

4B DEVELOPMENT CORPORATION

MEETING AGENDA

MARCH 26, 2024, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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 01-23-24.
2. Consideration and possible action on 4B minutes from 02-27-24.
3. Consideration and possible action on 4B minutes from 03-18-24.

PUBLIC HEARING ITEMS

4. Conduct a Public Hearing on expenditures for conceptual renderings for Porter Sports Park Phase 2 in an amount not to exceed \$80,500.

ACTION ITEMS

5. Consideration and possible action on expenditures for conceptual renderings for Porter Park Phase 2 in an amount not to exceed \$85,000.
6. Consideration and possible action on amending the Property Enhancement Incentive Grant for 204 Bolivar.

7. Consideration and possible action on a strategic plan.

REPORTS

8. Financial Reports.
9. Director's Report.

FUTURE AGENDA ITEMS

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

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 March 21, 2024, at 5:00 PM.

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

MEETING MINUTES

JANUARY 23, 2024, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum John Payne called the meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 2 John Payne

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

Board Member, Place 1 Guy Saenz

Board Member, Place 3 Matt Fuller

STAFF MEMBERS PRESENT:

Director of Economic Development Shani Bradshaw, and Secretary Shelley Warner.

INVOCATION AND PLEDGE

Board Member Payne gave the Invocation and led the Pledge of Allegiance.

CITIZENS COMMENTS

No citizens came forward to speak.

DISCUSSION ITEMS

1. Discussion regarding the development of a Strategic Plan.

Director Bradshaw recommended tabling the discussion of the economic development strategic plan since a few board members were not present. Board Member Payne agreed it would be best to discuss this item with all members present and suggested the item be discussed at the next scheduled board meeting.

CONSENT AGENDA

2. Consideration and possible action on 4B minutes from 11/28/2023.

Motion to approve the consent agenda as shown was made by Board Member Piercy. Seconded by Board Member Howard. Voting Yea: Board Member Payne, Board Member Bilyeu, Board Member Springer. The motion passes unanimously.

PUBLIC HEARING ITEMS

3. Conduct a Public Hearing on expenditures for conceptual renderings for Porter Sports Park Phase 2 in an amount not to exceed \$75,000.

Board Member Payne opened the Public Hearing at 6:03 p.m.
Director Shani Bradshaw provided a brief overview of the item.
Board Member Payne closed the public hearing at 6:04 p.m.

ACTION ITEMS

4. Consideration and possible action on expenditures for conceptual renderings for Porter Park Phase 2 in an amount not to exceed \$75,000.

Motion to approve the expenditures for conceptual renderings for Porter Park Phase 2 in an amount not to exceed \$75,000 was made by Board Member Piercy. Seconded by Board Member Bilyeu. Voting Yea: Board Member Payne, Board Member Howard, Board Member Springer. The motion passes unanimously.

5. Consideration and possible action on Property Enhancement Incentive application for 204 Bolivar.

Motion to approve the Property Enhancement Incentive application for 204 Bolivar in the amount of \$10,000 was made by Board Member Springer. Seconded by Board Member Howard. Voting Yea: Board Member Payne, Board Member Piercy, Board Member Bilyeu. The motion passes unanimously.

6. Consideration and possible action on Property Enhancement Incentive application for 205 Acker Street.

Motion to approve the Property Enhancement Incentive application for 205 Acker Street in the amount of \$10,000 was made by Board Member Howard. Seconded by Board Member Bilyeu. Voting Yea: Board Member Payne, Board Member Piercy, Board Member Springer. The motion passes unanimously.

REPORTS

7. Financial Reports.

Director Bradshaw goes over the financial report.

8. Director's Report.

Director Bradshaw provides an update.

FUTURE AGENDA ITEMS

No future items were discussed.

ADJOURN

As there were no further items on the agenda Board Member Payne adjourned the meeting at 6:29 PM



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4B minutes from 01-23-24.

SUMMARY:

- 4B Board Minutes from 01-23-24

FISCAL INFORMATION:

Budgeted: NA

Amount: NA

GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B Minutes from 01-23-24



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Consideration and possible action on 4B minutes from 02-27-24.

SUMMARY:

- 4B Board Minutes from 02-27-24

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

RECOMMENDED MOTION OR ACTION:
Staff recommends approval.

ATTACHMENTS:
4B Minutes from 02-27-24

4B DEVELOPMENT CORPORATION

MEETING MINUTES

FEBRUARY 27, 2024, 6:00 PM



4B DEVELOPMENT CORPORATION REGULAR MEETING

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum John Payne called the meeting to order at 6:01 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 2 John Payne

Board Member, Place 3 Matt Fuller

Board Member, Place 4 Beverly Howard

Board Member, Place 7 Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Place 1 Guy Saenz

Board Member, Place 5 Jeff Springer

Board Member, Place 6 Eddie Piercy

STAFF MEMBERS PRESENT:

Director of Economic Development Shani Bradshaw, and Secretary Shelley Warner.

INVOCATION AND PLEDGE

Board Member Payne gave the Invocation and led the Pledge of Allegiance.

CITIZENS COMMENTS

No citizens came forward to speak.

DISCUSSION ITEMS

1. Discussion regarding the development of a Strategic Plan.

Discussion was held. Board Member Payne suggested moving the Strategic Plan to an action item at the next scheduled board meeting..

