

4B DEVELOPMENT CORPORATION

MEETING MINUTES

FEBRUARY 25, 2025, 6:05 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 6:05 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 Jeff Springer

Board Member, Place 7 Carrie Bilyeu

BOARD MEMBERS ABSENT

Board Member, Place 6 Eddie Piercy

STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw, Director of Parks & Recreation Ryan Nolting, and Secretary Shelley Warner

INVOCATION AND PLEDGE

Invocation and pledge were led by Board Member Springer.

CITIZENS COMMENTS

No citizens came forward to speak.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

1. Special presentation by Alexa Reaves on behalf of Girl Scout Troop #7847.

Item was postponed until next meeting.

DISCUSSION ITEMS

2. Porter Park II Update.

Director Shani Bradshaw provided an overview of the item. Parks & Recreation Director, Ryan Nolting, gave a presentation and showed a video of the proposed park layout.

Board Member Springer, Board Member Payne, and Board Member Fuller asked questions. Director Nolting responded.

CONSENT AGENDA

3. Consideration 4B minutes from 10/22/2024.

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

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

ACTION ITEMS

4. Consideration and possible action on Property Enhancement Incentive application for 202 Bolivar Street.

Director Bradshaw presented the item noting that the proposed paint does not meet façade standard. Staff recommends approval in the amount of \$8,350.48, which excludes painting of the front and back of building.

Motion to approve the Property Enhancement Incentive application for 202 Bolivar Street in the amount of \$8,350.48, which excludes painting of the front and back of building, was made by Board Member Payne. Seconded by Board Member Howard.

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

5. Consideration and possible action on amending the Property Enhancement Incentive application for 315 N. 5th Street.

Director Bradshaw presented the item. Staff recommends approval in the amount \$2,165.00.

Motion to approve the Property Enhancement Incentive application for 315 N. 5th Street in the amount of \$2,165.00 was made by Board Member Howard. Seconded by Board Member Bilyeu.

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

6. Consideration and possible action on future board meeting dates.

Board Member Payne opened the discussion. Board Member Springer recommended meeting as needed, but no less than quarterly.

Motion to approve the change of future 4B Development Corporation meeting dates to as needed, but no less than quarterly, was made by Board Member Springer. Seconded by Board Member Fuller.

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

REPORTS

7. Financial Reports.

Director Bradshaw goes over the financial report.

8. Director's Report.

Director Bradshaw provides an update.

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 7:06 p.m.