

# 4B DEVELOPMENT CORPORATION

## MEETING AGENDA

AUGUST 29, 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 7/25/2023.

### ACTION ITEMS

2. Consideration and possible action on Property Enhancement Incentive application for 1406 W. Chapman.

### REPORTS

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 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 August 23, 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 COMMUNICATION

**DATE:** August 29, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Consideration and possible action on 4B minutes from 7/25/2023

**SUMMARY:**

- 4B Board Minutes from 7/25/2023

**FISCAL INFORMATION:**

Budgeted: NA                      Amount: NA                      GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

4B Minutes from 07/25/2023.

## **4B DEVELOPMENT CORPORATION**

### **MEETING MINUTES**

**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**

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 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
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#### **STAFF MEMBERS PRESENT:**

Director of Economic Development Shani Bradshaw, and Secretary Stefani Dodson

#### **CITIZENS COMMENTS**

No citizens came forward to speak.

#### **CONSENT AGENDA**

1. Consideration and possible action on 4B minutes from 5/30/2023.

Board Member Springer makes a motion to approve the consent agenda as shown. Board Member Bilyeu seconded the motion.

Voting Yea: Board Member Payne, Board Member Fuller, Board Member Piercy, Board Member Howard. Motion passes unanimously.

**ACTION ITEMS**

2. Consideration and possible action on the 4B Sanger Development Corporation FY 2023-2024 Budget.

Director Bradshaw goes over a couple of changes that were made to the budget.

Board Member Piercy makes a motion to wait on the hiring of a Retail recruitment company and would like to take the \$30,000.00 from professional services, to reallocate \$10,000.00 to the following items, Property Enhancement, New Downtown Park, and the Miracle Field. Board Member Fuller seconded the motion.

Voting Yea: Board Member Payne, Board Member Howard, Board Member Bilyeu, Board Member Springer. Motion passes unanimously.

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

Board Member Bilyeu makes a motion to approve the \$3040.00 for the property enhancement grant. Board Member Springer seconded the motion.

Voting Yea: Board Member Payne, Board Member Fuller, Board Member Piercy, Board Member Howard. Motion passes unanimously.

4. Consideration and possible action on amending the Property Enhancement Incentive application for 1108-1114 Stemmons.

Board Member Springer recused himself from hearing the case and voting.

Board Member Payne makes a motion to approve the extension for 1108-1114 Stemmons. Board Member Howard seconded the motion.

Voting Yea: Board Member Bilyeu, Board Member Fuller, Board Member Piercy, Motion passes unanimously.

5. Consideration and possible action on amending the Property Enhancement Incentive application for 1106 Stemmons.

Board Member Springer recused himself from hearing the case and voting.

Board Member Payne makes a motion to approve the extension for 1106 Stemmons. Board Member Howard seconded the motion.

Voting Yea: Board Member Bilyeu, Board Member Fuller, Board Member Piercy, Motion passes unanimously.

6. Consideration and possible action on electing officers for the Sanger Development Corporation.

Board Member Springer nominated Board Member Payne to be the President. Board Member Payne nominated Board Member Springer to be the Vice President.

Board Member Bilyeu makes a motion to approve the nominations. Board Member Howard seconded the motion.

Voting Yea: Board Member Payne, Board Member Fuller, Board Member Piercy, Board Member Springer. Motion passes unanimously.

## **REPORTS**

7. Financial Reports

Director Bradshaw goes over the financial report.

8. Future Sports Complex and Miracle League Field Update.

Director Bradshaw goes over the Future Sports Complex and Miracle League Field 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 6:38 p.m.



## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** August 29, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Consideration and possible action on Property Enhancement Incentive application for 1406 W. Chapman

**SUMMARY:**

- Applicant is replacing the faces on both sides of their original sign that is on the north side of the property, updating current landscaping and sprinkler system, and adding new landscaping where the property meets the FM 455 construction.
- Applicant has provided 2 quotes for the sign and 2 quotes for the landscape.
- Grant request amount is \$9,445.20.
- 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 – 1406 W. Chapman

## Sanger, Texas

## Application for Property Enhancement Incentives

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

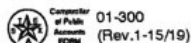
1	<b>PROJECT INFORMATION</b>							
A	Property Address: 1406 West Chapman Drive							
B	Estimated Begin Work Date: Sept. 2023 Estimated Completion Date: Sept. 2023							
C	Years in business at this location: 20							
D	Reason for requesting grant: Replacing small FD sign on North side of property							
2	<b>ELIGIBILITY OF PROPERTY</b>							
	Yes	No	Item	Notes				
A	✓		Within the City?	•				
B	✓		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	<b>ELIGIBILITY OF BUSINESS</b>							
	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)	\$	50 %	\$10,000	\$	\$
B			Interior Renovation: (Section 4.4)	\$	50 %	\$10,000	\$	\$
C			Landscaping: (Section 4.5)	11,055.40\$	50 %	\$10,000	5,502.70\$	\$
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)	7,885 \$	50 %	\$10,000	3,942.50\$	\$
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	<b>GRANT PRIORITIES (Section 5.0)</b>			
	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	<b>ATTACHMENTS / EXHIBITS</b>			
	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	<b>CONTRACTOR INFORMATION</b>			
A	<b>Contractor for:</b> HIS chicken KNEST			
	Company Name: Global Signs			
	Contact Person: Rick Robertson		Title: Owner	
	Address: 5105 E. California Parkway Ft. Worth TX 76119			
	Wk Phone: 817-831-1123		Cell: 817-688-1566	Fax: 817-595-3885
	Email: debbie@globalsignsinc.com		Website:	
B	<b>Contractor for:</b>			
	Company Name: R3 Property Services			
	Contact Person: Cory Reiss		Title: Owner	
	Address: 4422 Mt. Washington Rd Ardmore, OK 73401			
	Wk Phone: 940-733-7190		Cell:	Fax:
	Email: creiss08@yahoo.com		Website:	
C	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
D	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	

8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:
A	<b>Section 7.1 - Application Accuracy:</b> 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	<b>Section 7.2 - Compliance:</b> 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	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.
D	<b>Section 7.4 - Maintenance:</b> 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	<b>Section 7.5 - Discretionary Rights:</b> 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	<b>Section 7.6 - Policy Promotion:</b> 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	<b>Section 7.7 - Indemnification:</b> 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:	HIS Chicken KNEST	Company:	
Signed:	<i>Steve Nelson</i>	Signed:	
Name:	Steve Nelson	Name:	
Title:	Owner	Title:	
W:	940-902-9618 C:	W:	C:
EM:		EM:	
Address:	P.O. Box 844 Gainesville, TX 76241	Address:	



01-300  
(Rev. 1-15/19)

# TEXAS SALES AND USE TAX PERMIT

*This permit is not transferable, and this side must be prominently displayed in your place of business.*

*Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.*

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

"HIS" CHICKEN K.N.E.S.T., L.L.C.

