



EVERMAN COMMUNITY DEVELOPMENT CORPORATION

Thursday, October 02, 2025 at 6:00 PM
213 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

Regular Meeting 8-7-2025

5. CITIZEN'S COMMENTS

6. DISCUSSION ITEMS

A. Financial Report - Executive Directors

B. Strategic Planning Workshop

7. CONSIDERATION AND POSSIBLE ACTION

A. Setting of Future Agenda Items

B. Update, Discussion, and Possible Action related to Munay Properties and the Monarch Square Property Development on N. Race Street

8. EXECUTIVE SESSION

9. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 6:00 p.m. on Monday September 29, 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.



EVERMAN COMMUNITY DEVELOPMENT CORPORATION

Thursday, August 07, 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 6:05pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

June 5, 2025

Motion made by Davila, Seconded by Bauer.

Voting Yea: Richardson, Allen, Davila, Bauer, Hudson

Motion Carried.

5. CITIZEN'S COMMENTS

6. DISCUSSION ITEMS

A. Financial Report - Executive Directors

Craig displayed the Financial Report -August 2025 and explained it line item by line item. Tremendous Sales Tax performance. Over all the finances are looking good and the sales tax. Everyone was fine with his presentation and had no questions.

B. Strategic Planning Workshop

Craig went over the SWOT Survey that he sent out and he had everyone that responded responses. The big trucks coming into the city and messing up the roads is a big response on this survey. The streets is a big weakness for the city on this survey response. A lot of the responses also said that the City of Everman needs more businesses. The discussion came about getting with certain businesses to see if the ECDC can help them in any way to help sales if they have low performance. Craig explained also that the appearance of the business is also a big issue with low performance. This is something they need to keep in mind. The thought from the ECDC is to have a meet and greet with the business owners and get their public input.

7. CONSIDERATION AND POSSIBLE ACTION

A. Setting of Future Agenda Items

October 2nd is the next meeting. No one wanted to add to the agenda at this time.

8. EXECUTIVE SESSION

9. ADJOURN

President Richardson adjourned the meeting at 6:53pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday August 1, 2025.

/s/ Mindi Parks
City Secretary

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