



4B DEVELOPMENT CORPORATION COMMUNICATION

DATE: December 9, 2025

FROM: Shani Bradshaw, Director of Economic Development

AGENDA ITEM: Consideration and possible action on expenditures and transfer of funds not to exceed \$1,080,100 of the Type B Sanger Texas Development Corporation funds to the City of Sanger for the Miracle League Project.

SUMMARY:

Halff Associates has submitted a proposed Scope of Services for the Porter Park East Sports Complex (Phase 1) located on approximately 50 acres east of IH-35 and west of Cowling Road along Duck Creek. The proposal includes Schematic Design and Construction Documents (PS&E) for Phase 1 of the multi-phase park project, consistent with the previously developed Master Plan.

The submission includes:

- Attachment A – Basic Scope of Services (Landscape Architecture and Engineering)
- Attachment B – Exclusions and Optional Additional Services
- Attachment C – Project Exhibit/Master Plan
- Attachment D – Estimated Project Schedule

A primary objective of this Scope of Services is to initiate the design of the City's first Miracle League Field, which is included as part of the Porter Park East Phase 1 development. Acceptance of this Scope of Services will officially launch the park project and ensure that the Miracle League project begins.

The Board has expressly stated its desire to fund this project, specifically to support the advancement of the Miracle League Field. The Board's commitment to transfer funds is directly tied to advancing the Miracle League Field component, recognizing its significant community impact and the importance of moving this inclusive recreation facility into the design phase.

FISCAL INFORMATION:

Although this item was not originally budgeted, sufficient funds are available within the SEDC Type B fund balance to support this Scope of Services. Funds will be transferred upon approval.

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval.

ATTACHMENTS:

- Scope of Services.