CONSENT AGENDA

2. Consideration and possible action on 4B minutes from 01/23/2024.

Motion to approve the consent agenda as shown was made by Board Member Bilyeu. Seconded by Board Member Howard. Voting Yea: Board Member Payne, Board Member Fuller. The motion passes unanimously.

REPORTS

3. Financial Reports.

Director Bradshaw goes over the financial report.

4. Director's Report.

Director Bradshaw provides an update.

FUTURE AGENDA ITEMS

No future items were discussed.

ADJOURN

As there were no further items on the agenda John Payne adjourned the meeting at 6:53 p.m.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Consideration and possible action on 4B minutes from 03-18-24.

SUMMARY:

- 4B Board Minutes from 03-18-24

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B Minutes from 03-18-24

4B DEVELOPMENT CORPORATION

MEETING MINUTES

MARCH 18, 2024, 6:00 PM



**4B DEVELOPMENT CORPORATION WORK SESSION
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

BOARD MEMBERS PRESENT

- Board Member, Place 2 John Payne
- Board Member, Place 3 Matt Fuller
- Board Member, Place 5 Jeff Springer
- Board Member, Place 6 Eddie Piercy
- Board Member, Place 4 Beverly Howard
- Board Member, Place 7 Carrie Bilyeu

BOARD MEMBERS ABSENT

- Board Member, Place 1 Guy Saenz

STAFF MEMBERS PRESENT:

Director of Economic Development Shani Bradshaw, Secretary Stefani Dodson

DISCUSSION ITEMS

1. A joint discussion with the City Council, and Parks Recreation/Keep Sanger Beautiful Board of the Downtown Park conceptual drawings presented by MHS Planning and Design.

Director Bradshaw addresses the board and introduces David Shipp, an architect with MHS Planning and Design. Mr. Shipp did a presentation for the boards trying to get ideas and direction about the new downtown park design. Discussion was held between the boards.

ADJOURN THE WORK SESSION

As there were no further items on the agenda Board Member Payne adjourned the meeting at 7:25 PM.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: January 23, 2024

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Conduct a Public Hearing on expenditures for conceptual renderings for Porter Sports Park Phase 2 in an amount not to exceed \$80,500.

SUMMARY:

- The board has expressed the desire to initiate the design of a multi-use sports park that includes a Miracle League Field on 45 acres of undeveloped parkland in the southeast area of Sanger.
- The original layout for Porter Sports Park Phase 2 was created in July 2012 and does not include a Miracle League Field.
- Staff is requesting an update to this layout of the park with an emphasis on one Miracle League Field.
- The board originally approved allocating \$75,000 to the 2023-2024 FY Budget for conceptual renderings, but since the Downtown Park Project is under budget the difference will be allocated toward the Porter Park Phase 2 project for costs associated with 3D renderings.
- Notice of Public Hearing was published in the Denton Record-Chronicle on March 2, 2024.

FISCAL INFORMATION:

Budgeted: Yes Amount: \$80,500 GL Account: NA

RECOMMENDED MOTION OR ACTION:

- NA

ATTACHMENTS:

- Notice of public hearing

**NOTICE OF PUBLIC HEARING
4B SANGER TEXAS
DEVELOPMENT
CORPORATION**

Item 4.

Notice that the 4B Sanger Texas Development Corporation will conduct a public hearing during a meeting scheduled to begin at 6:00 P.M. on Tuesday, March 26, 2024, at 201 Bolivar Street, Sanger, TX 76266, for the purpose of the following:

Conceptual rendering for Porter Sports Park Phase 2 not to exceed the cost of \$80,500.

To learn more about this project, please contact the Economic Development Department (940)458-9091 or email at sbradshaw@sangertexas.org .



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on expenditures for conceptual renderings for Porter Park Phase 2 in an amount not to exceed \$85,000.

SUMMARY:

- The board has expressed the desire to initiate the design of a multi-use sports park that includes a Miracle League Field on 45 acres of undeveloped parkland in the southeast area of Sanger.
- The original layout for Porter Sports Park Phase 2 was created in July 2012 and does not include a Miracle League Field.
- Staff is requesting an update to this layout of the park with an emphasis on one Miracle League Field.
- The board originally approved allocating \$75,000 to the 2023-2024 FY Budget for conceptual renderings, but since the Downtown Park Project is under budget the difference will be allocated toward the Porter Park Phase 2 project for costs associated with 3D renderings.
- Notice of Public Hearing was published in the Denton Record-Chronicle on March 2, 2024.

FISCAL INFORMATION:

Budgeted: Yes Amount: \$80,500 GL Account: NA

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval. (RECOMMENDED MOTION) – I make a motion to approve expenditures for conceptual renderings for Porter Park Phase 2 in an amount not to exceed \$80,500.

ATTACHMENTS:

- Notice of public hearing

**NOTICE OF PUBLIC HEARING
4B SANGER TEXAS
DEVELOPMENT
CORPORATION**

Item 5.

Notice that the 4B Sanger Texas Development Corporation will conduct a public hearing during a meeting scheduled to begin at 6:00 P.M. on Tuesday, March 26, 2024, at 201 Bolivar Street, Sanger, TX 76266, for the purpose of the following:

Conceptual rendering for Porter Sports Park Phase 2 not to exceed the cost of \$80,500.

