



ECONOMIC DEVELOPMENT CORPORATION MEETING

Thursday, April 03, 2025 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Richardson called meeting to order at 6:07pm.

PRESENT

Ray Richardson
Johnnie Allen
Miriam Davila
Ricky Garcia
Burl Hollingsworth
Jim Bauer

ABSENT

Michelle Hudson

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATION

A. Swearing In - Michelle Hudson

Michelle Hudson was not present at the meeting.

5. CITIZEN'S COMMENTS

We had no citizens present to comment.

6. CONSENT AGENDA

A. Previous Meeting Minutes -

April 29, 2024

May 7, 2024

August 19, 2024

Motion made by Bauer, Seconded by Garcia.

Voting Yea: Richardson, Allen, Garcia, Hollingsworth, Bauer

Motion Carried.

7. DISCUSSION ITEMS

A. Financial Report - Interim Executive Director

Craig Spencer presented the board with the Economic Development Financial Report through April 2025. The budget is looking good. He then went over the sales tax revenue and projections and performance. He also asked the board if there was anything else besides what he has presented tonight. The board would like to see this report.

B. Discussion regarding the development and implementation of an Community Development Strategic Plan

Craig stated that the CDC has not ever put together a Strategic Plan. He wanted to explain to the CDC what this helps the CDC to stay on track and keep up with all going on in the city. This is a good tracking system also. This would be a big benefit and gives proactive management. Strategic Priorities could be put into place in this plan. Internal- free, external- cost \$10-30 thousand. Craig is looking for guidance on how to go about the Strategic Plan. The board is in agreeance that the staff would be a route they would like to take. Everyone is ok with doing the internal. Craig will move forward with this guidance.

C. Discussion related to the setting of quarterly meeting dates

Craig stated that it would be beneficial for the CDC to have these meetings planned out and already set bimonthly or quarterly. After discussion among the CDC they would like to meet bimonthly starting April on the First Thursday of the month. June 5th would be the next meeting date.

8. CONSIDERATION AND POSSIBLE ACTION

A. Setting of Future Agenda Items

Status report on Projects add to the agenda.

9. EXECUTIVE SESSION

President Richardson opened Executive Session at 6:37pm.

President Richardson closed Executive Session at 7:36PM.

A. Texas Government Code section 551.074 – Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: EEDC Executive Director

Motion made by Davila, to make Craig Spencer and Susan Helgesen Co-Executive Directors of the ECDC subject to City Council approval and that we direct the board General Council to compare an Interlocal Agreement for cost and resource allocation, Seconded by Bauer.
Voting Yea: Richardson, Allen, Davila, Garcia, Hollingsworth, Bauer

Motion Carried.

B. Texas Government Code section 551.087 – Deliberation Regarding Economic Development Negotiations – to discuss or deliberate the offer of a financial or other incentive to a business prospect that the EEDC seeks to have locate, stay, or expand in or near the territory of the City and with which it is conducting economic development negotiations, to wit: Timberview Farmstead

No Action Taken.

10. CONSIDERATION AND POSSIBLE ACTION AS A RESULT OF EXECUTIVE SESSION

11. ADJOURN

President Richardson adjourned the meeting at 7:37PM.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday March 28, 2025.

/s/ Mindi Parks
City Secretary

Citizens may watch meetings live on YouTube. A link to the City of Everman YouTube channel is provided on the city website at: www.evermantx.us/government/citycouncil/

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

Pursuant to Section 551.071, Chapter 551 of the Texas Government Code, Boards & Commissions reserve the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting, to receive advice from its attorney on any posted agenda item, as permitted by Law. Additionally, Boards & Commissions may convene into Executive Session to discuss the following:

- A. Section 551.071 - Pending or Contemplated Litigation or to Seek Advice of the City Attorney.
- B. Section 551.072 - Purchase, Sale, Exchange, Lease, or Value of Real Property.
- C. Section 551.073 - Deliberation Regarding Prospective Gift.
- D. Section 551.074 - Personnel Matters.
- E. Section 551.087- Deliberation Regarding Economic Development Negotiations.
- F. Section 551.089 - Deliberations Regarding Security Devices or Security Audits.

According to the City of Everman Policy on Governance Process, individual citizen comments will be restricted to three (3) minutes unless otherwise determined by a majority vote of the Council. The Presiding Officer of the Board or Commission is responsible to enforce the time limit. Citizens may address the Board or Commission either during the Citizen Comments portion of the meeting or during deliberation of a listed agenda item. Members of the Board or Commission are only permitted by Law to discuss items that are listed on the agenda. Citizens wishing to make comments should notify the City Secretary as soon as possible.

City Hall is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpretative services must be made 48 hours prior to the meeting. To make arrangements, call 817.293.0525 or TDD 1.800.RELAY TX, 1.800.735.2989.