

4B DEVELOPMENT CORPORATION

MEETING MINUTES

MARCH 26, 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 6:01 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 1 Guy Saenz

Board Member, Place 2 John Payne

Board Member, Place 3 Matt Fuller

Board Member, Place 6 Eddie Piercy

BOARD MEMBERS ABSENT

Board Member, Place 4 Beverly Howard- Arrived @ 6:07 p.m.

Board Member, Place 5 Jeff Springer

Board Member, Place 7 Carrie Bilyeu

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.

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 01-23-24.
2. Consideration and possible action on 4B minutes from 02-27-24.
3. Consideration and possible action on 4B minutes from 03-18-24.

Board Member Piercy makes a motion to approve the consent agenda as shown. Board Member Fuller seconded the motion. Voting Yea: Board Member Payne, Board Member Saenz. The motion passes unanimously.

PUBLIC HEARING ITEMS

4. Conduct a Public Hearing on expenditures for conceptual renderings for Porter Sports Park Phase 2 in an amount not to exceed \$80,500.

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

5. Consideration and possible action on expenditures for conceptual renderings for Porter Park Phase 2 in an amount not to exceed \$85,000.

Director Shani Bradshaw requested to correct the amount to \$80,500.

Motion to approve the expenditures for conceptual renderings for Porter Park Phase 2 in an amount not to exceed \$80,500 was made by Board Member Piercy. Seconded by Board Member Saenz. Voting Yea: Board Member Payne, Board Member Fuller. The motion passes unanimously.

6. Consideration and possible action on amending the Property Enhancement Incentive application for 204 Bolivar.

Motion to approve amending the Property Enhancement Incentive application for 204 Bolivar was made by Board Member Piercy. Seconded by Board Member Fuller. Voting Yea: Board Member Payne, Board Member Saenz, Board Member Howard. The motion passes unanimously.

7. Consideration and possible action on a strategic plan.

Director Shani Bradshaw discussed the item.

Board Member Saenz recommended beginning RFP process.

Motion for Director Bradshaw to begin the RFP process for a strategic plan was made by Board Member Fuller. Seconded by Board Member Saenz. Voting Yea: Board Member Piercy, Board Member Howard. Board Member Payne abstained. The motion passes 4 to 1.

REPORTS

8. Financial Reports.

Director Bradshaw goes over the financial report.

9. Director's Report.

Director Bradshaw goes over the financial report. Board Member Fuller and Board Member Howard gave updates regarding the City Council workshop.

FUTURE AGENDA ITEMS

There were no future items discussed.

ADJOURN

Board Member Payne adjourned the meeting at 6:50 PM.