

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

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 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

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 January, 19, at 8:15 AM.

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.