CHICKEN EXPRESS - SANGER  
1406 W CHAPMAN DR  
SANGER  
DENTON COUNTY

TX 76266-9056

NAICS CODE: 722211

DESCRIPTION ON NEXT LINE:

Limited-Service Restaurants

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: SANGER

EFF: 02/15/2016

*You must obtain a new permit if there is a change of ownership, location, or business location name.*

Type of permit	SALES AND USE TAX
Taxpayer number	3-20077-7597-9
Location number	00002
First business date of location	02/15/2016

  
Glenn Hegar  
Comptroller of Public Accounts

*You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.  
For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.  
If you have any questions regarding sales tax, visit our website at [www.comptroller.texas.gov](http://www.comptroller.texas.gov) or call us at 1-800-252-5555.*

2022

## Property

## Account

Property ID: 243327 Legal Description: SANGER I-35 INDUSTRIAL PARK BLK A LOT 1R-1  
 Geographic ID: SS0019A-00000A-0000-0001-001R Zoning: Retail Fast Food  
 Type: Real Agent Code: 63  
 Property Use Code: RE040  
 Property Use Description: FAST FOOD

## Location

Address: 1406 W CHAPMAN DR Mapsco:  
 SANGER, TX 76266  
 Neighborhood: FAST FOOD S14 SUB MARKET Map ID:  
 Neighborhood CD: RE40S14

## Owner

Name: HIS CHICKEN KNEST LLC Owner ID: 921386  
 Mailing Address: PO BOX 844 % Ownership: 100.000000000000%  
 GAINESVILLE, TX 76241-0844

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$589,960	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$653,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,243,360	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,243,360	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,243,360	

## Taxing Jurisdiction

Owner: HIS CHICKEN KNEST LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$1,243,360

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C16	SANGER CITY OF	0.589497	\$1,243,360	\$1,243,360	\$7,329.57
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000	\$1,243,360	\$1,243,360	\$0.00
G01	DENTON COUNTY	0.217543	\$1,243,360	\$1,243,360	\$2,704.84
S14	SANGER ISD	1.410600	\$1,243,360	\$1,243,360	\$17,538.83
Total Tax Rate:		2.217640			
Taxes w/Current Exemptions:					\$27,573.24
Taxes w/o Exemptions:					\$27,573.24

## Improvement / Building

Item 2.

**Improvement #1:** Commercial **State Code:** F1 **Living Area:** 2444.0 sqft **Value:** \$501,600

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	360	Brick Veneer	2003	2444.0
OP25	OPEN PORCH	360		2003	360.0

**Improvement #2:** Commercial **State Code:** F1 **Living Area:** sqft **Value:** \$88,360

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PV	PAVING	CON		2003	33750.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	6	COMMERCIAL	1.2500	54450.00	0.00	0.00	\$653,400	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$736,451	\$653,400	0	1,389,851	\$0	\$1,389,851
2022	\$589,960	\$653,400	0	1,243,360	\$0	\$1,243,360
2021	\$670,750	\$272,250	0	943,000	\$0	\$943,000
2020	\$702,750	\$272,250	0	975,000	\$0	\$975,000
2019	\$702,750	\$272,250	0	975,000	\$0	\$975,000
2018	\$654,663	\$272,250	0	926,913	\$0	\$926,913
2017	\$577,750	\$272,250	0	850,000	\$0	\$850,000
2016	\$469,927	\$272,250	0	742,177	\$0	\$742,177
2015	\$402,750	\$272,250	0	675,000	\$0	\$675,000
2014	\$402,750	\$272,250	0	675,000	\$0	\$675,000
2013	\$343,040	\$272,250	0	615,290	\$0	\$615,290
2012	\$343,040	\$272,250	0	615,290	\$0	\$615,290
2011	\$353,650	\$272,250	0	625,900	\$0	\$625,900
2010	\$353,650	\$272,250	0	625,900	\$0	\$625,900

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/1/2016	KO	WD WITH VENDORS LIEN	CRIMSON TIDE MANAGEMENT INC	HIS CHICKEN KNEST LLC			2016-17643
2	10/28/2002	WD	WARRANTY DEED	PAC GROUP LTD	CRIMSON TIDE MANAGEMENT INC			02-136912
3	6/5/2001	WD	WARRANTY DEED	PRIOR OWNER	PAC GROUP LTD			01-53700

(940) 349-3800

# GLOBAL SIGNS INCORPORATED

LET US HELP BUILD YOUR IMAGE

5105 E. California Parkway, Fort Worth, TX 76119 Phone 817-834-1123 Fax 817-595-3885

Item 2.

DATE: 6/20/2023		TX Contractor License #18048	
Proposal Submitted To		Work To Be Performed At	
Name: Chicken Express	Name: same		
Street: 1406 W. Chapman Rd	Street: same		
City: Sanger	City: same		
State: TX 76266	State: same		
Telephone: Steve Nelson 940 902-9618	E-mail: Expresschicken@yahoo.com		

We hereby propose to furnish the materials and perform the labor necessary for the completion of:  
(2) New Pole sign faces

Manufacture and install (2) new "Chicken Express" faces w/lighted border for existing D/F pole sign.  
For the sum of.....\$7,885.00

Price does not include sales tax, engineering of drawings, permit fees or city required permits.  
All final electrical hook-ups will be done by others.