To learn more about this project, please contact the Economic Development Department (940)458-9091 or email at sbradshaw@sangertexas.org .



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on amending the Property Enhancement Incentive Grant for 204 Bolivar.

SUMMARY:

- Due to the overall better higher-end product and craftsmanship, along with the lead time to get the products, the applicant will be going with Jody Roberts Construction instead of Cesar Suarez Construction, LLC.
- Total Investment has changed from \$65,146.00 to \$124,143.00.
- The grant request amount is still the maximum amount of \$10,000.
- Notice to Proceed was issued on January 25, 2024, and the date of completion of work is April 24, 2024.
- **Applicant is requesting the completion date on the exterior be extended by 90 days in case they do not meet the deadline due to product delays. The new completion date will be July 23, 2024.**

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends approval. (RECOMMENDED MOTION) – I make a motion to extend the property enhancement grant completion date for TMB Investment Holidays, LLC., by 90 days.

ATTACHMENTS:

- Property Enhancement Incentive Program Application – 204 Bolivar
- Updated construction quote – Jody Roberts Construction, Inc.

Sanger, Texas


Application for Property Enhancement Incentives

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

1	PROJECT INFORMATION							
A	Property Address: 204 Bolivar							
B	Estimated Begin Work Date: 2024			Estimated Completion Date: 2024				
C	Years in business at this location: 0							
D	Reason for requesting grant: Bought Building - Want to do a Brewery							
2	ELIGIBILITY OF PROPERTY							
	Yes	No	Item	Notes				
A	X		Within the City?	•				
B	X		Commercially zoned?	•				
C	X		Tax Paying entity?	•				
D	X		City taxes in good standing?	•				
E		X	No City liens existing?	•				
F	X		Proof of ownership provided?	•				
G		X	Outstanding code violations?	•				
H	X		Frequency of Grants OK?	• In accordance with Section 3.1.8				
3	ELIGIBILITY OF BUSINESS							
	Yes	No	Item	Notes				
A	X		Business taxes in good standing?	•				
B	X		Tax Paying entity?	•				
C	X		Continuous operations of 6 months?	• (within the City)				
D	X		If not owner, authorization provided?	•				
4			Enhancements	Total Cost	Policy Max 50%	Policy Max \$10,000	Amount Requested	Amount Approved
A			Façade: (Section 4.3) •	65,146. ⁰⁰ \$	50 %	\$10,000	10,000 \$	\$
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	X		Retail	•
D	X		Restaurant	•
E		X	Professional Office	•
F	X		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: FACADE			
	Company Name: Cesar Suarez Construcn LLC			
	Contact Person: Cesar		Title: President	
	Address: 3821 Bonnie Brne Street Argle, TX 76226			
	Wk Phone:	Cell: 940-594-9312		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:	TMB Investment Holdings LLC	Company:	Same AS Property owner
Signed:		Signed:	
Name:	Todd Benson	Name:	
Title:	President	Title:	
W:	C: 214 909 0841	W:	C:
EM:	todd@paxicasecuritygroup.com	EM:	
Address:	PO Box 1106, Sanger, TX 76266	Address:	

Proof of ownership

Being Lots 10, 11 and 12, Block 11, of ORIGINAL TOWN OF SANGER, Denton County, Texas, according to the Plat thereof recorded in Volume 48, Page 630, Deed Records of Denton County, Texas.

Reservations and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty. The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

THE HOLLINGSWORTH REVOCABLE LIVING TRUST, DATED THE 1ST OF NOVEMBER, 2006

Steven Hollingsworth
By: STEVEN HOLLINGSWORTH,
CO-TRUSTEE

Barbara Schertz
BABARA H. MARTIN, NKA BARBARA
SCHERTZ, CO-TRUSTEE

STATE OF TEXAS :
:
COUNTY OF DENTON :

This instrument was acknowledged before me on the 5 day of June 2023 by
STEVEN HOLLINGSWORTH, AND BABARA H. MARTIN, NKA BARBARA SCHERTZ
CO- TRUSTEES OF THE HOLLINGSWORTH REVOCABLE LIVING TRUST, DATED
THE 1ST OF NOVEMBER, 2006

