



# ECONOMIC DEVELOPMENT CORPORATION MEETING

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

## AGENDA

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**1. MEETING CALLED TO ORDER**

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. CONSENT AGENDA**

**A.** Minutes

September 20, 2022

December 20, 2022

**5. CITIZEN'S COMMENTS**

**6. DISCUSSION ITEMS**

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

**7. CONSIDERATION AND POSSIBLE ACTION**

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

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

**8. EXECUTIVE SESSION**

**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 February 24, 2023.

/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.

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# ECONOMIC DEVELOPMENT CORPORATION MEETING

Tuesday, September 20, 2022 at 5:30 PM  
212 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

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

Ray Richardson, President

Johnnie Allen, Vice President

Daniella Soria, Board Member

Ricky Isararaz, Board Member

Jim Bauer, Board Member

Burl Hollingsworth, Board Member (Came in at 6:36pm.)

Others Present:

Mindi Parks, City Secretary

Michael Nicoletti, Economic Development Director

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CITIZEN'S COMMENTS

There were none.

### 5. DISCUSSION ITEMS

A. Presentation of Potential Development at 100 N. Forest Hill Dr.

Mike Nicoletti had this in front of the Board. Expand the store with a 10,000 ft retail center, with a restaurant with patio and a liquor store. They have already submitted plans to third party and we already have them back. 1.2 million project. Mostly American food that will be served. Do they have enough parking and they do say it is enough. This will be an L shaped. No more questions from Board.

B. Presentation of Potential Development on Race/King Streets

Mike stated that we bought 14 properties off the court yard steps for \$5,000 a piece. We were looking into a few developers and we have not liked any of the ideas. Until, Munej came in to the picture and showed interest in these properties. They had a great idea and vision that the city would like to see. Retail shops that are old school and have each retail store a different color and condos on the top. 19 stores with 19 condos on the top. This is 51,000 sft, and is an 8.2 million project. They would require 11 of the 14 lots EDC purchased. Three lots are to the city for the Food Truck Park and we would have one left. They will pay for the surveyor. Parking will be in the back of the units. There is a lot of parking out on race street also. Are the citizens around this area, aware and Nicoletti stated that they do not. Closing cost of a couple thousand dollars the EDC will have to pay. Each lot is now worth \$30,000. This developer has done a lot of work in Dallas and other places and owns other developments and maintains those properties. There are fail safes and protection if they do not complete construction or selling the property in place to stop this from happening. They can't sell until after five years.

**6. CONSIDERATION AND POSSIBLE ACTION**

- A. Approve Conveyance of 11 EDC Owned Lots to Munej Development Partners LLC; specifically: Blk 3, Lot 3R (404 King), Blk 2, Lot 11R (405 King Street), Blk 3, Lot 2R (406 King), Blk 3, Lot 1R (408 King), Blk 2, Lot 12R (403 King Street), Blk 2, Lot 6R (406 N. Race), Blk 2, Lot 7R (408 N. Race), Blk 2, Lot 8R (410 N. Race), Blk 2, Lot 9R (412 N. Race), Blk 3, Lot 4R (502 N. Race), and Blk 2, Lot 10R (414 N. Race)

Motion was made by Board Member Isararaz and seconded by Hollingsworth to approve Conveyance of 11 EDC Owned Lots to Munej Development Partners LLC; specifically: Blk 3, Lot 3R (404 King), Blk 2, Lot 11R (405 King Street), Blk 3, Lot 2R (406 King), Blk 3, Lot 1R (408 King), Blk 2, Lot 12R (403 King Street), Blk 2, Lot 6R (406 N. Race), Blk 2, Lot 7R (408 N. Race), Blk 2, Lot 8R (410 N. Race), Blk 2, Lot 9R (412 N. Race), Blk 3, Lot 4R (502 N. Race), and Blk 2, Lot 10R (414 N. Race). All Members present voted Aye.

Motion Carried.

