



**MINUTES: 4B Development Corporation**  
March 30, 2016

**PRESENT:** Beverly Branch, Beverly Howard, Will Dutton, Barbara Martin and Jeff Springer

**ABSENT:** John Payne and Christy Crutsinger

**OTHERS**

**PRESENT:** Mayor Thomas Muir; City Manager Mike Brice; Director of Economic Development Alina Ciocan; Parks Director James Berman; Administrative Assistant Jennifer Shumate

**1. Meeting called to order at 6:00 p.m.**

**2. Approve Minutes: October 26, 2015.**

Motion made by Beverly Howard to approve minutes as presented. Motion seconded by Beverly Branch.  
Motion carried unanimously.

**3. Election of Officers.**

Will Dutton made a motion that the officers remain the same as current with the addition of Beverly Howard as Treasurer. Jeff Springer seconded the motion.

Current officers are as follows:

John Payne – President  
Barbara Martin – Vice President  
Beverly Branch – Secretary  
Beverly Howard – Treasurer

Motion carried unanimously.

**4. Consider, Discuss and Possibly Act on Expending Funds in the Amount of \$110,000 to Refurbish the Sanger Presbyterian Church.**

Mayor Muir spoke regarding the Sanger Presbyterian Church. The Mayor began with a brief history on the church building. He mentioned that the 4B Sanger Texas Development Corporation agreed to match donations up to \$110,000 based on a previous architectural quote that the building could be refurbished back to its original condition for approximately \$220,000.

The Denton County Historical Society contacted the City of Sanger several years ago offering to take the Sanger Presbyterian Church to the historical site in Denton but this would have the Sanger monikers as well as the historical plaque being removed. A meeting of citizens was had after this offer and the citizens felt strongly that the building should remain in Sanger. Since that time a fund raising effort has ensued and \$100,000 has been raised in conjunction with the Sanger Historical Society by 150 different donors.

Once the \$100,000 goal was raised and the agreed matching by the 4B Sanger Texas Development Corporation the project was put out to bid to begin the refurbishing project. Because of inflation over the several years that donations were being made, it has now become a \$475,000 project.

Mayor Muir is proposing that the 4B Sanger Texas Development Corporation still donate the \$110,000 that was ear marked for the project and he stated that the 4A Sanger Industrial Development Corporation will be giving \$175,000 towards the project. The City of Sanger will be using \$40,000 from Hotel/Motel tax.

Mayor Muir felt that there are three considerations that need to be taken into account:

- 1) Practical: A 150 different donors donated to the project in good faith that the project was going to be completed. A quote was obtained in good faith that led us to believe we were collecting the monies needed to complete the project. The donors have already received the tax deductions on the charitable contributions, therefore, the money cannot be returned.
- 2) Philosophical: What is the right price for culture?
- 3) Theological / Moral: The church donated the land and facility to the City in good faith that the City would take care of the building and land.

A motion was made by Will Dutton to expend funds in the amount of \$110,000 to refurbish the Sanger Presbyterian Church with a second from Jeff Springer. The motion passed unanimously.

#### **5. Discuss and Prioritize Future Park Development Projects.**

Mr. Jim Berman gave an update on his vision for the future of the Parks Department. Mr. Berman and the Parks Board developed a list of items that encompass every park in the City. Mr. Berman feels that once the Hike and Bike Trail Connection at Porter is completed that there could be some time in between the completion of this large project and the next. Mr. Berman would like to have some smaller projects prioritized to be completed in that downtime. Mr. Berman advised that most of the projects on the list are improvement projects to current parks.

Mr. Berman will be scheduling a Parks Tour in conjunction with the Parks Board this summer.

Mr. Berman stated that based on his findings covering the bleachers at both Porter and Railroad would be his first priority.

The Board requested a little time to review prior to making final recommendations. They would like for all the board members to be present. They all agreed to ideally have a full board recommendation by October of 2016.

#### **6. Update on Projects – Hike and Bike Trail Connection.**

A grant application has been submitted to Texas Parks and Wildlife and we are currently waiting on approval prior to moving forward.

#### **7. Review Financials.**

No comments.

#### **8. Input From Citizens.**

No comments.

#### **9. Meeting Adjourned.**