/>						
TOTAL 74-TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00

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
<u>51-SALARIES AND BENEFITS</u>						
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	<u>150</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150.00</u>	<u>0.00</u>
TOTAL 51-SALARIES AND BENEFITS	60,500	4,626.62	38,738.27	0.00	21,761.73	64.03
<u>52-SUPPLIES AND MATERIALS</u>						
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	<u>5,000</u>	<u>362.92</u>	<u>955.01</u>	<u>0.00</u>	<u>4,044.99</u>	<u>19.10</u>
TOTAL 52-SUPPLIES AND MATERIALS	38,750	1,497.05	20,786.15 (	2,800.80)	20,764.65	46.41
<u>53-MAINTENANCE AND OPERAT</u>						
76-5332 OFFICE MACHINE LEASE	<u>800</u>	<u>34.50</u>	<u>503.61</u>	<u>744.00 (</u>	<u>447.61)</u>	<u>155.95</u>
TOTAL 53-MAINTENANCE AND OPERAT	800	34.50	503.61	744.00 (	447.61)	155.95
<u>54-CONTRACT SERVICES</u>						
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	<u>0</u>	<u>0.00</u>	<u>6,080.00 (</u>	<u>5,972.37)</u>	<u>107.63)</u>	<u>0.00</u>
TOTAL 54-CONTRACT SERVICES	15,000	0.00	11,143.33 (	9,322.37)	13,179.04	12.14
<u>56-GRANT EXPENSES</u>						
76-5603 PROPERTY ENHANCEMENTS IN	<u>50,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
TOTAL 56-GRANT EXPENSES	50,000	0.00	0.00	0.00	50,000.00	0.00
<u>61-CAPITAL OUTLAY</u>						
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	<u>65,000</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>65,000.00</u>	<u>0.00</u>
TOTAL 61-CAPITAL OUTLAY	479,000	1,440.00	266,499.47	90,614.62	121,885.91	74.55

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

Item 7.

42 -4B CORPORATION
76-4B FUND

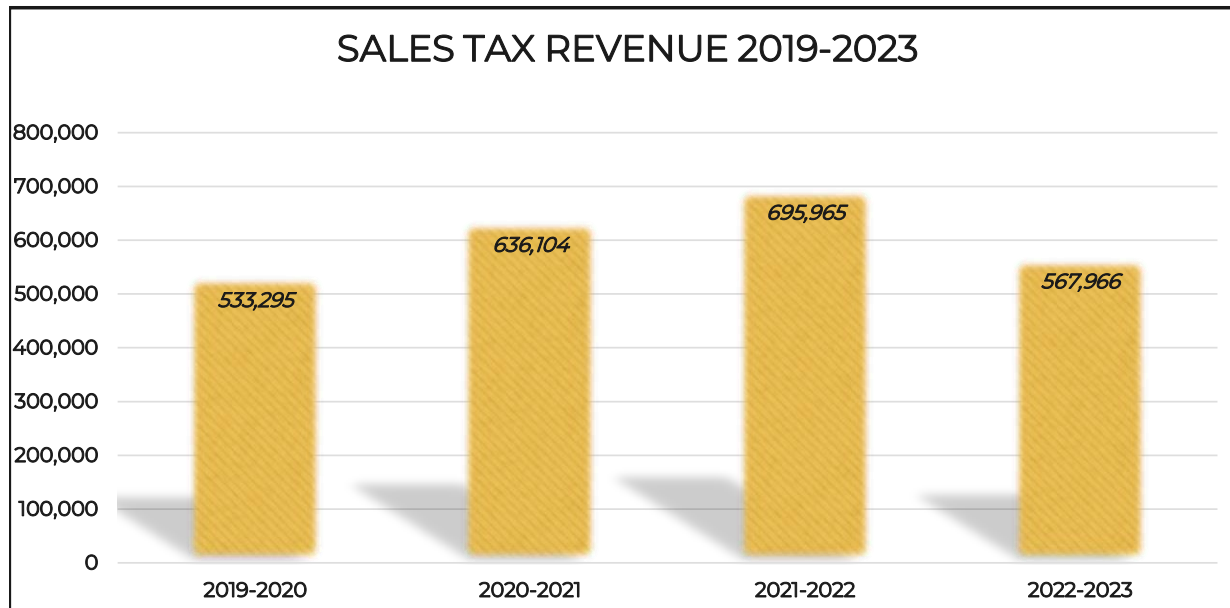
% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>74-TRANSFERS</u>						
TOTAL 76-4B FUND	644,050	7,598.17	337,670.83	79,235.45	227,143.72	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

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%





4B DEVELOPMENT CORPORATION COMMUNICATION

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 play 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