- B. Approve and Authorize the EDC President to execute the Restriction Agreement between the City of Everman and Munej Development Partners, LLC to be included as Exhibit C to Ordinance 791

Motion was made by Board Member Isararaz and seconded by Board Member Hollingsworth to approve and Authorize the EDC President to execute the Restriction Agreement between the City of Everman and Munej Development Partners, LLC to be included as Exhibit C to Ordinance 791. All Board Members present voted Aye.

Motion Carried.

- C. Approve 380 Agreement with Munej Development Partners LLC

Motion was made by Board Member Isararaz and seconded by Board Member Soria to approve 380 Agreement with Munej Development Partners LLC. All Members present voted Aye.

Motion Carried.

- D. Approve EDC President to execute the Real Estate Contract for 11 lots owned by the EDC to Munej Development Partners LLC

Motion was made by Board Member Hollingsworth and seconded by Board Member Bauer to approve EDC President to execute the Real Estate Contract for 11 lots owned by the EDC to Mune Development Partners LLC. All Members present voted Aye.

Motion Carried.

- E. Approve the Warranty Deeds for the Mune Development Partners LLC Project and Authorize the EDC President to sign them

Motion was made by Board Member Hollingsworth and seconded by Board Member Bauer to Approve the Warranty Deeds for the Mune Development Partners LLC Project and Authorize the EDC President to sign them. All Board Members present voted Aye.

Motion Carried.

**7. ADJOURN**

President Richardson adjourned the meeting at 6:14pm.

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

/s/ Mindi Parks  
City Secretary

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# 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.

### 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

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Affiliated Producer Company



Affiliated Producer Company

Section 7, Item A.

Cast Stone • Precast • GFRC • GRFG

Formerly Advanced Cast Stone, Inc.

(817)572-0018

Date: December 19, 2022

Bid Date: December 19, 2022

Bid Number: 92233

Project: Advanced Architectural Stone Column Replacement

Location: Everman Tx

To: All Bidders

### Proposal Section

We at Advanced Architectural Stone thank you for the opportunity to provide your firm with our proposal for the above named project. Our proposal is for the product type identified below and includes the components necessary for the masonry contractor to install the project in compliance with the job specifications, architectural drawings and related plans as interpreted, except as set forth below. This proposal is subject to review after 30 days. Our products are a custom, made to order product and are complete and will be invoiced when produced. Custom molds and shop drawings will be invoiced when completed. Advanced Architectural Stone's terms are Net 30 Days.

StoneType: DRY TAMP

Item	Measurements	Description
<b>Dry Tamp</b>		
Recessed Veneer	6"	320 sf
Column Cap	60" x 18" x 60"	2 ea
Installation		1 ea

Source: Dodge / EMAIL

Subtotal: \$38,125  
 Freight: Included to Job Site  
 Total: \$38,125  
 Plus Sales Tax if Applicable

#### Special Requirements:

Pricing is based on dry tamp materials, standard colors and smooth finishes. Exclusions: Allowances, engineering, wet pour materials, GFRC/GRFG, custom colors, field patching, loose anchors, sealers, sealants and sales taxes. Add 15% for custom colors. Freight is subject to adjustment after 45 days and surcharges.

#### Exceptions:

Bid No: 92233 Advanced Architectural Stone Column Replacement Proposal Page 1 of 2



Customary inserts are galvanized steel. Stainless steel and epoxy coated inserts are subject to availability and additional cost. Special anchors, sealers, sealants, installation, retainage bonds, field patching, engineering and sales taxes are not included in the total bid amount above. Add 15% for custom colors. Freight is subject to adjustment after 45 days and surcharges.

This agreement is the complete agreement and supersedes any previous descriptions, explanations, representations or agreements. In no event shall Advanced Cast Stone, Inc. be liable to you or any other person, organization, corporation, or any other type of entity for lost profits or revenue, consequential, or special damages. Cost incurred to collect past due invoices (including legal fees), along with the maximum allowable interest on past due invoices will be paid by the customer.

