4B DEVELOPMENT CORPORATION

MEETING MINUTES

AUGUST 26, 2025, 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 6:08 p.m.

BOARD MEMBERS PRESENT

Board Member, Place 1 Lee Alison

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 MEMBERS ABSENT

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw, and Coordinator or Economic Development Morgan Miller

INVOCATION AND PLEDGE

Invocation was led by Board Member Dillon, and pledge was led by Board Member Payne.

CITIZENS COMMENTS

No citizens came forward to speak.

DISCUSSION ITEMS

1. Discussion regarding recognition for former board member's service.

    Board Member Payne read the item. Director Bradshaw presented the item.

CONSENT AGENDA

2. Consideration 4B minutes from 05/29/2025.

   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 Allison, Board Member Fuller, Board Member Dillon, and Board Member Bilyeu. The motion passes unanimously.

PUBLIC HEARING ITEMS.

3. Conduct a Public Hearing on expenditures for an economic development strategic plan in the amount not to exceed $40,000.

   Board member Payne opened the Public Hearing at 6:17.

   Director Shani Bradshaw provided an overview of the item.

   Board member Payne closed the Public Hearing at 6:18.

ACTION ITEMS

4. Consideration and possible action for an economic development strategic plan in the amount not to exceed $40,000.

   Motion to approve an economic development strategic plan in the amount not to exceed $40,000 was made by Board Member Piercy. Seconded by Board Member Fuller.

   Voting Yea: Board Member Dillon, Board Member Howard, Board Member Alison, and Board Member Bilyeu. Board Member Payne abstained.

5. Consideration and possible action to approve and authorize the execution of service agreement with Civic Solutions Partnership, LLP for the development of an Economic Development Strategic Plan, subject to City Council approval.

   Director Bradshaw presented the item and distributed handouts.

   Comments were made and questions were asked by Board Member Fuller, Board Member Alison and Board Member Payne. Director Bradshaw responded.

   Motion to approve the service agreement with Civic Solutions Partnership, LLP for the development of an Economic Development Strategic Plan, was made by Board Member Piercy. Seconded by Board Member Fuller.

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

6. Consideration and possible action on amending the Property Enhancement Incentive Grant for 202 Bolivar.

   Director Bradshaw provided an update and requested that the board consider tabling the item to allow the applicant's contractor time to correct the invoice.

   Motion to table the item for later date made by Piercy. Second by Board Member Fuller.

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

7. Consideration and possible action on electing officers for the Sanger TX Development Corporation Board.

   Board Member Piercy nominated Board Member Payne for President. Board Member Fuller nominated Board Member Piercy for Vice President.

   Motion to approve nominations made by Board Member Howard. Seconded by Board Member Bilyeu.

   Voting Yea: Board Member Dillon, Board Member Fuller, Board Member Piercy, Board Member Alision, and Board Member Payne. The motion passed unanimously.

REPORTS

8. Financial Reports.

   Director Bradshaw goes over the financial report.

FUTURE AGENDA ITEMS

   No future items were discussed.

ADJOURN

   As there were no further items on the agenda Board Member Payne adjourned the meeting at 7:09 p.m.