

4A INDUSTRIAL DEVELOPMENT BOARD

MEETING MINUTES

DECEMBER 2, 2025, 6:00 PM



4A INDUSTRIAL DEVELOPMENT BOARD REGULAR MEETING
DEVELOPMENT SERVICES BUILDING – 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE MEETING TO ORDER AND ESTABLISH A QUORUM

As there was a quorum Board Member Fincher called the meeting to order at 6:01 P.M.

BOARD MEMBERS PRESENT

Board member, Place 1	Jofree Fincher
Board Member, Place 2	Sue Allison
Board Member, Place 3	Shannon Gann
Board Member, Place 4	Nancy McAlister

BOARD MEMBERS ABSENT

Board Member, Place 5	Greg Taylor
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STAFF MEMBERS PRESENT

Director of Economic Development Shani Bradshaw

INVOCATION AND PLEDGE

Board Member Fincher lead the Invocation and Pledge.

CITIZENS COMMENTS

No citizens came forward to speak.

DISCUSSION ITEMS

1. Presentation and Update on the Automotive Technology Program by Brent Holzer.

Brent Holzer and James Turbeville provided an update on the Automotive Technology Program.

2. Discussion on Municipal Development District (MDD).

Director Bradshaw provided an update on MDDs.

CONSENT AGENDA

3. Consideration and possible action on 4A minutes from 10-14-2025.
4. Consideration and possible action on 4A minutes from 11-17-2025.

Motion to approve the consent agenda as presented was made by Board Member McAllister, Seconded by Board Member Gann.

Voting Yea: Board Member Fincher and Board Member Allison. The motion passed unanimously.

REPORTS

5. Financial Reports

Director Bradshaw goes over the financial reports.

6. Director's Report

Director Bradshaw provides update on economic development activities.

FUTURE AGENDA ITEMS

No items were discussed.

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Sanger Industrial Development Board Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Multiple sites located east of I-35

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;

This chapter does not require a governmental body to conduct an open meeting; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental

body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

Project Lion

Board convened into executive session at 7:15 p.m.

RECONVENE INTO REGULAR SESSION

Board reconvened into open session at 8:30 p.m.

No action taken.

ADJOURN

As there were no further items on the agenda Board Member Fincher adjourned the meeting at 8:30 p.m.