**Tim Michael**

tmichael@advancedarchitecturalstone.com

**Advanced Cast Stone, Inc.  
Great Lakes Cast Stone, Inc.  
Mesa Precast**

**Acceptance Section**

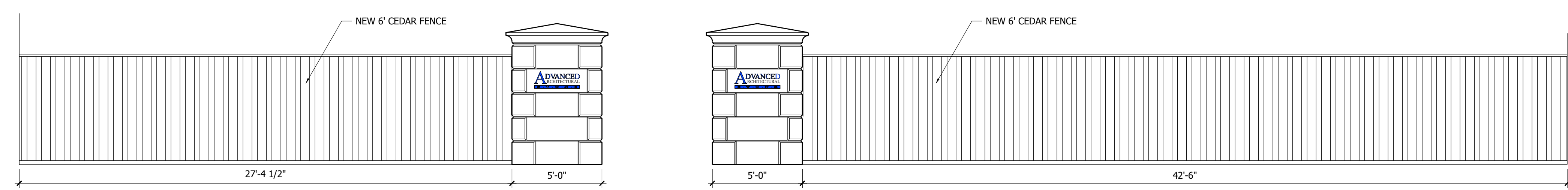
Accepted By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Advanced Cast Stone, Inc. 115 Lee Street Ft. Worth, Texas 76140 Telephone: 817-572-0018 Fax: 817-293-6378

