

4A INDUSTRIAL DEVELOPMENT BOARD

MEETING AGENDA

FEBRUARY 03, 2026, 6:00 PM



4A INDUSTRIAL DEVELOPMENT BOARD 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 Board 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 Board with regard to matters on the agenda will be received at the time the item is considered. The Board 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 4A minutes from 12-02-2025.

ACTION ITEMS

2. Consideration and possible action regarding the regular meeting schedule of the Sanger Type A Industrial Development Corporation Board.

REPORTS

Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda.

3. Financial Reports.
4. 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 Board or at the call of the President.

EXECUTIVE SESSION

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

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Multiple sites along I-35 Corridor and FM 455

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).

Project Lion

RECONVENE INTO REGULAR SESSION

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

ADJOURN

NOTE: The Board 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 January 28, 2026, by 5:00 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.



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: February 3, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4A minutes from 12-02-2025.

SUMMARY:

Consideration and possible action on 4A minutes from 12-02-2025.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4A minutes from 12-02-2025.

4A INDUSTRIAL DEVELOPMENT BOARD

MEETING MINUTES

DECEMBER 2, 2025, 6:00 PM



4A INDUSTRIAL DEVELOPMENT BOARD REGULAR MEETING

DEVELOPMENT SERVICES BUILDING – 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum Board Member Fincher called the meeting to order at 6:01 P.M.

BOARD MEMBERS PRESENT

Board member, Place 1	Jofree Fincher
Board Member, Place 2	Sue Allison
Board Member, Place 3	Shannon Gann
Board Member, Place 4	Nancy McAlister

BOARD MEMBERS ABSENT

Board Member, Place 5	Greg Taylor
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STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw

INVOCATION AND PLEDGE

Board Member Fincher lead the Invocation and Pledge.

CITIZENS COMMENTS

No citizens came forward to speak.

DISCUSSION ITEMS

1. Presentation and Update on the Automotive Technology Program by Brent Holzer.

Brent Holzer and James Turbeville provided an update on the Automotive Technology Program.

2. Discussion on Municipal Development District (MDD).

Director Bradshaw provided an update on MDDs.

CONSENT AGENDA

3. Consideration and possible action on 4A minutes from 10-14-2025.
4. Consideration and possible action on 4A minutes from 11-17-2025.

Motion to approve the consent agenda as presented was made by Board Member McAllister, Seconded by Board Member Gann.

Voting Yea: Board Member Fincher and Board Member Allison. The motion passed unanimously.

REPORTS

5. Financial Reports

Director Bradshaw goes over the financial reports.

6. Director's Report

Director Bradshaw provides update on economic development activities.

FUTURE AGENDA ITEMS

No items were discussed.

EXECUTIVE SESSION

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

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY

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Multiple sites located east of I-35

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).

Project Lion

Board convened into executive session at 7.15 p.m.

RECONVENE INTO REGULAR SESSION

Board reconvened into open session at 8:30 p.m.

No action taken.

ADJOURN

As there were no further items on the agenda Board Member Fincher adjourned the meeting at 8:30 p.m.



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: February 3, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action regarding the regular meeting schedule of the Sanger Type A Industrial Development Corporation Board.

SUMMARY:

- Current bi-monthly schedule often results in meetings with no actionable items.
- A quarterly meeting schedule would allow for more substantive updates and focused discussion while improving efficiency by holding meetings only as administratively necessary.
- Special-called meetings would remain available for time-sensitive or project-specific items.
- Staff will provide monthly reports to keep the board fully informed between meetings.
- The proposed schedule maintains transparency, statutory compliance, and full board authority.
- Staff recommends shifting to a quarterly meeting schedule on the first Tuesday of January, April, July, and October at 6:00 p.m.
- If approved, the next regular meeting would will be held on April 7, 2026, at 6:00 p.m.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval. (RECOMMENDED MOTION) – I move to approve changing the regular meeting schedule of the Sanger Type A Industrial Development Corporation Board from bi-monthly to quarterly, with meetings being held on the first Tuesday of January, April, July, and October.

ATTACHMENTS:



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: February 3, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Financial Reports.

SUMMARY:

- Financial Report for the period ending December 31, 2025
- Sales Tax collections for December 31, 2025

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

- Monthly Financial Report – December 31, 2025
- Sales Tax Report – December 31, 2025