Kristi Hendricks
NOTARY PUBLIC, STATE OF TEXAS

RECORD AND RETURN TO:
TMB INVESTMENT HOLDINGS LLC
10896 FM 2164
SANGER TEXAS 76266



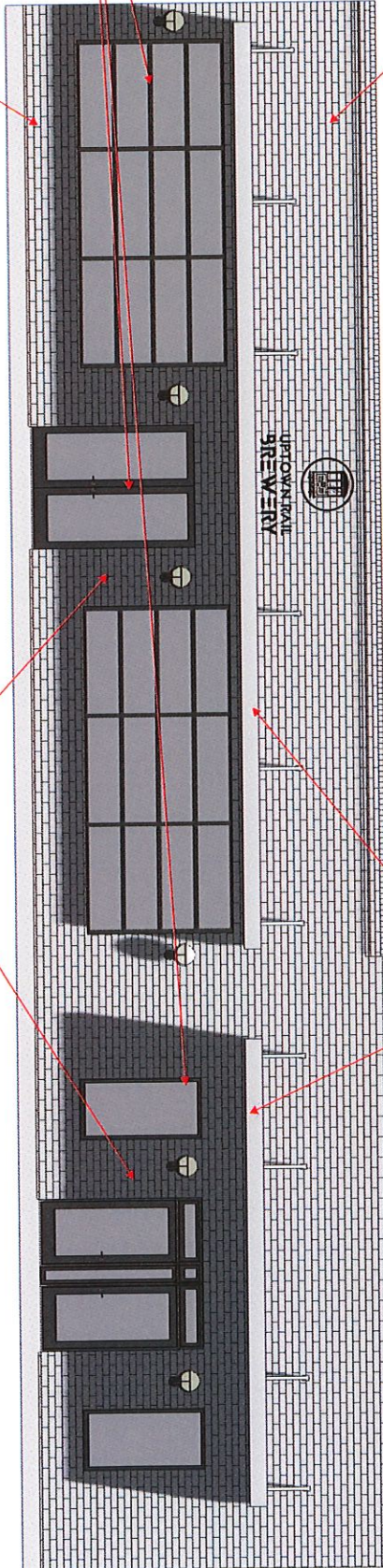
Metropolitan
Gray

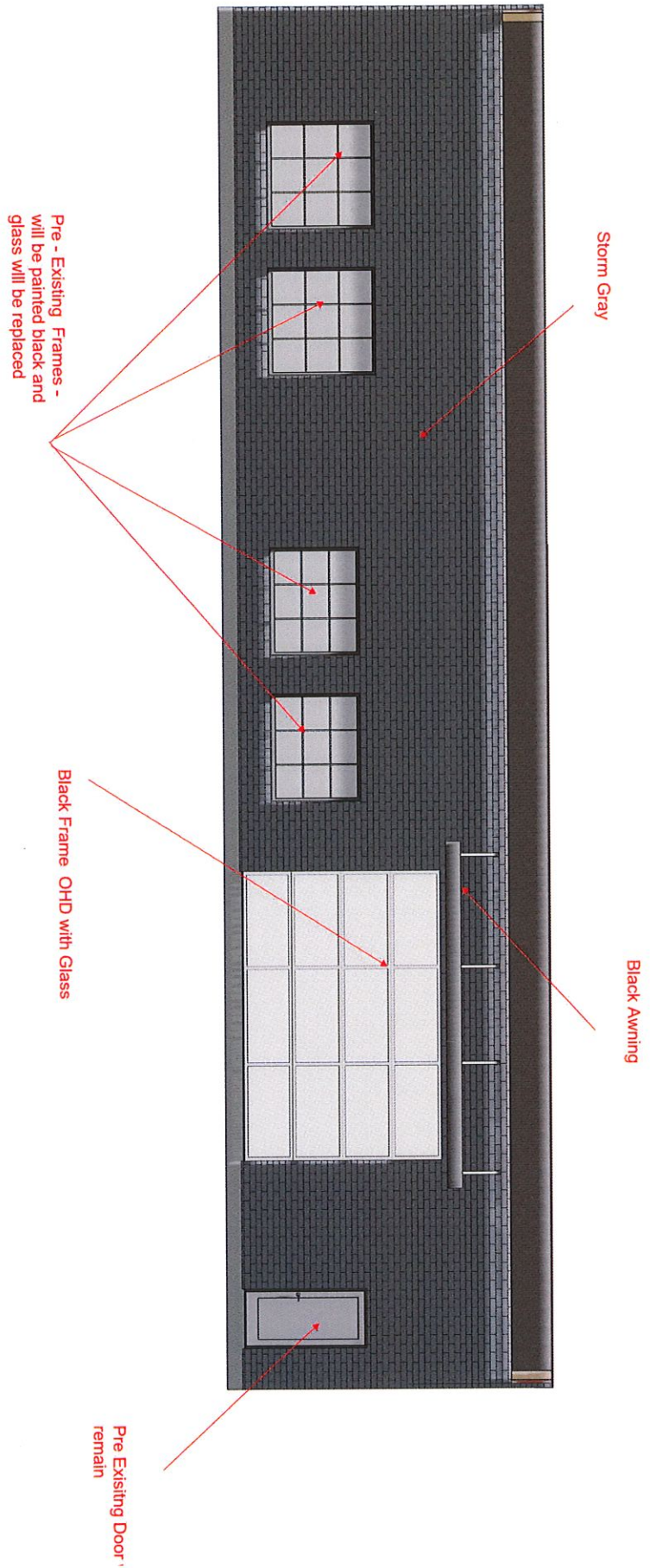
Black Awning

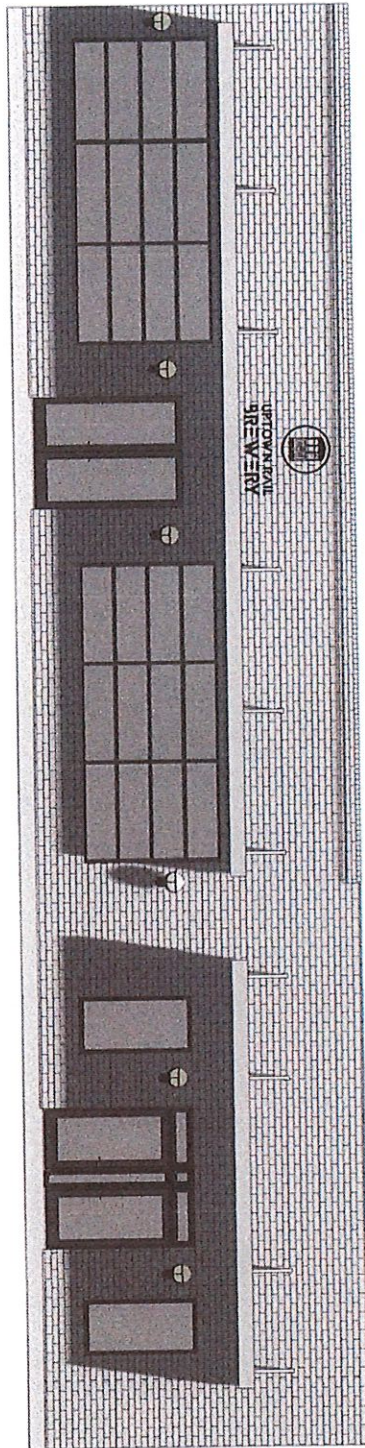
Black Finish Glass
Frame OHD and
Black Frame Store
Front / Windows