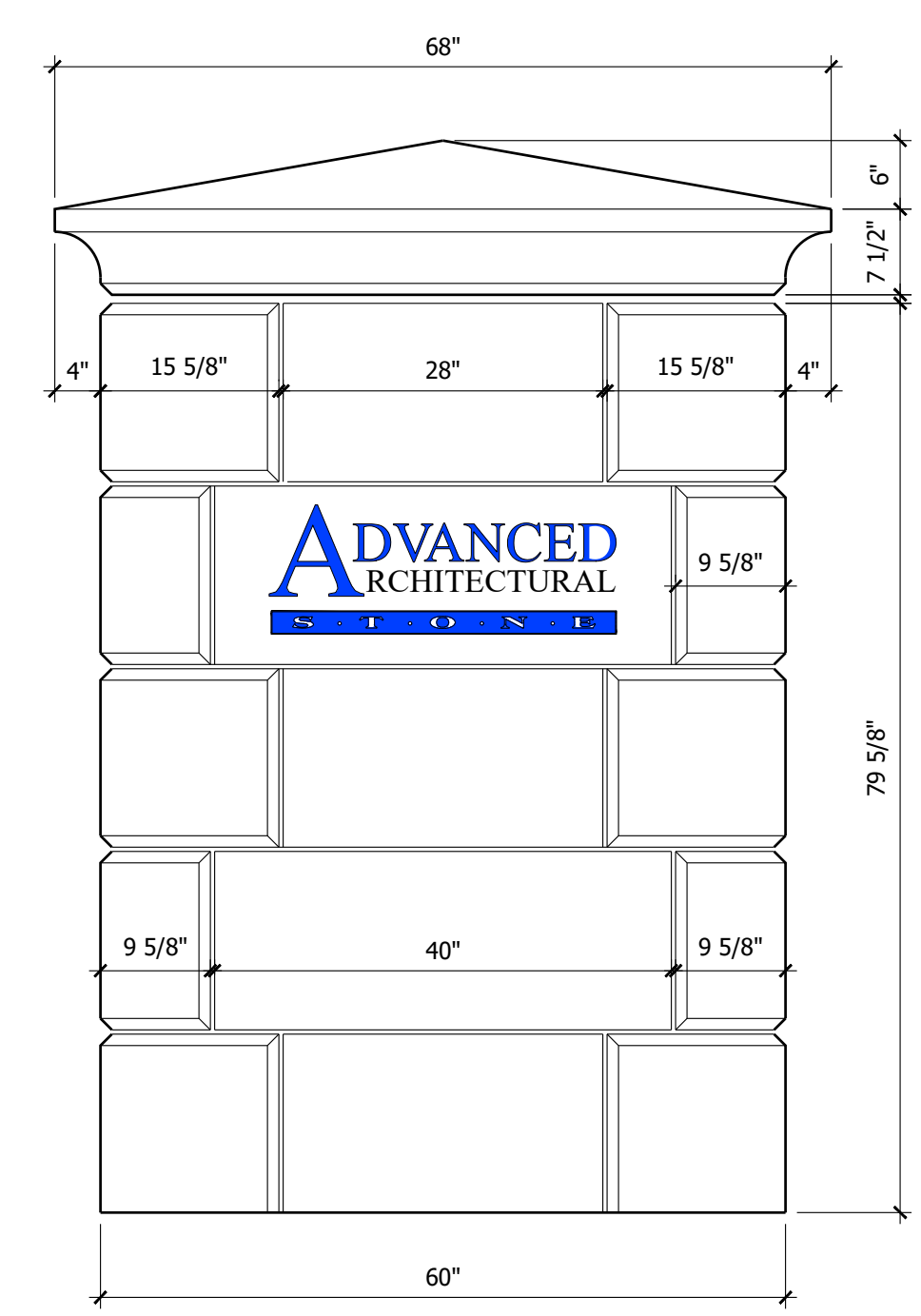




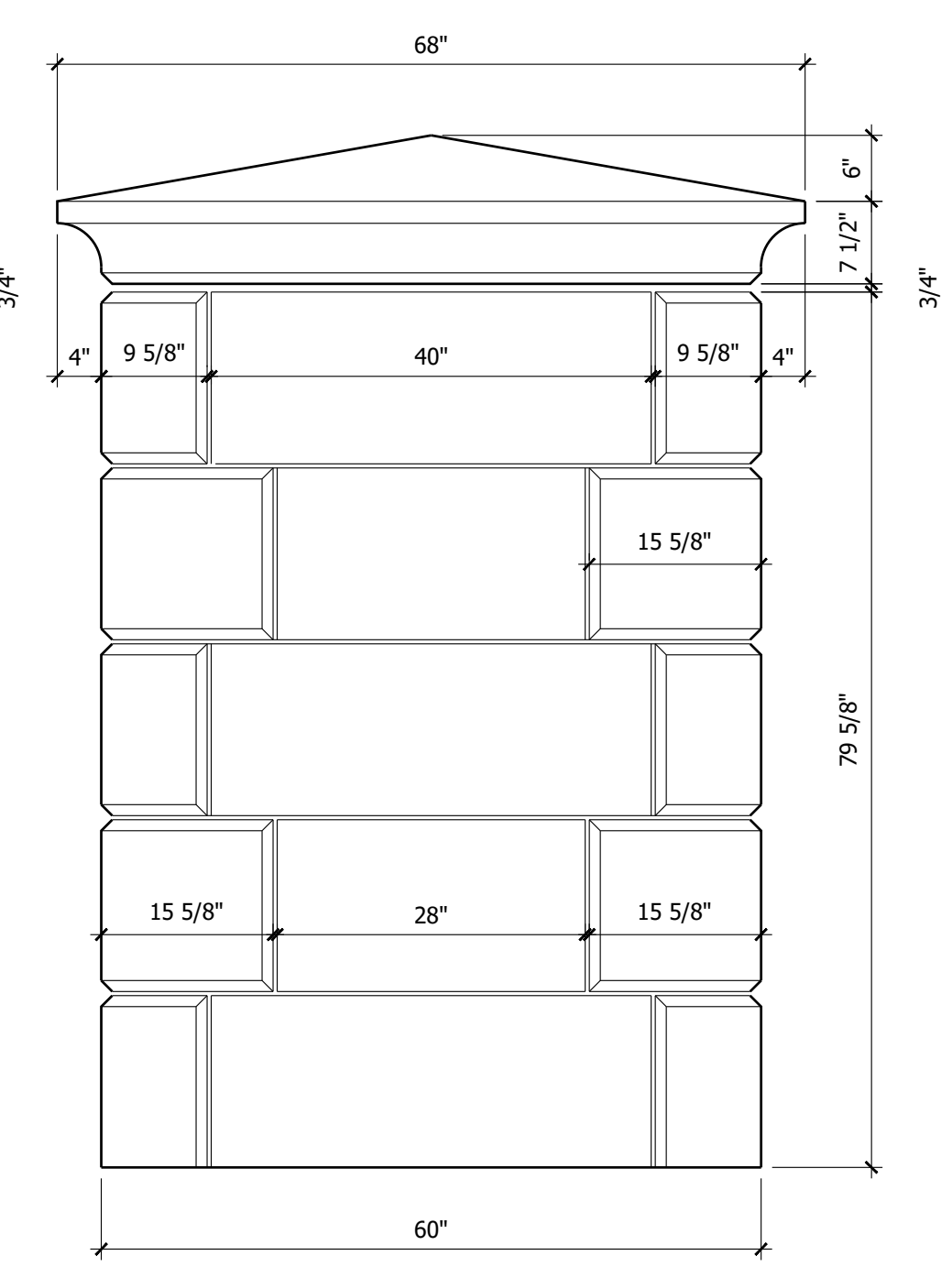
SUBMITAL #	SUBMITAL DATE
1	2/13/23



1.101 OVERALL FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



1.102 FRONT & REAR ELEVATION (NO SIGN @ REAR)  
SCALE: 3/4" = 1'-0"



1.103 LEFT & RIGHT SIDE ELEVATION  
SCALE: 3/4" = 1'-0"

LOT ENTRY COLUMNS & FENCE  
 ADVANCED ARCHITECTURAL STONE  
 EVERMAN, TX

DRAWING DATE: 2/13/2023  
 JOB NUMBER: JOB#  
 DRAWN BY: CY  
 JOINT SIZE: 3/8"

**FOR APPROVAL  
 ONLY  
 2/13/23  
 NOT FOR  
 CONSTRUCTION**

SHEET NUMBER  
**1.1**

**Sales and Use Tax** Period Ending 09/30/2022 (2209)

Taxpayer ID: 15224053346

User ID: jledford

Reference Number: 29022235230

Date and Time of Filing: 10/17/2022, 03:21:55 PM

Taxpayer Name: ADVANCED CAST STONE, INC.

Taxpayer Address: 115 LEE ST EVERMAN, TX 76140-3029

IP Address: 68.113.206.68

Entered By: John Ledford

Email Address: jgroves@advancedcaststone.com

Telephone Number: (817) 509-1152

**PAYMENT SUMMARY**

State Amount: \$6,492.62

Local Amount: \$2,077.64