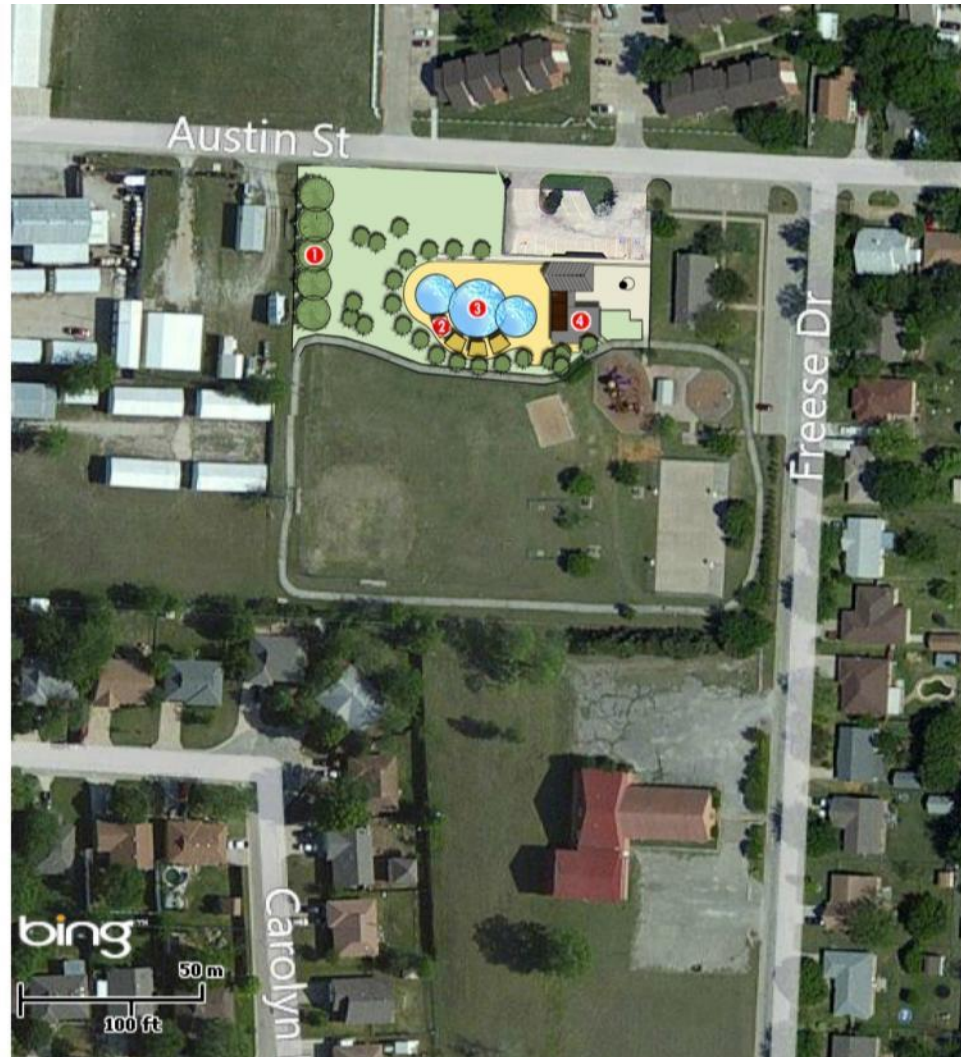
FUTURE PARKS CONCEPT PLAN

JULY 31, 2012



SWITZER PARK

Item 8.



LEGEND

- ① Landscaping
- ② Shade Structure
- ③ Spray Ground
- ④ Demo Existing Building / Retro-Fitting Ext. Shade Structure

SWITZER PARK

Item 8.

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	<u>\$60,000.00</u>

TOTAL \$520,000.00

7 ACRE NEIGHBORHOOD PARK

Item 8.



LEGEND

- ① Hike & Bike Concrete Trail / 4,000 L.F. Trail
- ② Playground Area with Pavilion & Paving
- ③ Multi-Purpose Court
- ④ Pedestrian Bridge
- ⑤ Wildflower Area
- ⑥ Interpretative Nature Trail



7 ACRE NEIGHBORHOOD PARK

Item 8.

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	<u>\$15,000.00</u>

TOTAL	\$380,000.00
-------	---------------------



NEW PARK LAND EAST OF 35

Item 8.



LEGEND

- 1 Six-Plex Baseball Complex / Restroom/Concession
- 2 Practice Soccer Fields
- 3 3,500 L.F. Hike & Bike Trail
- 4 Playground Area
- 5 450 Space Parking Lot / 300 Space
- 6 Pedestrian Bridge
- 7 Skate Park with Pavilion
- 8 Nine Hole Disc Golf Course



NEW PARK LAND EAST OF 35

Item 8.

Opinion of Probable Cost:

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	<u>\$25,000.00</u>
TOTAL		\$2,830,000.00

RAILROAD STREET PARK

Item 8.



LEGEND

- ① 150 Space Parking Lot
- ② Access Road
- ③ Dog Park, Fencing, Signage, etc.



RAILROAD STREET PARK

Item 8.

Opinion of Probable Cost:

1. 150 Space Parking Lot	\$262,500.00
2. Access Road	\$25,000.00
3. Dog Park, Fencing, Signage, etc.	<u>\$100,000.00</u>
TOTAL	\$387,500.00