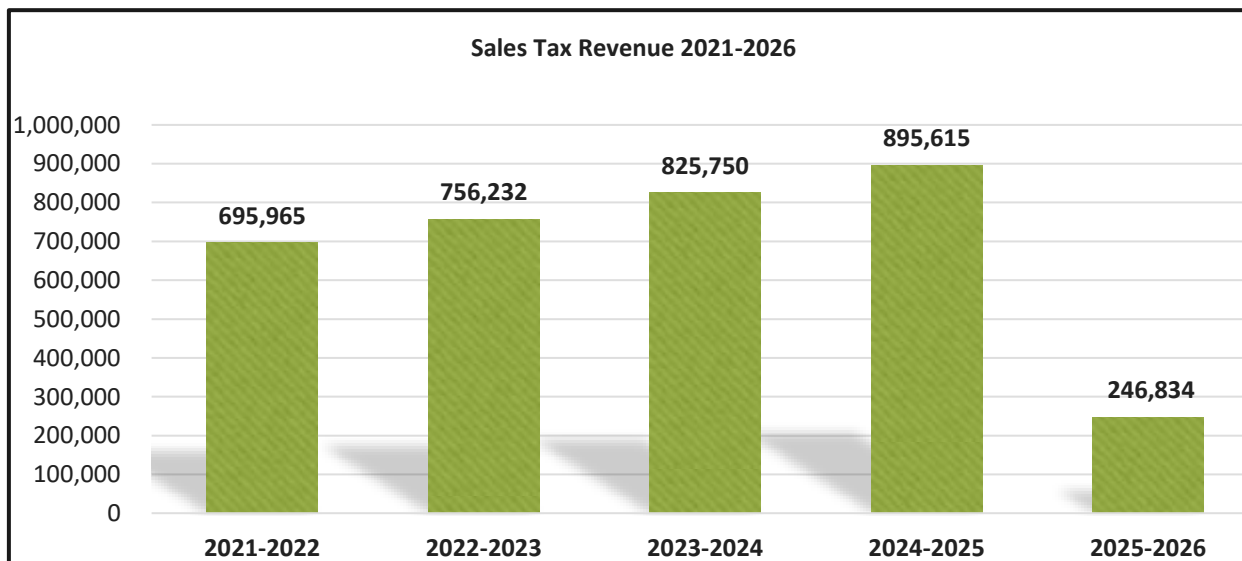
Sanger Texas Industrial Development Corporation
Fund Type A
December 31, 2025

	Budget	Actual	Percent of Budget
Revenue			
Sales Tax	\$ 962,500.00	\$ 246,833.51	26%
Interest Income	\$ 95,000.00	\$ 29,079.27	31%
Grants			
 Total Revenue	<u>\$ 1,057,500.00</u>	<u>\$ 275,912.78</u>	<u>26%</u>
Expenditures			
Salaries & Benefits	\$ 123,500.00	\$ 31,973.34	26%
Supplies & Materials	\$ 95,250.00	\$ 6,692.90	7%
Maintenance & Operations	\$ 1,900.00	\$ 189.52	10%
Contract Services	\$ 139,000.00	\$ 22,537.50	16%
Capital Outlay	\$ -	\$ -	#DIV/0!
Grant Expenses	\$ 250,000.00		0%
Transfers	\$ 15,000.00		0%
Utilities	\$ -	\$ 62.85	#DIV/0!
 Total Expenditures	<u>\$ 624,650.00</u>	<u>\$ 61,456.11</u>	<u>10%</u>
 Revenues Over Expenditures	<u><u>\$ 432,850.00</u></u>	<u><u>\$ 214,456.67</u></u>	
 Cash in Bank - First United		\$ 4,032,948.37	
Cash in Bank - Prosperity		\$ 333,651.50	
Money Market - Prosperity		\$ 2,144,038.02	
Certificate of Deposit		<u>\$ 103,518.66</u>	
Total Cash		\$ 6,614,156.55	

Sales Tax Report - December 2025

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		
February	76,753	286,579	71,749	333,314	69,257	366,266	96,830	388,984		
March	57,471	344,049	52,565	385,879	61,032	427,298	60,873	449,857		
April	44,446	388,495	54,627	440,506	45,186	472,483	59,146	509,003		
May	64,395	452,890	67,275	507,780	67,969	540,452	69,680	578,683		
June	65,968	518,858	60,186	567,966	73,838	614,290	71,869	650,552		
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	246,834	246,834
BUDGET	600,000	95,965	800,000	(43,768)	875,000	(49,250)	962,500	(66,885)	962,500	

Sales Tax Collection	Dec-25		
	Actual	Actual	%
	2025	2024	Change
	\$ 88,514	\$ 71,117	24%





4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: February 3, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Director's Report.

SUMMARY:

- Staff will provide an update on economic development activities.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

- Director's Report



DIRECTOR'S REPORT

January 2026

Municipal Development District (MDD) Update:

- On Monday, January 5, 2026, City Council approved calling a Special Election for the creation of a Municipal Development District (MDD).
- Staff will begin providing public information and education through social media channels, pending legal review.

Business Growth and Development Updates:

- Industrial development interest remains slow at this time; however, there has been notable activity in the retail and mixed-use sectors, with several promising inquiries and meetings underway.
- New Business coming soon:

Dorado Nail Bar	AT&T
Panda Express	Physical Therapist
Wings Over Sanger	Whataburger
7 Brew Coffee	Brakes Plus
Popeyes Chicken	Car Wash

Marketing and Networking:

- The quarterly EDC newsletter was distributed in January. The next edition is scheduled for release in April.
- The EDC marketing plan is being updated in preparation for a new marketing campaign. This effort will be coordinated with a tourism plan as a joint initiative with the City Marketing Department
- Staff will have a booth at ICSC@Red River and is working with the Retail Coach to establish meetings with prospective retail tenants. Marketing materials are being prepared for the event.

Professional Development / Training:

- Staff completed the TEDC Sales and Use Tax Workshop (virtual) December 1-15

Other Updates:

- Sanger Education Foundation 2026 Annual Gala will be held on March 20, 2026.

Important Dates:

- February 16 – City Offices Closed
- February 17-19 – ICSC Red River in San Antonio (Staff)
- February 25 – Chamber Award Luncheon
- February 26 – Industrial Asset Management Council in Fort Worth (Shani)
- March 1-6 – CDI in Houston (Shani)
- April 27-29 – SEDC American South Site Selection Summit in Arlington (Shani)