Amount to Pay: \$8,570.26

Total TEXNET Payment: \$8,570.26

TEXNET:

Trace Number: 07348747

Settlement Date: 10/19/2022

Type of Bank Account: Checking

Bank Routing Number: \*\*\*\* 2655

Bank Account Number: \*\*\*\*\*4840

**CREDIT SUMMARY**

**Credits Taken**

Are you taking credit to reduce taxes due on this return?

No

**Licensed Customs Broker Exported Sales**

Did you refund sales tax for this filing period on items exported outside the United States based on a Texas Licenced Customs Broker Export Certifications?

No

**LOCATION SUMMARY**

Loc #	Total Texas Sales	Taxable Sales	Taxable Purchases	Subject to State Tax (Rate .0625)	State Tax Due	Subject to Local Tax	Local Tax Rate	Local Tax Due
00001	539602	104404	0	104404	6525.25	104404	0.02	2088.08
<b>SubTotal</b>	<b>539602</b>	<b>104404</b>	<b>0</b>	<b>104404</b>	<b>6525.25</b>	<b>104404</b>		<b>2088.08</b>

Total Tax for Locations

**\$8,613.33**

Total Tax Due:	\$8,613.33
Timely Filing Discount:	-\$43.07
Balance Due:	\$8,570.26
Pending Payments:	-\$0.00

