4B DEVELOPMENT CORPORATION

MEETING MINUTES

APRIL 28, 2026, 6:00 PM

4B DEVELOPMENT CORPORATION WORK SESSION
DEVELOPMENT SERVICES BUILDING – 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

As there was a quorum Board Member Payne called the work session to order at 6:00 P.M.

BOARD MEMBERS PRESENT

Board member, Place 1	Lee Allison
Board Member, Place 2	John Payne
Board Member, Place 3	Matt Fuller
Board Member, Place 4	Beverly Howard
Board Member, Place 5	Dennis Dillon
Board Member, Place 6	Eddie Piercy
Board Member, Place 7	Carrie Bilyeu

BOARD MEMBER ABSENT

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw
Economic Development Coordinator Morgan Miller

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw.

INVOCATION AND PLEDGE

Invocation and Pledge was led by Board Member Payne.

CITIZENS COMMENTS

No citizens came forward to speak.

CONSENT AGENDA

1-4. Consideration and possible action on 4B minutes from 11-06-25, 2-09-2025, 01-15-2026, AND 03-19-2026.

Motion to approve the consent agenda as shown was made by Board Member Fuller. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

ACTION ITEMS

5. Consideration on possible action on the 4B Fiscal Year 2026-2027 Budget.

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

Motion to approve the Economic Development Strategic Plan as shown was made by Board Member Dillon. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Fuller. The motion passes unanimously.

7. Consideration and possible action on Property Enhancement Incentive application for 412 N. 5th Street.

Motion to approve the 412 N. 5th St. Property Enhancement Incentive Application as shown was made by Board Member Fuller. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

8. Consideration and possible action on Property Enhancement Incentive application 400 Bolivar St.

Motion to approve the 400 Bolivar St. Property Enhancement Incentive Application as shown was made by Board Member Dillon. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

9. Consideration and possible action on Property Enhancement Incentive application for 402 Bolivar St.

Motion to approve the 402 Bolivar St. Property Enhancement Incentive Application was made by Board Member Fuller. Seconded by Board Member Piercy.

Voting Yea: Board Member Payne, Board Member Allison, Board Member Bilyeu, and Board Member Howard, and Board Member Dillon. The motion passes unanimously.

ADJOURN THE WORK SESSION

Board Member Payne adjourned the work session at 7:19 p.m.