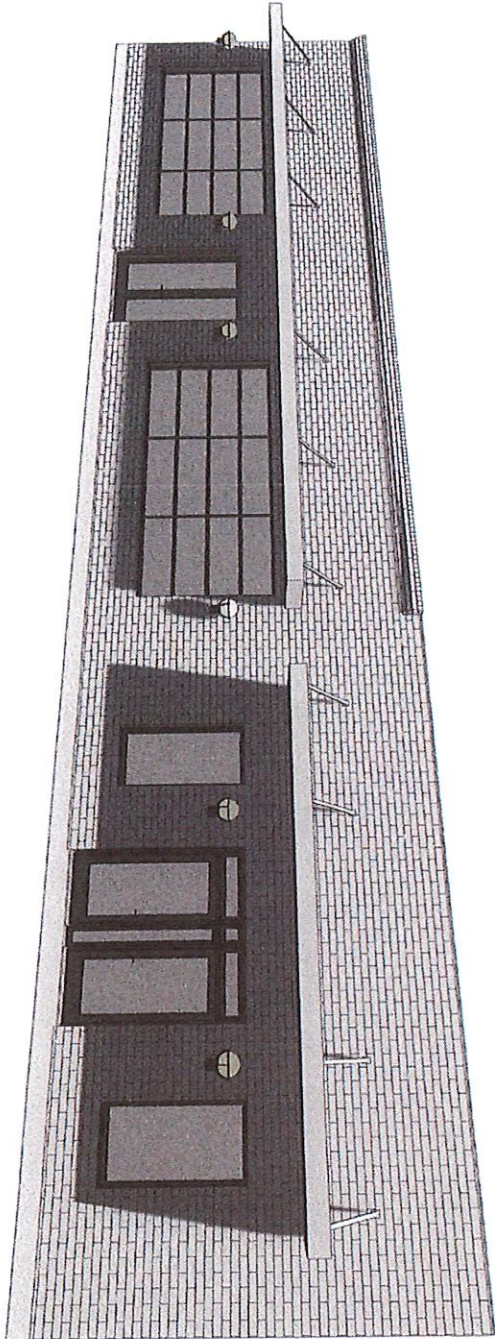
Metropolitan
Gray

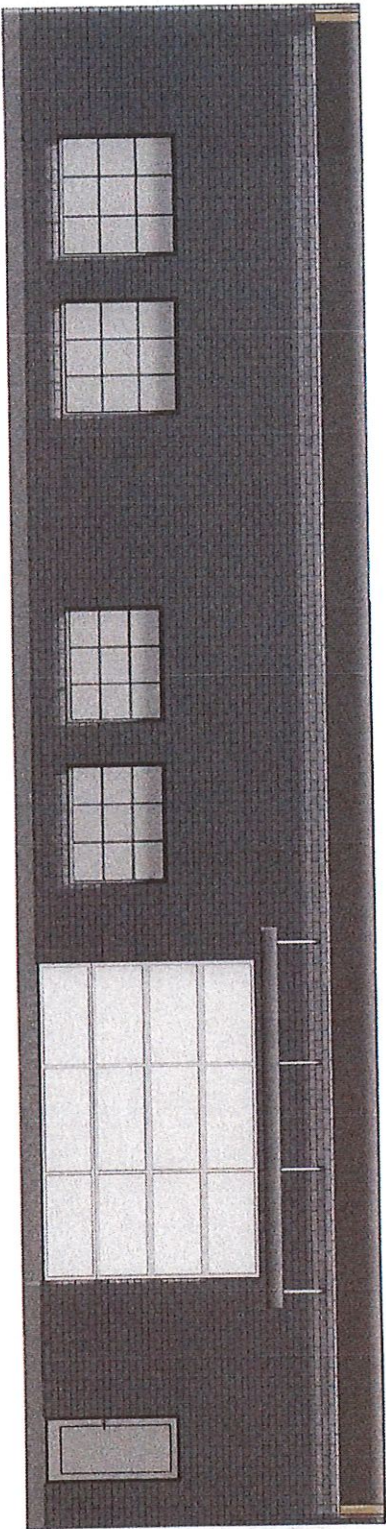
Storm Gray

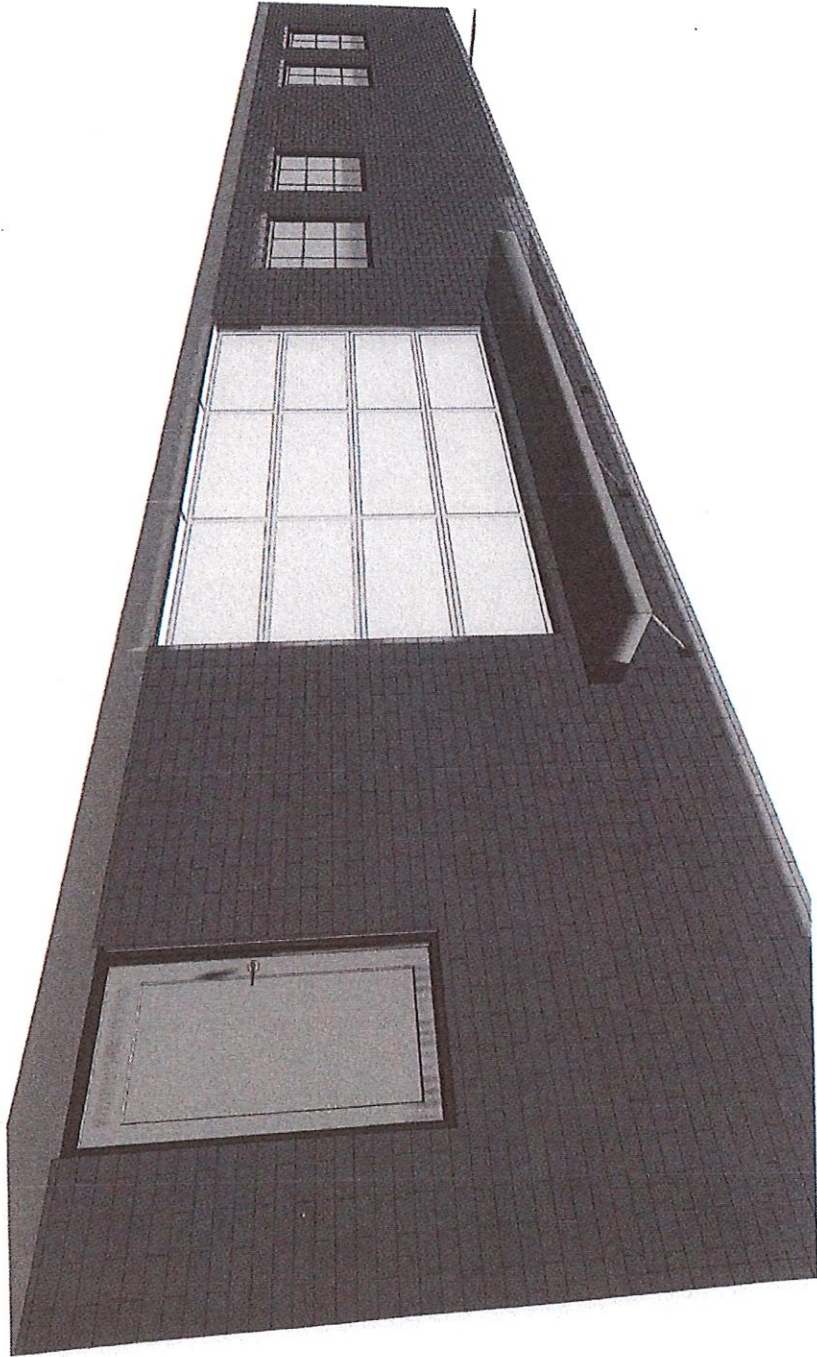












Cesar Suarez Construction LLC
 9405949312
 3821 S Bonnie Brae st
 Argyle, TX 76226



Prepared For
 Todd Benson
 PAXICA

Estimate Date
 12/13/2023

Estimate Number
 0000196

Reference
 209 Bolivar

Description	Rate	Qty	Line Total
Garage Door new front; all glass new garage door	\$8,900.00	2	\$17,800.00
Garage Door overhead door on back of the building, take down old door install new all glass standard lift door	\$12,800.00	1	\$12,800.00
Paint treat and paint metal frame on 3 windows on back of the building	\$1,800.00	1	\$1,800.00
Glass remove and replace glass on back windos about 50 pcs	\$2,500.00	1	\$2,500.00
Doors two new double store front doors	\$9,800.00	1	\$9,800.00
Windows two small windows on front of the building	\$2,500.00	1	\$2,500.00
Awing add awning on front of the building, price may change depends on type of material to be use on construction	\$17,946.00	1	\$17,946.00
Extra will be extra on any additional modificaci3n on installation of garage doors, windows and front doors, price to be determined.	\$0.00	1	\$0.00

Subtotal 65,146.00

Tax

0.00 Item 6.

Estimate Total (USD)

\$65,146.00

Item 6.