**Total Amount Due and Payable: \$8,570.26**

( State amount due is \$6,492.62 ) ( Local amount due is \$2,077.64 )

**ESTIMATE**

Magnolia Fence & Patio  
 6080 S Hulen St Suite 360 Box 199  
 Fort Worth, TX 76132  
 (817) 995-7467

**Sales Representative**  
 Robert Whittaker  
 (817) 995-0394  
 robert@magnoliafenceco.com



**Cy Young**  
**115 Lee St**  
**Fort Worth, TX**

<b>Estimate #</b>	21394
<b>Date</b>	10/28/2022

Item	Description	Qty	Price	Amount
*6 Ft (6 inch) Dog Ear ST	6 Ft Wood Fence - demo and haul off, .065 2 3/8 galvanized post set approx. 20-24 inches deep in approx. 60-80 lbs. of concrete on 8 ft centers, 2x4 treated rails secured with 7/16 lag bolts to a strong tie bracket, 1x6x6 dog ear cedar picket secured with ring shanked dipped galvanized nail, side by side, pre stained with Oxford Brown Wood Defender Stain & Sealer.	28.00	\$40.00	\$1,120.00
*6 Ft (6 inch) Dog Ear ST	6 Ft Wood Fence - demo and haul off, .065 2 3/8 galvanized post set approx. 20-24 inches deep in approx. 60-80 lbs. of concrete on 8 ft centers, 2x4 treated rails secured with 7/16 lag bolts to a strong tie bracket, 1x6x6 dog ear cedar picket secured with ring shanked dipped galvanized nail, side by side, pre stained with Oxford Brown Wood Defender Stain & Sealer.	42.00	\$40.00	\$1,680.00

**DISCLAIMER:**

- We require a \$250 deposit upon approval of your estimate.
- 3% additional charge on all credit cards
- 5% additional charge on all Wells Fargo Financing
- Does not include permits unless otherwise noted.
- If encountering rock, root, existing concrete, or steel, a minimum fee of \$300 will be applied. Subject to change.
- Does not include damage to irrigation or irrigation repairs unless otherwise noted.
- Magnolia Fence & Patio is not responsible for locating property markers and improperly place fence lines per owners construction.
- Magnolia Fence & Patio is not responsible for un-locatable sprinkler lines, sewage lines, water lines, and other un-locatable utility lines.
- Estimates are priced assuming ground is graded and clear of, poison ivy, trees, sand, rock, vegetation, over-growth, retaining walls, and buried obstructions.
- Price is bid on footage given. If actual footage varies, price will be subject to changes.

<b>Sub Total</b>	\$2,800.00
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**When Paying by Cash or Check**

<b>Total</b>	\$2,800.00
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**When Paying by Credit Card**

<b>Surcharge</b>	\$81.49
<b>Balance Due*</b>	\$2,881.49

\*Credit card payments include a surcharge of 2.9%+29¢ per transaction.

**SPECIAL INSTRUCTIONS**

**Sales and Use Tax** Period Ending 10/31/2022 (2210)

Taxpayer ID: 15224053346

User ID: jledford

Reference Number: 32222206761

Date and Time of Filing: 11/18/2022, 12:59:20 PM

Taxpayer Name: ADVANCED CAST STONE, INC.

Taxpayer Address: 115 LEE ST EVERMAN, TX 76140-3029

IP Address: 68.113.206.68

Entered By: John Ledford

Email Address: jgroves@advancedcaststone.com

Telephone Number: (817) 509-1152

**PAYMENT SUMMARY**

State Amount: \$13,814.46

Local Amount: \$4,420.63

Amount to Pay: \$18,235.09

Total TEXNET Payment: \$18,235.09

TEXNET:

Trace Number: 07403374

Settlement Date: 11/21/2022

Type of Bank Account: Checking

Bank Routing Number: \*\*\*\* 2655

Bank Account Number: \*\*\*\*\*4840

**CREDIT SUMMARY**

**Credits Taken**

Are you taking credit to reduce taxes due on this return?