Payments to be made as follows 1/2 Down to start, with all remaining balance due on final installation.

This Agreement is entered into by Company upon the condition that its performance hereunder shall be subject to war, strikes, fires, uncontrollable delays in manufacturing and transit, acts of God, Governmental regulations, or other events beyond control and shall not be liable for any loss suffered by Purchaser as a result of such event.

In the event the purchase of a Sign is included herein the terms and condition printed on the reverse side thereof shall be part of this agreement.

Respectfully submitted by: Global Signs, Inc.

Per: \_\_\_\_\_  
**Rick Robertson**

## ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_





# The Sign Depot, LLC

44 W Evergreen St  
Durant, OK 74701-4706  
Ph: (580) 931-9363  
Email: info@signdepotdurant.com  
Web: http://www.signdepotdurant.com

Estimate #: 48546  
Option: Pole Sign Upgrades

Item 2.

Page 1 of 1

Created Date:	5/6/2022 3:03:10PM	Prepared For:	Chicken Express
Salesperson:	Franny Wolf	Contact:	Steve Nelson
Email:	Franny@signdepotdurant.com	Office Phone:	(940) 902-9618
Not Specified:	(580) 931-9363	Email:	expresschicken@yahoo.com
Entered by:	Franny Wolf	Address:	PO Box 844 Gainesville, TX 76241

## Description: Pole Sign - Reface & Convert Lights to LED

### Option: Pole Sign Upgrades

		Quantity	Unit Price	Subtotal
1	Product: Misc Description: • 2 Ea., Chicken Express Cabinet & Convert to LED	2	\$4,624.11	\$9,248.22
2	Product: Misc Description: Marquee (Changeable Letter) Sign • 1 Ea., Marquee Face & Convert Lights to LED	1	\$5,050.30	\$5,050.30
3	Product: Electric Sign Installation Description: Sign Installation	1	\$7,560.00	\$7,560.00

## Notes

### Terms & Conditions

\*All artwork remains the property of The Sign Depot until purchased from The Sign Depot.

\*Installation prices are subject to change where unforeseeable ground conditions are encountered, such as excess rock and buried objects.

\*Customers are responsible for primary wiring to signage from breaker box.

Estimate Total:	\$21,858.52
Subtotal:	\$21,858.52
Taxes:	\$1,340.49
Total:	\$23,199.01
Deposit Required:	\$11,599.51

**Payment Terms:** Tax Exempt: You must provide tax exemption at time of placing order.  
Payment Terms: 50% Deposit required; We accept Visa, MasterCard, Discover and Amex.  
Refund Policy: All sales are final.  
Delivery Policy: Upon production of your sign we will schedule installation or pick up.  
Privacy Policy: We do not sell, trade or transfer customer information to third parties.

## Client Reply Request for Option: Pole Sign Upgrades

☐ Estimate Accepted "As Is". Please proceed with Order.

☐ Other: \_\_\_\_\_

☐ Changes required, please contact me.

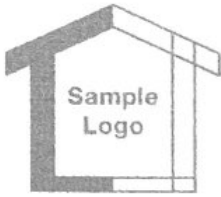
SIGN: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Print Date: 6/20/2022 3:43:24PM

All Types of Signs, Banners, Wraps and Vinyl Graphics

## ESTIMATE

**Prepared For**

Chicken Express. Sanger  
(940) 902-9618

**R3 Property Services**

Estimate # 1

Date 08/15/2023

4422 Mt Washington Rd  
Ardmore, Ok 73401  
Phone: (940) 733-7190  
Email: creiss08@yahoo.com

Description	Rate	Quantity	Total
BERMUDA SOD	\$205.00	6	\$1,230.00
Sold by the pallet. Each pallet covers roughly 400-450 sq feet			
Delivery Fee	\$200.00	1	\$200.00
Black tejas stone	\$225.00	6	\$1,350.00
Sold by the yard. 1 yard will cover roughly 160 sq ft at 2" thick			
Delivery Fee	\$200.00	1	\$200.00
Landscape fabric	\$48.00	2	\$96.00
Oklahoma moss boulders	\$185.00	5	\$925.00
Boulders range in size. Sold by the ton			
landscape allowance	\$800.00	1	\$800.00
Customer to pick out plants for flower bed. \$800 allocated to plants			
Sprinkler allowance	\$1,500.00	1	\$1,500.00
\$1500 allocated for sprinkler repair. Includes labor and materials. Current system is tore up from construction. Not sure what works or doesnt work at the moment			



Top soil	\$65.00	6	\$390.00
Top soil to be spread out before sod. Sold by the yard			

Labor for landscaping	\$3,950.00	1	\$3,950.00
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Labor to be performed: smooth out ditches. Remove all rocks and debris. Install the flower bed edging. Bring in a good top soil, rake out smooth prior to laying down the sod. Have sod delivered and installed same day. Remove old bushes and mulch from flower bed by store front. Install weed control fabric in both flower beds. Deliver and smooth out the black tejas stone for the hardscape. Deliver and lay out the moss boulders per design. Plant any plants or shrubs the customer picks out.

<b>Subtotal</b>	<b>\$10,641.00</b>
sales tax	\$364.40
<b>Total</b>	<b>\$11,005.40</b>
<b>Deposit Due</b>	<b>\$5,502.70</b>



Swofford's Landscape  
 509 Kiowa Dr. East  
 Gainesville, TX 76240  
 Phone: (940) 580-0126  
 mark@swaffordslandscape.com

Friday, August 18, 2023  
 Estimate# E5237

### Chicken Express Sanger

Sanger Texas, TX  
 (940) 902-9591  
 grandpatank@hotmail.com

### Landscape and Sprinkler Proposal

Sprinkler Sleeving is not included with this proposal. Additional cost to install sleeves.

### Plants

#### *Plants*

Qty	Name	Size
4	Texas Sage compacta	3/5 gal
7	Color Guard Yellow Soft Leaf Yucca	5 gal
9	Pink Muhly Grass	3 gal

#### *Materials*

Qty	Name
0.5 Yard	Compost Plant Mix

**Plants Total: \$1,588.02**

### Bermuda Sod

#### *Materials*

Qty	Name
4000 FT <sup>2</sup>	Bermuda Sod (Trinity Turf)

**Bermuda Sod Total: \$3,590.38**

### **Bender Board Edging**

#### **Materials**

<b>Qty</b>	<b>Name</b>
39	Metal Edging Stakes
143 FT	4" Bender Board Edging

**Bender Board Edging Total: \$844.63**

### **5/8" Granite Rock Bed**

#### **Materials**

<b>Qty</b>	<b>Name</b>
9 Yard	Granite Rock
76	Pins 6" Flat Soil Staples
836 FT	Heavy duty weed barrier 6ft. long

**5/8" Granite Rock Bed Total: \$4,310.99**

### **Boulders**

#### **Materials**

<b>Qty</b>	<b>Name</b>
5	Large Boulders 4 ft. to 5 ft.

**Boulders Total: \$2,129.90**

### **Sprinkler System**

#### **Materials**

<b>Qty</b>	<b>Name</b>
1	Sprinkler Materials

**Sprinkler System Total: \$7,629.13**

**Subtotal: \$20,093.05**

**Sang (8.25%): \$1,303.13**

**Grand Total: \$21,396.18**

Sales Person: \_\_\_\_\_ Date: \_\_\_\_\_

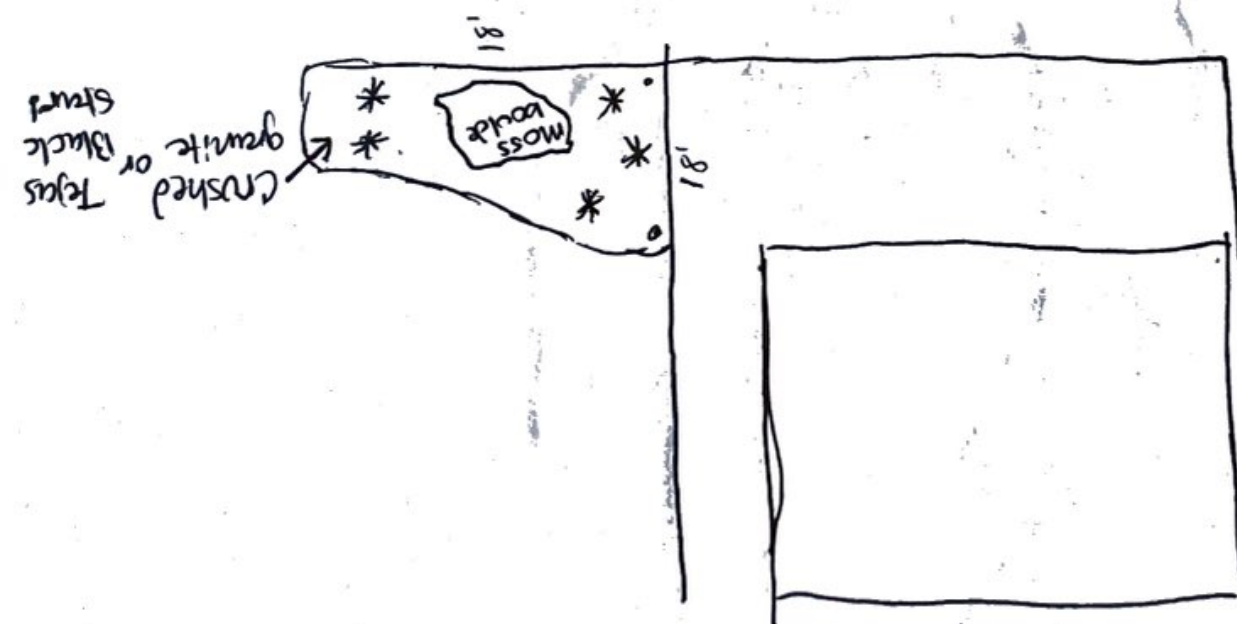
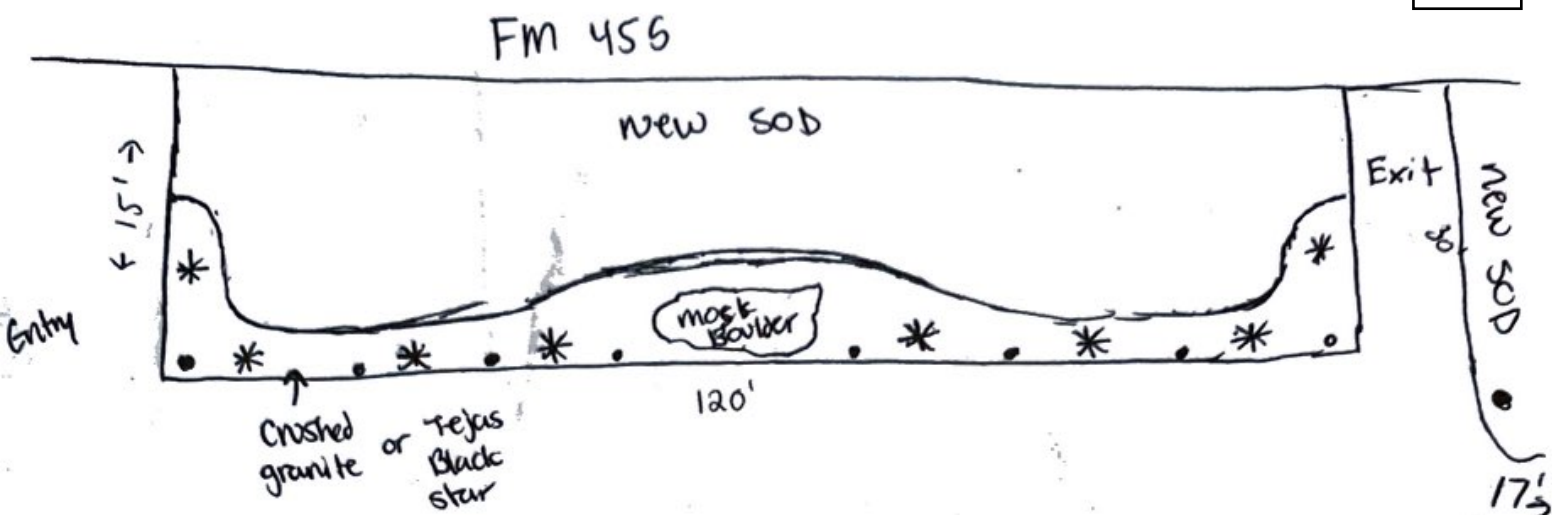
Mark Swafford

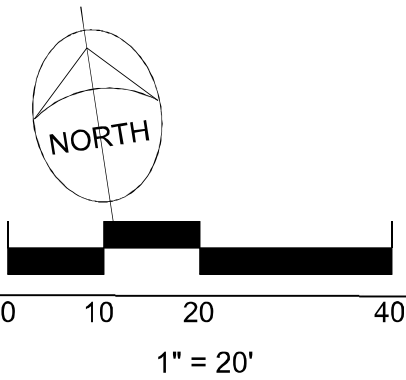
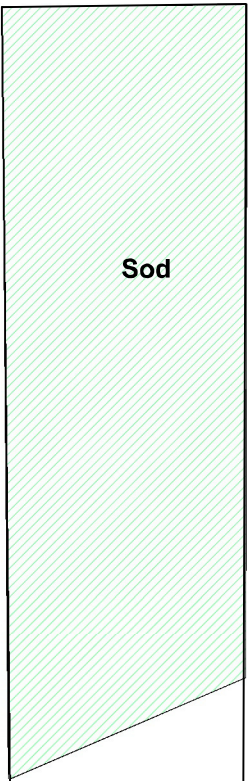
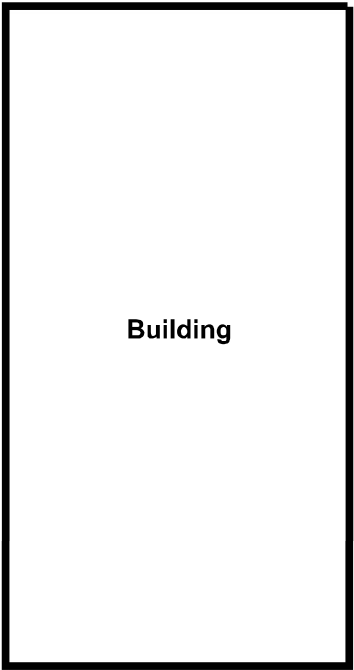
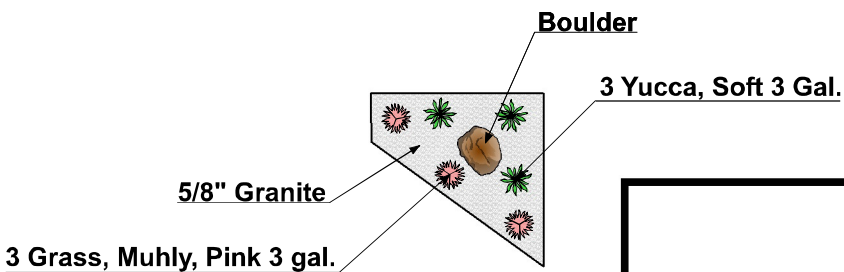
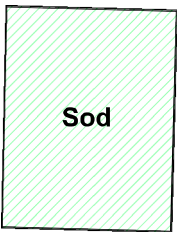
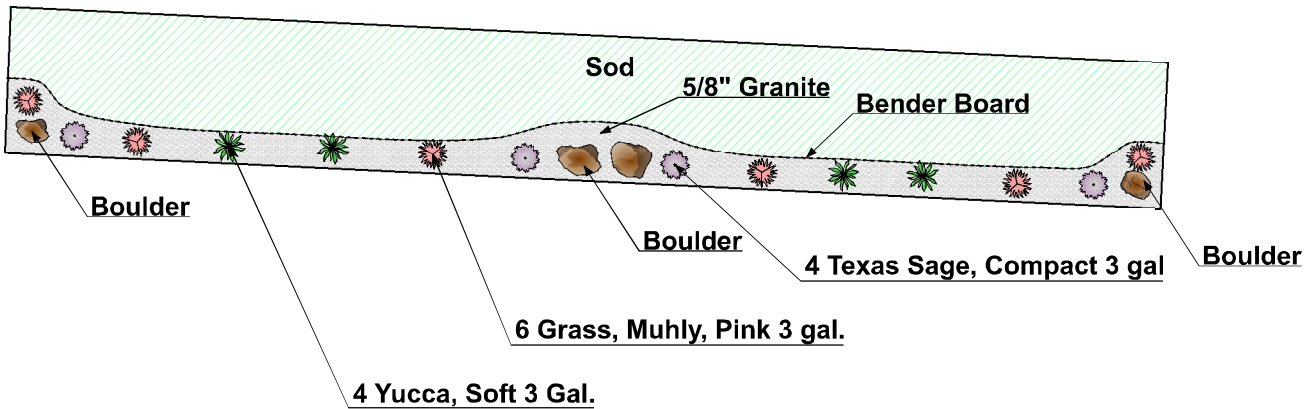
I/we Tank Nelson agree to the following contract.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This proposal is valid until Sunday, September 17, 2023.

**Payment Terms:**      **Due Upon Receipt**



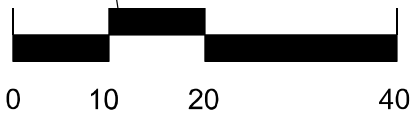
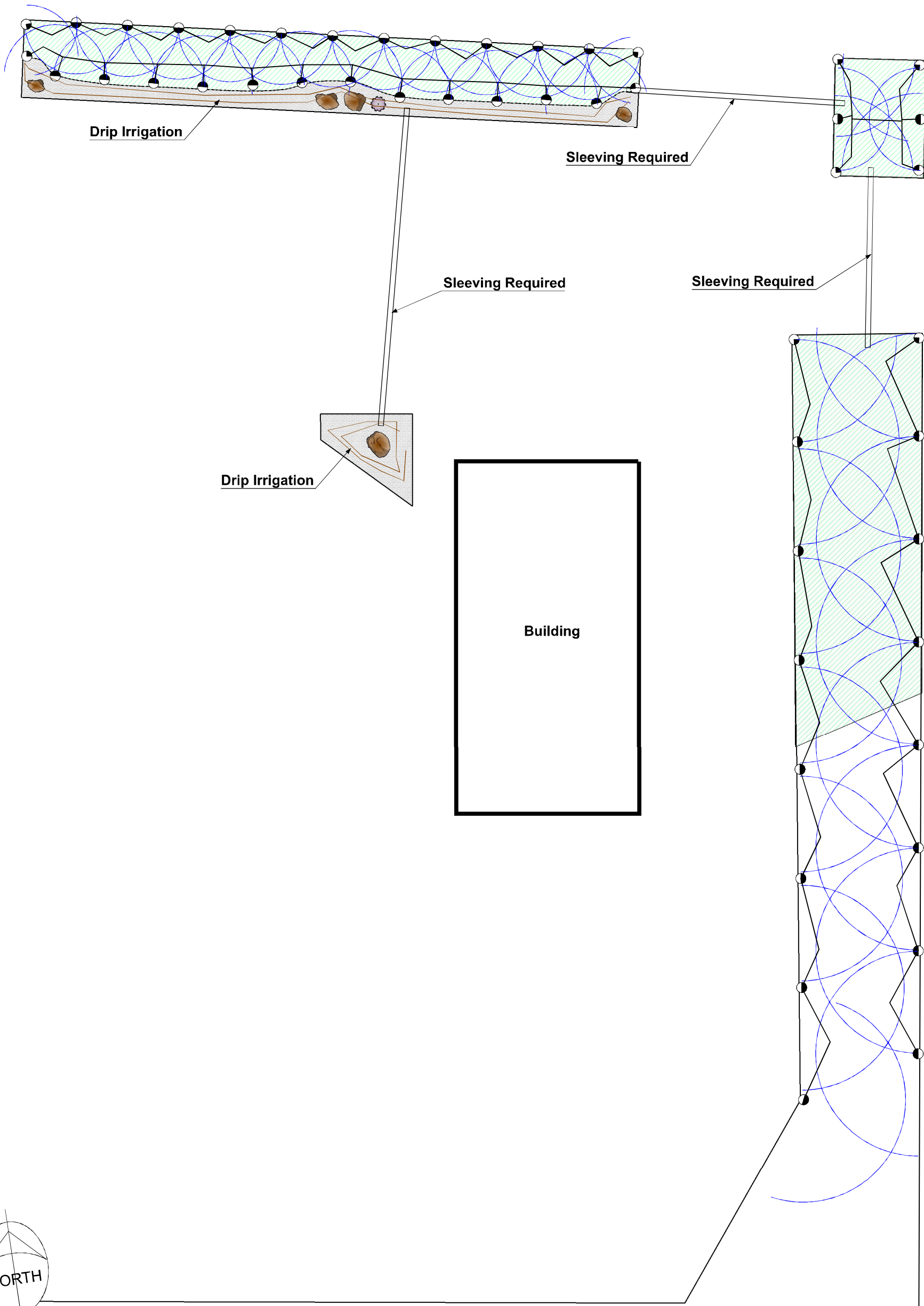


REVISIONS:	None
DATE:	8/18/23
JOB NUMBER:	234
DRAWN BY:	Mark H Swafford
CHECKED BY:	MS
SCALE:	1" = 20' - 0"
SHEET:	1 of 1

**PROJECT:**  
Chicken Express\  
Sanger Texas

**SHEET DESCRIPTION:**  
LANDSCAPE PLAN

**Swafford's Landscape**  
509 Kiowa Dr. East  
Gainesville, TX 76240  
940-580-0126  
mark@swaffordslandscape.com



1" = 20'



SHEET: 1 of 1	SCALE: 1" = 20' - 0"	CHECKED BY: MS	DRAWN BY: Mark H Swafford	JOB NUMBER: 234	DATE: 8/18/23	REVISIONS: None

**PROJECT:**  
Chicken Express\  
Sanger Texas

**SHEET DESCRIPTION:**  
LANDSCAPE PLAN

**Swafford's Landscape**  
509 Kiowa Dr. East  
Gainesville, TX 76240  
940-580-0126  
mark@swaffordslandscape.com





20 TENDERS 2 SIDES  
A GALLON OF TEA  
\$39.99  
HIRING DAY COOK

QT

Item 2.



Item 2.



Item 2.





Item 2.





## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** August 29, 2023  
**FROM:** Shani Bradshaw, Director of Economic Development  
**AGENDA ITEM:** Financial Reports

**SUMMARY:**

- Financial Reports for the period ending June 30, 2023.
- Revenues and expenditures reflect activity from October 1, 2022 through June 30, 2023.
- Sales Tax Collections for July 2023.

**FISCAL INFORMATION:**

Budgeted: NA                      Amount: NA                      GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

NA

**ATTACHMENTS:**

Monthly Financial Report – June 2023  
Revenue Expense Report – June 2023  
Sales Tax Report – July 2023

CITY OF SANGER  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

Item 3.

42 -4B CORPORATION  
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
TAXES	800,000	60,186.38	567,966.57	0.00	232,033.43	71.00
INTEREST	<u>30,000</u>	<u>3,206.50</u>	<u>27,326.05</u>	<u>0.00</u>	<u>2,673.95</u>	<u>91.09</u>
TOTAL REVENUES	830,000	63,392.88	595,292.62	0.00	234,707.38	71.72
<u>EXPENDITURE SUMMARY</u>						
74-TRANSFERS	227,500	0.00	227,500.00	0.00	0.00	100.00
76-4B FUND	644,050	19,654.32	357,505.13	68,830.71	217,714.16	66.20
TOTAL EXPENDITURES	871,550	19,654.32	585,005.13	68,830.71	217,714.16	75.02
REVENUE OVER/ (UNDER) EXPENDITURES	( 41,550)	43,738.56	10,287.49	( 68,830.71)	16,993.22	140.90

CITY OF SANGER  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

Item 3.

42 -4B CORPORATION  
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 75.00

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>TAXES</u>							
00-4325	STATE SALES TAX	<u>800,000</u>	<u>60,186.38</u>	<u>567,966.57</u>	<u>0.00</u>	<u>232,033.43</u>	<u>71.00</u>
TOTAL TAXES		800,000	60,186.38	567,966.57	0.00	232,033.43	71.00
<u>INTEREST</u>							
00-4800	INTEREST INCOME	<u>30,000</u>	<u>3,206.50</u>	<u>27,326.05</u>	<u>0.00</u>	<u>2,673.95</u>	<u>91.09</u>
TOTAL INTEREST		30,000	3,206.50	27,326.05	0.00	2,673.95	91.09
TOTAL REVENUE		830,000	63,392.88	595,292.62	0.00	234,707.38	71.72
		=====	=====	=====	=====	=====	=====

CITY OF SANGER  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

Item 3.

42 -4B CORPORATION  
74-TRANSFERS

% OF YEAR COMPLETED: 75.00

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: 75.00

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	4,869.99	32,466.60	0.00	10,583.40	75.42
76-5125 LONGEVITY PAY	350	0.00	306.00	0.00	44.00	87.43
76-5128 AUTO ALLOWANCE	3,000	250.00	2,250.00	0.00	750.00	75.00
76-5129 CELL PHONE ALLOWANCE	300	25.00	225.00	0.00	75.00	75.00
76-5130 FICA	3,600	390.16	2,663.97	0.00	936.03	74.00
76-5140 RETIREMENT	5,600	672.08	4,053.42	0.00	1,546.58	72.38
76-5150 HEALTH INSURANCE	4,200	353.72	3,185.07	0.00	1,014.93	75.84
76-5160 WORKER'S COMPENSATION	250	25.75	123.41	0.00	126.59	49.36
76-5170 T W C	150	25.75	25.75	0.00	124.25	17.17
TOTAL 51-SALARIES AND BENEFITS	60,500	6,560.95	45,299.22	0.00	15,200.78	74.87
<u>52-SUPPLIES AND MATERIALS</u>						
76-5210 OFFICE SUPPLIES	500	0.00	248.66	0.00	251.34	49.73
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	6.30	6.30	0.00	43.70	12.60
76-5226 MARKETING & PROMOTION	20,000	1,652.60	13,987.03	2,453.11	8,466.08	57.67
76-5235 DUES & SUBSCRIPTIONS	8,000	227.50	4,890.68	1,500.00	1,609.32	79.88
76-5240 CONFERENCES & TRAINING	5,000	700.00	1,655.01	0.00	3,344.99	33.10
TOTAL 52-SUPPLIES AND MATERIALS	38,750	2,586.40	23,552.53	2,050.80	17,248.27	55.49
<u>53-MAINTENANCE AND OPERAT</u>						
76-5332 OFFICE MACHINE LEASE	800	71.23	574.84	0.00	225.16	71.86
TOTAL 53-MAINTENANCE AND OPERAT	800	71.23	574.84	0.00	225.16	71.86
<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	25.00	5,088.33	3,350.00	11,261.67	13.37
76-5450 TECHNICAL SUPPORT	1,000	0.00	0.00	0.00	1,000.00	0.00
76-5452 WEBSITE	0	0.00	6,080.00	5,972.37	107.63	0.00
TOTAL 54-CONTRACT SERVICES	15,000	25.00	11,168.33	9,322.37	13,154.04	12.31
<u>56-GRANT EXPENSES</u>						
76-5603 PROPERTY ENHANCEMENTS IN	50,000	0.00	0.00	0.00	50,000.00	0.00
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	10,410.74	276,910.21	80,203.88	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	65,000	0.00	0.00	0.00	65,000.00	0.00
TOTAL 61-CAPITAL OUTLAY	479,000	10,410.74	276,910.21	80,203.88	121,885.91	74.55



CITY OF SANGER  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JUNE 30TH, 2023

Item 3.

42 -4B CORPORATION  
76-4B FUND

% OF YEAR COMPLETED: 75.00

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	19,654.32	357,505.13	68,830.71	217,714.16	66.20
TOTAL EXPENDITURES	871,550	19,654.32	585,005.13	68,830.71	217,714.16	75.02
	=====	=====	=====	=====	=====	=====
REVENUE OVER/ (UNDER) EXPENDITURES	( 41,550)	43,738.56	10,287.49 (	68,830.71)	16,993.22	140.90

42 -4B CORPORATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
42-00-1000	CLAIM ON CASH	1,865,269.02	
42-00-1010	CKG - 4B CASH (2379694)	203,690.01	
42-00-1013	CD - 4B #653500	22,272.15	
42-00-1014	CD - 4B #659924	21,996.01	
42-00-1015	CD - 4B #664243	22,036.84	
42-00-1016	CD - 4B #673277	21,990.01	
42-00-1017	CD - 4B #686115	22,054.94	
42-00-1018	CD - 4B #689521	22,069.14	
42-00-1019	CD - 4B #694371	22,139.23	
42-00-1020	CD - 4B #697230	22,250.25	
42-00-1021	CD - 4B #699934	22,157.29	
42-00-1022	CD - 4B #702285	21,951.28	
42-00-1023	CD - 4B #706078	21,923.12	
42-00-1024	CD - 4B #720097	21,626.29	
42-00-1025	CD - 4B #720119	21,628.22	
42-00-1153	SALES TAX RECEIVABLE	<u>123,693.13</u>	
		<u>2,478,746.93</u>	
TOTAL ASSETS			2,478,746.93
			=====
LIABILITIES			
=====			
42-00-2000	ACCOUNTS PAYABLE CONTROL	2,603.43	
42-00-2002	RETAINAGE PAYABLE	26,688.35	
42-00-2403	ACCRUED WAGES PAYABLE	1,623.48	
42-00-2409	PREPAID RENTAL INCOME	900.00	
42-00-2900	ENCUMBRANCE	( 93,756.19)	
42-00-2910	RESERVE FOR ENCUMBRANCE	93,756.19	
42-00-2950	DUE TO GENERAL FUND	<u>67,407.54</u>	
	TOTAL LIABILITIES		<u>99,222.80</u>
EQUITY			
=====			
42-00-3015	FUND BALANCE - RESTRICTED	<u>2,361,156.64</u>	
	TOTAL BEGINNING EQUITY	2,361,156.64	
	TOTAL REVENUE	603,372.62	
	TOTAL EXPENSES	<u>585,005.13</u>	
	TOTAL REVENUE OVER/(UNDER) EXPENSES	18,367.49	
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.	<u>2,379,524.13</u>	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		2,478,746.93
			=====

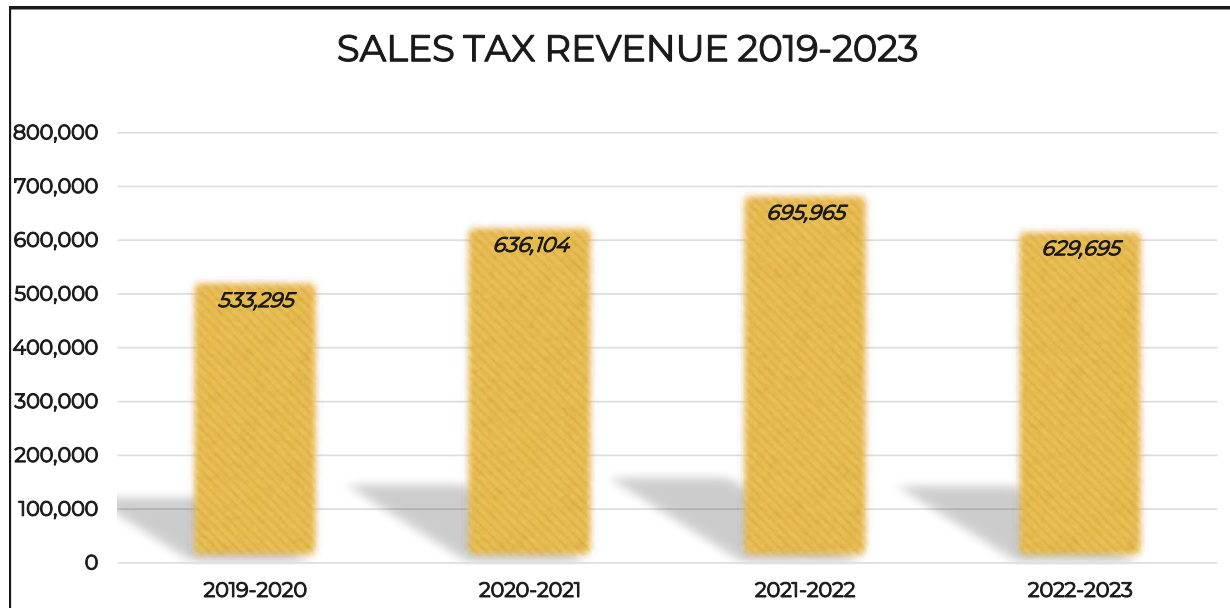
**Sanger Texas Development Corporation**  
**Fund 4B**  
**June 30, 2023**

	<b>Budget</b>	<b>Actual</b>	<b>Percent of Budget</b>
Revenue			
Sales Tax	800,000	567,967	71%
Interest Income	30,000	27,326	91%
Total Revenue	<u>830,000</u>	<u>595,293</u>	<u>72%</u>
Expenditures			
Salaries and Benefits	60,500	45,299	75%
Transfer to Debt Service Fund	227,500	227,500	100%
Supplies and Materials	38,750	23,553	61%
Maintenance and Operation	800	575	72%
Contract Services	15,000	11,168	74%
Grant Expenses	50,000		0%
Capital Outlay	<u>479,000</u>	<u>276,910</u>	<u>58%</u>
Total Expenditures	<u>871,550</u>	<u>585,005</u>	<u>67%</u>
Revenues Over Expenditures	<u>(41,550)</u>	<u>10,287</u>	
Cash in Bank - Checking			203,690
Certificate of Deposit			286,095
Claim on Cash			<u>1,865,269</u>
Total Cash			2,355,054

## 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	61,729	629,695
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		
<b>TOTAL</b>	<b>533,295</b>	<b>533,295</b>	<b>636,104</b>	<b>636,104</b>	<b>695,965</b>	<b>695,965</b>	<b>629,695</b>	
<b>BUDGE</b>	<b>385,000</b>	<b>148,295</b>	<b>462,500</b>	<b>173,604</b>	<b>600,000</b>	<b>95,965</b>	<b>800,000</b>	<b>(800,000)</b>

July			Year To Date		
Actual	Actual	%	Actual	Actual	%
2022	2023	Change	2022	2023	Change
\$ 56,987	\$ 61,729	8%	\$ 575,845	\$ 629,695	9%





## 4B DEVELOPMENT CORPORATION COMMUNICATION

**DATE:** August 29, 2023

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Director's Report

**SUMMARY:**

- Miracle League Field Project
  - Staff met with Jeff Fisher, Executive Director on Tuesday, August 22, 2023, to discuss the project.
  - Ryan Nolting, Parks Director has submitted an application for membership to The Miracle League.
  - Staff is waiting on a package that will provide field layout, design, and basic details that will be helpful as we move forward with the project.
  - An RFQ for Design Services will more than likely be presented to City Council in October.
- Downtown Park Project
  - On Monday, August 21, 2023, the City Council approved an RFP for Conceptual Renderings for the Downtown Park.
  - A Public Hearing by the 4B will be held on Tuesday, September 26<sup>th</sup> for Conceptual Renderings not to exceed \$75,000. The meeting will be held at the Historic Church.
- Other Economic Development Updates

**FISCAL INFORMATION:**

Budgeted: NA                      Amount: NA                      GL Account: NA

**RECOMMENDED MOTION OR ACTION:**

NA

**ATTACHMENTS:**