Estimate

Jody Roberts Construction, Inc.
1883 Huling Rd.
TX 76266

Date	Estimate #
1/10/2024	1606

Name / Address
Uptown Rail Brewery c/o Todd Benson 204 Bolivar St. Sanger, TX 76266

Project

Description	Qty	Cost	Total
<p>* PRESSURE-WASH ALL BRICK EXTERIOR ON FRONT & BACK OF BUILDING. PRIME & PAINT ALL BRICK ON FRONT & BACK OF BUILDING. SAND, PRIME & PAINT 5 WINDOW FRAMES ON BACK OF BUILDING BEFORE NEW GLASS INSERTS ARE INSTALLED. PAINT EXISTING BACK DOOR & FRAME.</p> <p>* BUILD & INSTALL 3 NEW BLACK POWDER COATED AWNINGS (1-48' X 7'), (1-22' X 7'), (1-18' X 7') - 2X6 STRUCTURAL TUBING ON FASCIA RAIL & STRUCTURAL ROOF WITH STANDING SEAM, FLASHING & TRIM. 1" TURNBUCKLE ASSEMBLY.</p> <p>* BUILDERS FEE</p>			

Thank you for your business!	Total	\$178,863.00
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Customer Signature _____

Jody Roberts Construction, Inc.
 1883 Huling Rd.
 TX 76266

Estimate

Date	Estimate #
1/10/2024	1606

Name / Address
Uptown Rail Brewery c/o Todd Benson 204 Bolivar St. Sanger, TX 76266

Project

Description	Qty	Cost	Total
LABOR & MATERIALS TO: * REMOVE DOUBLE WALK-THRU & TWO SINGLE WALK-THRU DOORS & JAMBS ON FRONT OF BUILDING & INSTALL NEW BLACK ALUMINUM STOREFRONT DOORS & JAMBS * REMOVE GLASS INSERTS ON 4 LARGE WINDOWS & 1 SMALL WINDOW ON BACK OF BUILDING & INSTALL ALL NEW TINTED GLASS INSERTS * REMOVE TWO EXISTING SMALL WINDOWS ON FRONT OF BUILDING & INSTALL TWO NEW BLACK ALUMINUM STOREFRONT WINDOWS * REMOVE EXISTING OVERHEAD DOOR ON BACK OF BUILDING & INSTALL NEW 16' X 10' OVERHEAD DOOR WITH POWDER COATED BLACK FRAMES & FULL TINTED TEMPERED INSULATED GLASS * REMOVE TWO EXISTING LARGE WINDOWS ON FRONT OF BUILDING & INSTALL TWO NEW 16' X 7' OVERHEAD DOORS WITH POWDER COATED BLACK FRAMES & FULL TINTED TEMPERED INSULATED GLASS	1	178,863.00	178,863.00
Thank you for your business!		Total	

Customer Signature

Shani Bradshaw

From: Todd Benson <todd@paxicasecuritygroup.com>
Sent: Thursday, March 7, 2024 6:15 AM
To: Shani Bradshaw
Cc: Todd Benson; Vanessa Benson; Todd Benson
Subject: {External} Uptown Rail Brewery
Attachments: Est_1606_from_Jody_Roberts_Construction_Inc._19908.pdf

Shani,

Good morning. I hope you are doing well this morning. Thank you for taking my call yesterday. As discussed we decided to go with Jody Roberts Construction on the project due to the overall better higher end product and craftsmanship and lead times to get the product here. Please see the updated quote .

In addition as discussed we would like to request an extension on the exterior completion in case we do not meet the deadline due to permit, product delays . Please let me know if you have any questions. Have a great day.

--

Thank you,

Todd Benson
Paxica Security Group

O 844-472-9422 ext 101
F 844-695-2722
C 214-909-0841

todd@paxicasecuritygroup.com
www.paxicasecuritygroup.com

Jody Roberts Construction, Inc.

1883 Huling Rd.
TX 76266

Item 6.

Estimate

Date	Estimate #
1/10/2024	1606

Name / Address
Uptown Rail Brewery c/o Todd Benson 204 Bolivar St. Sanger, TX 76266

			Project
Description	Qty	Cost	Total
<p>LABOR & MATERIALS FOR EXTERIOR FACADE WORK ONLY:</p> <ul style="list-style-type: none"> * REMOVE DOUBLE WALK-THRU & TWO SINGLE WALK-THRU DOORS & JAMBS ON FRONT OF BUILDING & INSTALL NEW BLACK ALUMINUM STOREFRONT DOORS & JAMBS * REMOVE GLASS INSERTS ON 4 LARGE WINDOWS & 1 SMALL WINDOW ON BACK OF BUILDING & INSTALL ALL NEW TINTED GLASS INSERTS * REMOVE TWO EXISTING SMALL WINDOWS ON FRONT OF BUILDING & INSTALL TWO NEW BLACK ALUMINUM STOREFRONT WINDOWS. * REMOVE EXISTING OVERHEAD DOOR ON BACK OF BUILDING & INSTALL NEW 16' X 10' OVERHEAD DOOR WITH POWDER COATED BLACK FRAMES & FULL TINTED TEMPERED INSULATED GLASS. * REMOVE TWO EXISTING LARGE WINDOWS ON FRONT OF BUILDING & INSTALL TWO NEW 16' X 7' OVERHEAD WINDOWS WITH POWDER COATED BLACK FRAMES & FULL TINTED TEMPERED INSULATED GLASS. 	1	124,143.00	124,143.00
Thank you for your business!		Total	

Customer Signature

Jody Roberts Construction, Inc.

1883 Huling Rd.
TX 76266

Item 6.

