



AGENDA

4B Development Corporation

Monday, June 8, 2026

5:00 pm 4B Economic Development Board

Town Hall

127 N Collins Rd.

Sunnyvale, TX 75182

A. Call Meeting to Order

B. Public Comment

The Board invites citizens to address the Board on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Board, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Board is not permitted to take any action or discuss any item not listed on the agenda. The Board may choose to place the item on a future agenda.

C. Presentations and Updates

1. Discuss, consider, and receive a presentation related to the FY 2026-2027 4B Economic Development Corporation (EDC) Budget.
[Proposed 4B Budget Summary FY 27](#)

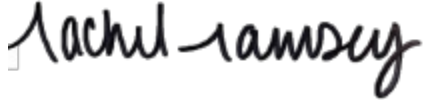
D. Adjourn

NOTE: The 4B EDC Board reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale 4B EDC Board will conduct a meeting on Monday, June 8, 2026 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to ssen@sunnyvaletx.gov by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting:

A handwritten signature in black ink that reads "Rachel Ramsey". The signature is written in a cursive, flowing style.

Rachel Ramsey, MPA

Director of Administration/Town Secretary

Date Posted: Online: June 2, 2026 Bulletin Board: June 2, 2026

Time Posted: Online: 5 p.m. Bulletin Board: 5 p.m.

	FY 2024 Total Activity	FY 2025 Total Activity	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2027 Projected Budget	FY 2028 Projected Budget	FY 2029 Projected Budget	FY 2030 Projected Budget
Fund: 520 - TYPE B SALES TAX CORP								
Revenue								
Bond proceeds	\$ -	\$ -	\$ 10,205,000	\$ 10,205,000	\$ 7,000,000	\$ -	\$ -	\$ -
Sales Tax	1,564,562	1,668,927	1,680,000	1,680,000	1,764,000	1,800,000	1,871,428	1,927,570
Dallas RAILS TO TRAILS GRANT			860,000	860,000	-	-	-	-
NTCOG RAILS TO TRAILS GRANT			1,755,473	1,755,473	-	-	-	-
INTEREST INCOME	188,936	170,048	125,000	200,000	100,000	75,000	50,000	50,000
Revenue Total:	1,753,497	1,838,975	14,625,473	14,700,473	8,864,000	1,875,000	1,921,428	1,977,570
Expense								
50 - PERSONNEL SERVICES	76,420	250	-	-	114,878	-	-	-
51 - UTILITIES	34,764	-	-	-	-	-	-	-
52 - SUPPLIES	3,386	4,125	-	125,000	115,500	10,500	10,500	10,500
53 - REPAIRS AND MAINTENANCE	175,161	57,160	146,500	146,500	153,825	146,500	146,500	146,500
54 - PROFESSIONAL SERVICES	35,830	69,286	1,727,500	1,738,000	84,960	3,000	3,000	3,000
55 - TRAVEL/TRAINING/DUES	4,605	3,000	3,000	3,000	5,500	3,000	3,000	3,000
57 - CAPITAL OUTLAY/IMPROVEMENTS	91,541	2,028,665	12,476,973	12,600,973	7,154,500	-	-	-
59 - TRANSFERS OUT	450,000	508,200	1,085,000	1,085,000	1,264,000	1,264,000	1,264,000	1,264,000
Expense Total:	871,707	2,670,686	15,438,973	15,698,473	8,893,163	1,427,000	1,427,000	1,427,000
Fund: 520 - Surplus (Deficit):	\$ 881,790	\$ (831,711)	\$ (813,500)	\$ (998,000)	\$ (29,163)	\$ 448,000	\$ 494,428	\$ 550,570
Beginning Fund Balance	3,689,948	4,283,492	3,451,781	3,451,781	2,638,281	2,609,118	3,057,118	3,551,545
Reserved fund balance								
60 day fund balance	288,246	280,767	280,767	280,767	306,411	308,219	315,851	325,080
Ending Fund Balance	4,283,492	3,171,014	2,357,514	2,173,014	2,302,707	2,748,899	3,235,694	3,777,036