

# 4B DEVELOPMENT CORPORATION

## MEETING MINUTES

OCTOBER 18, 2022, 6:00 PM



**4B DEVELOPMENT CORPORATION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

There being a quorum, Beverly Howard called the meeting to order at 6:03 p.m.

### **BOARD MEMBERS PRESENT**

Board Member, Place 1	Guy Saenz
Board Member, Place 3	Stephanie Wood
Board Member, Place 4	Beverly Howard
Board Member, Place 6	Eddie Piercy
Board Member, Place 7	Carrie Bilyeu

### **BOARD MEMBERS ABSENT**

Board Member, Place 2	John Payne
Board member, Place 5	Jeff Springer

### **STAFF MEMBER PRESENT**

Director of Economic Development Shani Bradshaw

### **INVOCATION AND PLEDGE**

Beverly Howard led the board in the Invocation and Pledge.

### **CITIZENS COMMENTS**

No citizens came forward to speak.

### **CONSENT AGENDA**

1. Consideration and possible action on the revised minutes from the June 28, 2022 meeting.

2. Consideration and possible action on the revised minutes from the July 26, 2022 meeting.
3. Consideration and possible action on the minutes from the August 23, 2022 meeting.

Motion to approve the Consent Agenda was made by Board Member Piercy, Seconded by Board Member Bilyeu.

Voting Yea: Board Member Saenz, Board Member Wood, Board Member Howard.  
Motion passes unanimously.

## **REPORTS**

### **Director of Economic Development**

4. Porter Park Update

Director Bradshaw gives a brief update.

5. Bolivar Revival Façade Grant Update

Director Bradshaw lets the board know the applicant withdrew the application.

6. Financial Reports

Director Bradshaw gives a brief update.

## **DISCUSSION ITEMS**

7. Discussion on developing an Action Plan for the Sanger Texas Development Corporation

Director Bradshaw provides an example of the 4A Action Plan and explains that the Action Plan helps to identify and prioritize goals and objectives that will provide direction for the board and staff. Shani explains that the board will participate in a SWOT analysis and prioritize goals and objectives. Shani asked the board to consider allowing her to engage with a consultant to create the Action Plan. Eddie Piercy would like to see this item placed on the next agenda for approval. Guy Saenz said the plan would provide direction for the board to help promote Sanger and he sees the benefit of the Action Plan. Carrie said it is a great plan and will keep the board focused and give a concrete look at what the board has done.

8. Discussion on the Jeremy PUNCHES Farming Lease

Board Member Stephanie Woods said she would not be opposed to extending the lease since the board does not know when the project will start. Eddie Piercy would like to know if we could consider a month-to-month lease. Guy Saenz asked what the market value is on the land and how much could we charge per acre. SW asked about a timeline for leasing and inquired about leasing out the portion of land that will not be utilized for the Miracle field project.

### **FUTURE AGENDA ITEMS**

Miracle Field  
Action Plan for 4B

### **ADJOURN**

There being no further items Board Member Howard adjourns the meeting at 6:39 P.M.