

MINUTES: 4B DEVELOPMENT CORPORATION  
March 23, 2015

PRESENT: John Payne, Beverly Branch, Beverly Howard, Will Dutton, Christy Crutsinger, and Jeff Springer

STAFF

PRESENT: Mike Brice, City Manager; Alina Ciocan, Economic Development Director; Jennifer Shumate, Administrative Assistant

1. Meeting called to order.
  - John Payne called the meeting to order at 5:59 p.m.
2. Approve Minutes: January 26, 2015.
  - Motion made by Beverly Branch to approve minutes as presented. Motion seconded by Will Dutton. Motion carried unanimously.
3. Discuss Financial Priorities for Future Park Development.
  - A decision was made by all to combine all agenda items into one discussion. So item 3, 4, and 5 were all discussed at one time.
  - Financials were reviewed with a determination that about \$83,500.00 is available to spend each year with about \$479,000.00 currently in the bank available to spend. However, it was reminded by Mr. Brice that approximately \$250,000.00 was committed to a CD to save for future use a few years ago.
  - The four acres of park land that was previously discussed is no longer available to the City of Sanger due to the cost of the land versus the actual valued cost according to the owner.
  - Mr. Brice and Mrs. Ciocan asked for direction on what the board would like to do in terms of prioritizing projects.
  - Discussion ensued regarding future park developments. Mr. Dutton stated concerns about having parks and park updating go stale for 10 years while waiting for the bond payments to be paid. Mr. Payne expressed concern that smaller projects set us further away from the big project on the East of I-35 that will help draw people into the City of Sanger and benefit the current residents. The question was asked by Mr. Payne if the priorities could be adjusted to show progress at the Park East of I-35 while still staying in the current budget. Mr. Brice provided several suggestions. Lighting walking paths along with a parking lot was also discussed as an option for this currently unused park space.
  - The Board asked for updated costs on 1) 3,500 L.F. Hike and Bike Trail, 2) Playground Area, 3) Parking Lot, 4) Pedestrian Bridge, and 5) Nine Hole Disc Golf Course to possibly be Phase 1 of this park.
  - Mike Brice advised that staff would review the numbers and see what options we might have available to begin this park.
4. Consider, Discuss and Possibly Act on Purchase of Approximately 4 Acres of Park Land.
  - Discussed in Item #3.
5. Review Financials.
  - Discussed in Item #3.
6. Meeting Adjourned.
  - Motion to adjourn at 6:30pm was made by Jeff Springer. Motion carried unanimously.