

4B DEVELOPMENT CORPORATION

MEETING AGENDA

JULY 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

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 06/18/2024.

ACTION ITEMS

2. Consideration and possible action on Property Enhancement Incentive application for 315 N. 5th Street.

REPORTS

3. Financial Reports.

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the 4B Sanger Texas Development Corporation Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;
This chapter does not require a governmental body to conduct an open meeting; (1) to discuss

or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Grocery Store

RECONVENE INTO REGULAR SESSION

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

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 19, 2024, at 8:45 AM.

 /s/ 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 23, 2024

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4B minutes from 06/18/2024.

SUMMARY:

- 4B Board Minutes from 06/18/2024.

FISCAL INFORMATION:

Budgeted: NA

Amount: NA

GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4B Minutes from 06/18/2024.

4B DEVELOPMENT CORPORATION

MEETING MINUTES

JUNE 18, 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 5:58 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 5	Jeff Springer
Board Member, Place 6	Eddie Piercy
Board Member, Place 7	Carrie Bilyeu

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw, Secretary Shelley Warner

INVOCATION AND PLEDGE

Invocation was led by Board Member Payne and Pledge was led by Board Member Springer.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on 4B minutes from 05/28/2024.

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

Voting Yea: Board Member Howard, Board Member Piercy, Board Member Springer
and Board Member Bilyeu. The motion passes unanimously.

ACTION ITEMS

2. Consideration and possible action on the 4B Fiscal Year 2024-2025 Budget.

Board member Payne suggested adding \$200,000 to the Porter Park Project 2. All
members agreed to allocate the funds to project.

Motion to approve the 4B Fiscal Year 2024-2025 Budget was made by Board Member
Springer. Seconded by Board Member Howard.

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

FUTURE AGENDA ITEMS

No future items were discussed.

ADJOURN

As there were no further items on the agenda John Payne adjourned the meeting at 6:59 p.m.



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 23, 2024

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 replacing the exterior windows that have been with the store since it was first built 50 years ago.
- Applicant has provided 2 quotes for the façade enhancements.
- Total Investment is \$16,820.97
- Grant request amount is \$6,960.
- Funding is available.

FISCAL INFORMATION:

Budgeted: Yes

Amount: \$60,000

GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval. (RECOMMENDED MOTION) – I make a motion to approve Dandy Donut's grant application for \$6,960.

ATTACHMENTS:

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



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 23, 2024

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Financial Reports.

SUMMARY:

- Staff will provide a financial and Sales Tax report.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

Sales Tax Report – June 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	61,032	427,298
APR	35,736	302,474	48,180	360,026	44,446	388,495	54,627	440,506	45,186	472,483
MAY	41,692	344,166	63,691	423,717	64,395	452,890	67,275	507,780	67,969	540,452
JUN	50,482	394,647	47,099	470,816	65,968	518,858	60,186	567,966	73,838	614,290
JUL	49,189	443,837	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	614,290	
BUDGET	385,000	148,295	462,500	173,604	600,000	95,965	800,000	(43,768)	875,000	(875,000)

Sales Tax Collection	May			Year To Date		
	Actual	Actual	%	Actual	Actual	%
	2024	2023	Change	2024	2023	Change
	\$ 73,838	\$ 60,186	23%	\$ 614,290	\$ 567,966	8%