Estimate

Date	Estimate #
1/10/2024	1606

Name / Address
Uptown Rail Brewery c/o Todd Benson 204 Bolivar St. Sanger, TX 76266

Project

Description	Qty	Cost	Total
<p>* PRESSURE-WASH ALL BRICK EXTERIOR ON FRONT & BACK OF BUILDING. PRIME & PAINT ALL BRICK ON FRONT & BACK OF BUILDING. SAND, PRIME & PAINT 5 WINDOW FRAMES ON BACK OF BUILDING BEFORE NEW GLASS INSERTS ARE INSTALLED. PAINT EXISTING BACK DOOR & FRAME.</p> <p>* BUILD & INSTALL NEW BLACK POWDER COATED AWNINGS - 2X6 STRUCTURAL TUBING ON FASCIA RAIL & STRUCTURAL ROOF WITH U-PANEL ROOF SHEET METAL, FLASHING & TRIM, 3/4" TURNBUCKLE ASSEMBLY & POSTS.</p> <p>* BUILDERS FEE</p> <p>**NOT INCLUDED IN ESTIMATE: - ELECTRICAL WORK FOR EXTERIOR LIGHTING - DEMOLITION & HAUL-OFF OF TWO LARGE WOOD FRAMED WINDOW COVERINGS & LIGHT FIXTURES AT FRONT OF BUILDING - REPLACE ROTTED WOOD AROUND PERIMETERS OF TWO WINDOW OPENINGS ON FRONT OF BUILDING - WOOD FRAME FUR-DOWN FROM 11' TO 10' FOR BACK OVERHEAD DOOR WITH REPLACEMENT OF WOOD JAMBS & INSTALLATION OF METAL COVERINGS FOR WOOD PROTECTION - BUILDING PERMIT</p>			
Thank you for your business!	Total		\$124,143.00

Customer Signature _____



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Consideration and possible action on a strategic plan.

SUMMARY:

- Staff is seeking permission to put together a Request for Proposal (RFP) to bring back to the board for consideration.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval. (RECOMMENDED MOTION) – I make a motion to approve the Director to begin the RFP process for the strategic plan.

ATTACHMENTS:

NA



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Financial Reports.

SUMMARY:
• Staff will provide a financial report for February 2024, including a Sales Tax report.

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

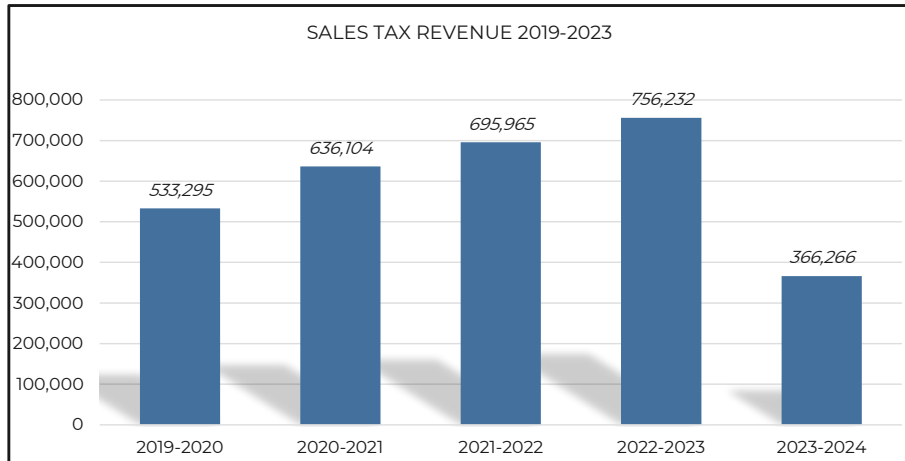
RECOMMENDED MOTION OR ACTION:
NA

ATTACHMENTS:
Sales Tax Report – February 2024

Economic Development Sales Tax Report

Month	2019-2020	Total	2020-2021	Total	2021-2022	Total	2022-2023	Total	2023-2024	Total
OCT	41,961	41,961	52,602	52,602	50,303	55,222	65,621	65,621	84,045	84,045
NOV	42,075	84,036	50,054	102,656	55,222	105,525	61,751	127,372	72,499	156,544
DEC	44,092	128,128	52,405	155,061	48,145	153,670	72,220	199,591	62,317	218,861
JAN	27,585	155,713	44,941	200,002	56,155	209,825	61,974	261,565	78,147	297,009
FEB	70,059	225,772	62,144	262,146	76,753	286,579	71,749	333,314	69,257	366,266
MAR	40,966	266,738	49,700	311,846	57,471	344,049	52,565	385,879		
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	61,729	629,695		
AUG	47,386	491,222	62,523	583,629	68,209	644,054	62,807	692,502		
SEP	42,073	553,295	52,474	636,104	51,911	695,965	63,730	756,232		
TOTAL	533,295	533,295	636,104	636,104	695,965	695,965	756,232	756,232	366,266	
BUDGET	385,000	148,295	462,500	173,604	600,000	95,965	800,000	(43,768)	875,000	(875,000)

Feb-24			Year To Date		
Actual	Actual	%	Actual	Actual	%
2024	2023	Change	2024	2023	Change
\$ 69,257	\$ 71,749	-3%	\$ 366,266	\$ 333,314	10%





4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: March 26, 2024
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Director’s Report.

SUMMARY:

- Update from board members Beverly Howard and Matt Fuller on the City Council Workshop held on March 4, 2024, discussing the strategic direction of the Economic Development Corporations.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS: