

4A INDUSTRIAL DEVELOPMENT BOARD

MEETING AGENDA

AUGUST 04, 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.

DISCUSSION ITEMS

- [1.](#) Workforce grant opportunities for Sanger businesses.

CONSENT AGENDA

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

- [2.](#) Consideration and possible action on 4A minutes from 04-07-2026.

REPORTS

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

- [3.](#) Financial Reports.

FUTURE AGENDA ITEMS

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

on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Board or at the call of the President.

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Sanger Industrial Development Corporation Board of Directors 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).

Potential economic development agreement for Project Gotham.

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 July 28, 2026, by 4:00 PM.

Shani Bradshaw, Director of Economic Development

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



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: August 4, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Workforce grant opportunities for Sanger businesses.

SUMMARY:

- Discuss potential workforce development grant programs that could benefit Sanger businesses.
- At the request of Board President during the previous meeting, staff researched potential workforce grant opportunities and programs offered by other economic development corporation.
- Staff will present the information and facilitate discussion regarding whether a similar program may be beneficial in Sanger.

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

- Grants and Programs

Sanger Industrial Development Corporation (Type A)

Potential New Programs & Community Engagement Initiatives

Purpose

The Sanger Industrial Development Corporation (SIDC) has expressed interest in becoming more visible and engaged within the community while continuing to operate within the legal authority granted to Type A Economic Development Corporations under Chapters 501, 504, and 505 of the Texas Local Government Code.

This document outlines potential programs, grants, and initiatives that could increase SIDC's community impact while supporting economic development, workforce development, primary job creation, and business expansion.

Understanding Type A Limitations

Type A corporations are primarily intended to support:

- Primary job creation and retention
- Manufacturing and industrial development
- Distribution and logistics facilities
- Workforce development and job training
- Research and development
- Infrastructure supporting new or expanded business enterprises
- Business recruitment and expansion
- Corporate headquarters and office development

Unlike Type B corporations, Type A corporations generally cannot fund parks, community events, beautification projects, recreational facilities, tourism projects, or general quality-of-life initiatives unless separately authorized by voters.

Existing SIDC Programs

Current initiatives already supporting Type A objectives include:

SWAG Workforce Development Program

- Career and Technical Education support
- Industry certifications
- Workforce pipeline development
- Partnership with SISD and Sanger Education Foundation

Business Retention & Expansion (BRE)

- Business outreach
- Expansion assistance
- Business support services

Business Recruitment Efforts

- Site marketing
- Trade show attendance
- Prospect engagement
- Workforce promotion

Recommended New Programs

Tier 1: High Impact / Easy to Implement

1. Workforce Training Grant Program

Purpose:

Assist Sanger businesses with employee training and professional development.

Eligible Uses:

- Industry certifications
- OSHA training
- CDL training
- Leadership development
- Technical certifications
- Continuing education

Potential Structure:

- Up to \$2,500 per business annually
- 50/50 matching requirement
- Reimbursement basis

Benefits:

- Supports workforce development
- Helps local businesses retain employees
- Creates measurable outcomes

Example:

The Colony EDC's Assisting Continued Education (ACE) Grant reimburses workforce training expenses for local employers.

2. Industry Credential Scholarship Program

Purpose:

Increase the number of skilled workers entering high-demand careers.

Eligible Programs:

- Welding
- HVAC
- Electrical
- Industrial Maintenance
- CDL
- Healthcare Certifications

Potential Structure:

- Scholarships ranging from \$500-\$2,000
- Recipients agree to work locally after certification

Benefits:

- Addresses workforce shortages
- Creates local talent pipeline
- Highly visible community program

3. SIDC Business Ambassador Program

Purpose:

Increase board member engagement with local businesses.

Activities:

- Quarterly business visits
- Workforce discussions
- Expansion opportunity identification
- Business climate feedback

Benefits:

- Stronger relationships with employers
- Better understanding of business needs
- Increased board visibility

Tier 2: Medium Complexity / High Impact

4. Business Expansion Grant Program

Purpose:

Support local companies that are creating jobs and investing in Sanger.

Eligible Uses:

- Equipment purchases
- Machinery
- Technology upgrades
- Facility expansion

Potential Structure:

- Performance-based reimbursement
- Job creation requirements
- Capital investment requirements

Benefits:

- Supports existing employers
- Encourages reinvestment
- Creates measurable economic impact

5. Manufacturing Innovation Grant

Purpose:

Encourage modernization and productivity improvements.

Eligible Uses:

- Automation
- Robotics

- Production equipment
- Manufacturing technology

Potential Structure:

- Matching grant
- Job retention requirement
- Productivity improvement metrics

Benefits:

- Supports industrial growth
- Increases competitiveness
- Encourages expansion

6. Teacher & Counselor Externship Program

Purpose:

Expose educators to local career opportunities.

Activities:

- Summer industry tours
- Job shadowing
- Workforce presentations

Benefits:

- Stronger workforce alignment
- Better student career awareness
- Partnership with SISD

Tier 3: Long-Term Strategic Initiatives

7. Site Readiness Assistance Program

Purpose:

Prepare development sites for future investment.

Eligible Activities:

- Engineering studies
- Utility analysis

- Environmental assessments
- Site planning

Benefits:

- Improves marketability of sites
- Supports recruitment efforts
- Creates long-term development opportunities

8. Revolving Loan Fund

Purpose:

Provide low-interest financing for qualified economic development projects.

Eligible Uses:

- Equipment
- Expansion projects
- Building improvements
- Startup costs for eligible primary businesses

Benefits:

- Sustainable funding source
- Encourages private investment
- Unique economic development tool

Challenges:

- Requires administration and oversight
- Higher legal and financial complexity

Examples from Other Texas Communities

The Colony EDC

Programs:

- Assisting Continued Education (ACE) Grant
- Business Retention and Augmentation Grant (BRAG)

Focus:

- Workforce training
- Equipment purchases
- Business expansion

Allen EDC

Program:

- Small Business Grant Program

Focus:

- Primary employers
- Equipment
- Training
- Expansion
- Relocation

Midland Development Corporation

Focus Areas:

- Business retention and expansion
- Workforce development
- Site development
- Industrial recruitment

Floydada EDC

Program:

- Workforce Development Center

Focus:

- Workforce training
- Employer training assistance
- Career development

Recommended Priorities for SIDC

Immediate (FY 2026-2027)

1. Workforce Training Grant Program
2. Business Ambassador Program
3. Industry Credential Scholarship Program

Near-Term

4. Business Expansion Grant Program
5. Teacher Externship Program

Long-Term

6. Site Readiness Assistance Program
7. Revolving Loan Fund

Questions for Legal Counsel

Prior to implementation, SIDC should seek legal review regarding:

- Eligibility requirements for workforce scholarships
- Grant performance agreements
- Repayment provisions
- Primary job requirements
- Public benefit standards
- Revolving loan authority
- Eligible business classifications

Conclusion

The most practical opportunities for SIDC to increase community visibility while remaining firmly within Type A authority are workforce development, business retention and expansion, industry credential programs, and employer training assistance.

These initiatives would provide direct benefits to Sanger businesses, strengthen the local workforce pipeline, increase board engagement, and create measurable economic development outcomes while minimizing legal risk.



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: August 4, 2026

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on 4A minutes from 04-07-2026.

SUMMARY:

Consideration and possible action on 4A minutes from 04-07-2026

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

4A minutes from 04-07-2026.

4A INDUSTRIAL DEVELOPMENT BOARD

MEETING MINUTES



APRIL 7, 2026, 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 6:10 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
Economic Development Coordinator Morgan Miller

INVOCATION AND PLEDGE

Board Member Fincher lead the Invocation and Pledge.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1. Consideration and possible action on Type A minutes from 02-03-2026.

Motion to approve the minutes from 02-03-2026 as presented was made by Board Member McAlister, Seconded by Board Member Gann.

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

2. Consideration and possible action on Type A minutes from 03-09-2026.

Motion to approve the minutes from 03-09-26 as presented was made by Board Member McAlister, Seconded by Board Member Gann.

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

ACTION

3. Consideration and possible action on the Type A Fiscal Year 2026-2027 Budget.

Motion to approve the Type A Fiscal Year 2026-2027 Budget was made by Board Member Allison, seconded by Board Member McAlister.

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

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

Motion to approve the Economic Development Strategic Plan was made by Board Member McAlister, seconded by Board Member Allison

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

REPORTS

5. Financial Reports

Director Bradshaw goes over the financial reports.

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

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

Board convened into executive session at 7:32 p.m.

RECONVENE INTO REGULAR SESSION

Board reconvened into open session at 7:33 p.m.

No action taken.

ADJOURN

As there were no further items on the agenda, Board Member Fincher adjourned the meeting at 7:33 p.m.



4A INDUSTRIAL DEVELOPMENT BOARD COMMUNICATION

DATE: August 4, 2026
FROM: Shani Bradshaw, Director of Economic Development
AGENDA ITEM: Financial Reports.

SUMMARY:

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

FISCAL INFORMATION:

Budgeted: NA Amount: NA GL Account: NA

RECOMMENDED MOTION OR ACTION:

NA

ATTACHMENTS:

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

Sanger Texas Industrial Development Corporation
Fund Type A
June 30, 2026

	Budget	Actual	Percent of Budget
Revenue			
Sales Tax	\$ 962,500.00	\$ 807,557.49	84%
Interest Income	\$ 95,000.00	\$ 96,897.91	102%
Grants			
Total Revenue	<u>\$ 1,057,500.00</u>	<u>\$ 904,455.40</u>	<u>86%</u>
Expenditures			
Salaries & Benefits	\$ 123,500.00	\$ 90,275.49	73%
Supplies & Materials	\$ 95,000.00	\$ 45,304.80	48%
Maintenance & Operations	\$ 1,900.00	\$ 540.45	28%
Contract Services	\$ 139,000.00	\$ 64,577.75	46%
Capital Outlay	\$ -	\$ -	#DIV/0!
Grant Expenses	\$ 250,000.00		0%
Transfers	\$ 15,000.00	\$ 15,000.00	100%
Utilities	\$ 250.00	\$ 188.52	75%
Total Expenditures	<u>\$ 624,650.00</u>	<u>\$ 215,887.01</u>	<u>35%</u>
Revenues Over Expenditures	<u>\$ 432,850.00</u>	<u>\$ 688,568.39</u>	
Claim on Cash - First United		\$ 4,475,397.39	
Cash in Bank - Prosperity		\$ 333,942.30	
Money Market - Prosperity		\$ 2,177,943.39	
Certificate of Deposit		\$ 105,082.10	
Total Cash		<u>\$ 7,092,365.18</u>	

Sales Tax Report - June 2026

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

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

