



ECONOMIC DEVELOPMENT CORPORATION MEETING

Monday, April 29, 2024 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

February 28, 2023

5. CITIZEN'S COMMENTS

6. DISCUSSION ITEMS

A. 100 Forest Hill

B. Hanna Ranch

C. Mesa Precast

D. Race/King Street Project

E. Timberview Farms

7. CONSIDERATION AND POSSIBLE ACTION

8. EXECUTIVE SESSION

A. Section 551.087- Deliberation Regarding Economic Development Negotiations

B. Section 551.074 - Personnel Matters

9. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday April 26, 2024.

/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.



ECONOMIC DEVELOPMENT CORPORATION MEETING

Tuesday, February 28, 2023 at 6:00 PM
212 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Richardson called meeting to order at 6:00pm.

Ray Richardson, President

Johnnie Allen, Vice President

Richard Isarraraz, Board Member (Zoom)

Jim Bauer, Board Member

Burl Hollingsworth, Board Member

Absent:

Miriam Davila, Board Member

Daniella Soria, Board Member

Others Present:

Mindi Parks, City Secretary

Michael Nicoletti, EDC Director

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CITIZEN'S COMMENTS

There were none.

5. CONSENT AGENDA

A. Minutes

September 20, 2022

December 20, 2022

Motion was made by Board Member Allen and seconded by Board Member Bauer to approve the Consent Agenda as shown. All Voted Aye.

Motion Carried.

6. DISCUSSION ITEMS

- A. Update on Hannah Ranch Development and Mesa Precast (new company)

Nicoletti updated that the Hanna Ranch Project is moving and they have began to pull the permits to build the homes already. They are still waiting on Oncor for the electric, and the water meters are hard to come by because of supply and demand so they are waiting on that also. There will be 202 homes built and will average about \$300,000. They would like to stay at building about 5 to 6 homes a month. Also, there is not a road that will go from Roy C. Brooks to Forest Hill Drive. Nicoletti will keep the Board updated n this but they will be seeing homes coming up in Hanna Ranch.

7. CONSIDERATION AND POSSIBLE ACTION

- A. Discussion and Consideration of Motion to approve a \$10,000 BIG application for Advanced Architectural Stone.

Motion was made by Board Member Hollingsworth and seconded by Board Member Bauer to approve a \$10,000 BIG application for Advanced Architectural Stone. All Voted Aye.

Motion Carried.

- B. Discussion and Consideration of Motion to approve \$11,300 for a City facilities Master Plan concept from Grossman Design Build.

Motion was made by Board Member Bauer and seconded by Board Member Hollingsworth to approve \$11,300 for a City facilities Master Plan concept from Grossman Design Build. All Voted Aye.

Motion Carried.

8. EXECUTIVE SESSION

9. ADJOURN

President Richardson adjourned the meeting at 6:28pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday February 24, 2023.

/s/ Mindi Parks
City Secretary

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