



SBA
BOARD OF DIRECTORS MEETING
MINUTES

DATE: February 5, 2026
PLACE: Hybrid Meeting
ATTENDING: Jimmie Jenkins, President (via Zoom)
Alvin San Miguel, Vice President (via Zoom)
Steven Brumfield, Secretary/Treasurer (via Zoom)
Sandra K. Denton, General Manager
Lisa Cox, Staff
Michael Dei, Staff
Troy Goodell, Staff
Dana Ippoliti, Staff
Doug McGee, Staff
Dami Roberts, Staff

Jimmie Jenkins called the meeting to order at 10:25 a.m.

A MOTION WAS MADE to call the meeting to order and accept the agenda. **(On motions duly made, seconded and carried, the motion was passed.)**

ACKNOWLEDGE ADMINISTRATIVE and ROUTINE MATTERS

- Ratified Prior Electronic Decision to Approve Minutes from October 21, 2025, SBA Board of Directors Meeting.
- Ratified Prior Electronic Decision to Approve September 30, 2025, Financial Statements.
- Ratified Prior Electronic Decision to Approve 2026 SBA Board of Directors Meeting Schedule.

CONSENT AGENDA ITEMS

- Acknowledged advance receipt of Board package.
- Appointed SBA Board of Directors Members and Officers.
- Acknowledged 2025 SBA Annual Meeting Minutes.
- Set 2026 SBA Annual Meeting Date as Wednesday, December 2, 2026 and Confirm Meeting Format as Virtual.

A MOTION WAS MADE to approve the consent agenda. **(On motions duly made, seconded and carried, the motion was passed)**

ACTION ITEMS

- Financial
 - *Reviewed Preliminary December 31, 2025, Financial Reports*–M. Dei presented the financial statements and answered Board questions.

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Business Association
9600 Scanlan Trace
Missouri City, TX 77459
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- *Update on 2025/2026 Collections*-M. Dei reported that for 2025, SBA is 94.7% collected; and for 2026, SBA is 26% collected.
- *Approved Allocation of Estimated Excess 2025 SBA Operating Funds*-M. Dei explained that SBA had excess income in the operating fund and proposed that the excess be transferred to the SBA-CEF fund.

A MOTION WAS MADE to approve the transfer of the 2025 SBA excess operating income (\$15,832.00) to the SBA-CEF. (On motions duly made, seconded and carried, the motion was passed)

- Approved Contractors and Authorized S. Denton to Sign Contracts for:
 - *None.*
- Discussed/Adopted Policies for:
 - *None.*
- Other Action Items-S. Denton stated that there were no other action items to discuss.

NEW BUSINESS

- Other New Business-S. Denton stated that there was no new business to discuss.

UPDATES ON OLD BUSINESS

- 2026 Business Plan Update-This update had been shared in the SCA Board Meeting.
- Sienna Parkway Mobility Projects & FBTR Extension-This update had been shared in the SCA Board Meeting.
- Developer Update-This update had been shared in the SCA Board Meeting.
- Other Major Projects-There were no other major projects on which to report.
- Other Updates-S. Denton noted that there were no other updates on which to report.

ADJOURN INTO EXECUTIVE SESSION (IF NEEDED) OR ADJOURN

- Executive Session Matters-None.

The Regular Session meeting was adjourned at 10:35 a.m.

Prepared by:



Sandra K. Denton, General Manager

Approved on 2-12-26 by the Board of Directors by:



Jimmie F. Jenkins, President