

# **4B DEVELOPMENT CORPORATION**

## **MEETING MINUTES**

**JULY 23, 2024, 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 6:03 p.m.

### **BOARD MEMBERS PRESENT**

Board Member, Place 2 John Payne

Board Member, Place 4 Beverly Howard

Board Member, Place 6 Eddie Piercy

Board Member, Place 7 Carrie Bilyeu

### **BOARD MEMBERS ABSENT**

Board Member, Place 3 Matt Fuller

Board Member, Place 5 Jeff Springer

Board Member, Place 1 Vacant

### **STAFF MEMBERS PRESENT**

Director of Economic Development Shani Bradshaw, Secretary Shelley Warner

### **INVOCATION AND PLEDGE**

Invocation and pledge were led by Board Member Payne.

### **CITIZENS COMMENTS**

No citizens came forward to speak.

### **CONSENT AGENDA**

1. Consideration and possible action on 4B minutes from 06/18/2024.

Motion to approve the consent agenda as shown was made by Board Member Piercy. Seconded by Board Member Bilyeu. Voting Yea: Board Member Howard, and Board Member Payne. The motion passes unanimously.

## **ACTION ITEMS**

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

Director Bradshaw presented the item.

Motion to approve the Property Enhancement Incentive application for 315 N. 5<sup>th</sup> Street in the amount of \$6,960.00 was made by Board Member Payne. Seconded by Board Member Bilyeu. Voting Yea: Board Member Piercy and Board Member Howard. The motion passes unanimously.

## **REPORTS**

3. Financial Reports.

Director Bradshaw goes over the financial report.

## **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, the 4B Sanger Texas Development Corporation Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

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).

- Grocery Store

Board Member Payne convened the meeting into Executive Session at 6:09 p.m.

## **RECONVENE INTO REGULAR SESSION**

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

Board Member Payne reconvened the meeting at 6:39 p.m.

Board member Payne made a motion to authorize the Director of Economic Development to negotiate and execute an Incentive Agreement on behalf of the Sanger Texas Development Corporation with a Grocery Store seeking to locate within the City of Sanger. Board Member Piercy seconded the motion. Voting Yea: Board Member Howard, and Board Member Bilyeu. The motion passes unanimously.

#### **FUTURE AGENDA ITEMS**

No future items were discussed.

#### **ADJOURN**

As there were no further items on the agenda Board Member John Payne adjourned the meeting at 6:45 p.m.