



# ECONOMIC DEVELOPMENT CORPORATION MEETING

Tuesday, December 20, 2022 at 5:30 PM  
213 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

President Richardson called meeting to order at 5:31pm.

Ray Richardson, President

Johnnie Allen, Vice President

Daniela Soria, Board Member

Ricky Isararaz, Board Member

Jim Bauer, Board Member

Burl Hollingsworth, Board Member

Absent:

Miriam Davila, Board Member

Others Present:

Mindi Parks, City Secretary

Michael Nicoletti, EDC Director

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

### 5. CITIZEN'S COMMENTS

We had none.

### 6. DISCUSSION ITEMS

A. EDC Director Michael Nicoletti will provide update(s) on various projects within the City:

Mobile Food Court

Hanna Ranch subdivision (Legend Homes)

100 Forest Hill-Expansion and 10,000 sq. ft. strip center

Race Street project

Rob Riner Group (17-acre Industrial site)

American Masonry Supply

Mobile Food Court- Michael Nicoletti updated that there is gates on both ends, they have gotten 8 picnic tables and there will be trashcans and a Pavilion. Gilbert is working on the electrical and water hook-ups and we have a brick guy for the brick wall. The truck owners will have to have their own lighting for their own discretion, and they can fit up to 12 trucks in this park. Nicoletti stated that cost expenses are all ARPA funds that council approved. Nicoletti stated also that it is moving along, this will be up and running by the Spring.

Hanna Ranch subdivision (Legend Homes)- Nicoletti just stated that the letter of Map revisions have went to Fema and to our Engineer's first, and they have been approved and the final infrastructure will be after the first of the year.

100 Forest Hill-Expansion- Nicoletti only had the update of the dirt work being done to get the 10,000 Square Foot Retail Center Project started.

Race Street Project- Nicoletti stated that they closed on this last week. They are paying all the closing cost. Plans will be to us after the first of the year. Eight months is the estimated time of completion and we do want it to be done right. He will keep the Board updated on this.

Rob Riner Group (17-acre Industrial Site)- Nicoletti updated that they are finishing the big massive building which is a TJ Max. They have not broke ground on our piece yet.

American Masonry Supply- Nicoletti informed the board that this is a 32,000 sq. ft. plus facility to house this group. This will be two stories of office and the rest factory space. This would house 52 new employees also. Nicoletti added that the President did say this is a fantastic business. He will keep the board updated on this also.

- B. Presentation of Texas Economic Development Council (TEDC) Merit Recognition Award to Everman EDC (Group photo to be taken)

Michael Nicoletti presented this award to the Board. This is the second one and the first one was in 2015. Mike is going for the big award next. Nicoletti also had a picture taken with the Board and award.

## **7. CONSIDERATION AND POSSIBLE ACTION**

## **8. EXECUTIVE SESSION**

## **9. ADJOURN**

President Richardson adjourned the meeting at 5:54pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday December 16, 2022.

/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/](http://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.*