

4B DEVELOPMENT CORPORATION

MEETING AGENDA

JULY 28, 2026, 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.

DISCUSSION ITEMS

- [1.](#) Porter Park East Update.

CONSENT AGENDA

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

- [2.](#) Consideration and possible action on 4B minutes from 04-28-2026.

REPORTS

- [3.](#) Economic Development Strategic Plan
- [4.](#) Financial Reports.

FUTURE AGENDA ITEMS

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

on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the 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, 2026, at 4:00 PM.

Shani Bradshaw, Director of Economic Development

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



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 28, 2026.

FROM: Shani Bradshaw, Director of Economic Development and Parker Robbins, Capital Projects Manager.

AGENDA ITEM: Porter Park East Update.

SUMMARY:

- Staff will provide an update on the Porter Park East.

FISCAL INFORMATION:

Budgeted: NA

Amount: NA

GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:



4B DEVELOPMENT CORPORATION BOARD COMMUNICATION

DATE: July 28, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4B minutes from 04-28-2026.

SUMMARY:

Consideration and possible action on 4B minutes from 04-28-2026.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B minutes from 04-28-2026.

4B DEVELOPMENT CORPORATION

MEETING MINUTES

APRIL 28, 2026, 6:00 PM



4B DEVELOPMENT CORPORATION WORK SESSION

DEVELOPMENT SERVICES BUILDING – 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

As there was a quorum Board Member Payne called the work session to order at 6:00 P.M.

BOARD MEMBERS PRESENT

Board member, Place 1	Lee Allison
Board Member, Place 2	John Payne
Board Member, Place 3	Matt Fuller
Board Member, Place 4	Beverly Howard
Board Member, Place 5	Dennis Dillon
Board Member, Place 6	Eddie Piercy
Board Member, Place 7	Carrie Bilyeu

BOARD MEMBER ABSENT

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw
Economic Development Coordinator Morgan Miller

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw.

INVOCATION AND PLEDGE

Invocation and Pledge was led by Board Member Payne.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1-4. Consideration and possible action on 4B minutes from 11-06-25, 2-09-2025, 01-15-2026, AND 03-19-2026.

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

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

ACTION ITEMS

5. Consideration on possible action on the 4B Fiscal Year 2026-2027 Budget.

6. Consideration and possible action on the Economic Development Strategic Plan.

Motion to approve the Economic Development Strategic Plan as shown was made by Board Member Dillon. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Fuller. The motion passes unanimously.

7. Consideration and possible action on Property Enhancement Incentive application for 412 N. 5th Street.

Motion to approve the 412 N. 5th St. Property Enhancement Incentive Application as shown was made by Board Member Fuller. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

8. Consideration and possible action on Property Enhancement Incentive application 400 Bolivar St.

Motion to approve the 400 Bolivar St. Property Enhancement Incentive Application as shown was made by Board Member Dillon. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

9. Consideration and possible action on Property Enhancement Incentive application for 402 Bolivar St.

Motion to approve the 402 Bolivar St. Property Enhancement Incentive Application was made by Board Member Fuller. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

ADJOURN THE WORK SESSION

Board Member Payne adjourned the work session at 7:19 p.m.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 28, 2026.

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Economic Development Strategic Plan

SUMMARY:

- Staff will provide an update on the ED Strategic Plan.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:



4B DEVELOPMENT CORPORATION BOARD COMMUNICATION

DATE: July 28, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Financial Reports.

SUMMARY:

- Financial Report for the period ending May 31, 2026.
- Sales Tax collections for June 30, 2026.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

- Monthly Financial Report – May 31, 2026
- Sales Tax Report – June 30, 2026

Sanger Texas Development Corporation
Fund 4B
May 31, 2026

	Budget	Actual	Percent of Budget
Revenue			
Sales Tax	962,500	720,131	75%
Interest Income	44,000	35,242	80%
Grants			
Total Revenue	<u>1,006,500</u>	<u>755,373</u>	<u>75%</u>
Expenditures			
Salaries and Benefits	123,500	80,744	65%
*Transfers	1,275,100	1,275,100	100%
Supplies and Materials	62,000	38,931	63%
Maintenance and Operation	1,900	486	26%
Contract Services	51,000	53,038	104%
Utilities	250	168	67%
Grant Expenses	1,060,000	1,000,000	94%
Capital Outlay	-		
Total Expenditures	<u>2,573,750</u>	<u>2,448,467</u>	<u>95%</u>
Revenues Over Expenditures	<u>(1,567,250)</u>	<u>(1,693,093)</u>	
Cash in Bank - Checking			216,627
Certificate of Deposit			316,959
Claim on Cash			<u>1,206,963</u>
Total Cash			<u>1,740,550</u>

Sales Tax Report - June 2026

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

Sales Tax Collection	Jun-26		
	Actual	Actual	%
	2026	2025	Change
	\$ 87,427	\$ 71,869	22%