No

**Licensed Customs Broker Exported Sales**

Did you refund sales tax for this filing period on items exported outside the United States based on a Texas Licenced Customs Broker Export Certifications?

No

**LOCATION SUMMARY**

Loc #	Total Texas Sales	Taxable Sales	Taxable Purchases	Subject to State Tax (Rate .0625)	State Tax Due	Subject to Local Tax	Local Tax Rate	Local Tax Due
00001	899783	222142	0	222142	13883.88	222142	0.02	4442.84
<b>SubTotal</b>	<b>899783</b>	<b>222142</b>	<b>0</b>	<b>222142</b>	<b>13883.88</b>	<b>222142</b>		<b>4442.84</b>

Total Tax for Locations

**\$18,326.72**

Total Tax Due:	\$18,326.72
Timely Filing Discount:	-\$91.63
Balance Due:	\$18,235.09
Pending Payments:	-\$0.00

**Total Amount Due and Payable: \$18,235.09**

(State amount due is \$13,814.46) (Local amount due is \$4,420.63)



# Business Improvement Grant Application

I (We), hereinafter referred to as "APPLICANT", on behalf of the identified entity, submit to the Everman Economic Development Corporation, hereinafter referred to as "EDC", this application for consideration of a Business Improvement Grant under the provisions of the EDC's Business Improvement Grant Program.

As part of this application, APPLICANT represents to EDC the following:

1. APPLICANT has received a copy of the EDC's Guidelines and Criteria for the BIG Program. APPLICANT acknowledges to EDC that in making this application APPLICANT understands the terms and provisions thereof, and all questions relating to any needed interpretation thereof have been answered by authorized representatives of EDC prior to the submission of this application.
2. APPLICANT has secured such legal, accounting, and/or other advice that may be necessary for APPLICANT to determine the desirability of making this application and/or accurately and correctly answering any questions as hereinafter set forth. APPLICANT acknowledges that it has completely relied on the advice and counsel of experts and/or appropriate persons retained, employed, or compensated by APPLICANT, and that it has not relied upon, nor is APPLICANT now attempting to rely upon the advice and counsel of EDC, its servants, agents, employees, and/or elected or appointed officers.
3. By signing this document, "Application for Business Improvement Grant" either in an individual capacity, jointly, or in a representative capacity, APPLICANT acknowledges and verifies that all of the facts, information, and allegations as herein set forth are true, correct and accurate, and that EDC may rely thereon as if the same had been signed by APPLICANT or APPLICANT'S agent before a Notary Public or other authorized officer permitted by law to administer oaths and to take acknowledgements. APPLICANT further acknowledges and understands that any materially false or misleading statements of fact may be considered a violation of the criminal laws of the State of Texas.
4. If APPLICANT is a corporate entity, APPLICANT swears and affirms that all applicable franchise taxes or other taxes paid for the privilege of conducting business have been fully paid, and that the APPLICANT is fully authorized to transact business in the State of Texas, and in the state of incorporation if different from the State of Texas. In addition, APPLICANT, whether a corporate entity, partnership, or other legal type business entity, or an individual, acknowledges and verifies that it is current on all current tax obligations, assessments, or other governmental levies and assessments, and that the same have been paid when due and payable, and that no delinquencies exist at this time.
5. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Business Improvement Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 1324a(f), the APPLICANT will repay the amount of the grant with interest, at the rate of 12% per annum, within 120 days after the EDC notifies the APPLICANT of the violation. The EDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.
6. Business Entity Name: Advanced Architectural Stone



# Business Improvement Grant Application

7. Mailing Address: 115 Lee St., Ft Worth, TX 76146

8. Location in the City of Everman for which the improvement is being requested:

Street Address: Same as mailing

9. Other companies and locations owned and/or operated by the APPLICANT

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

10. Please attach a separate document providing a legal description of the property upon which the contemplated improvements will be located as *Exhibit A*.

11. New or existing business:

New  Existing, has been in operation for >25 years.

Existing number of Jobs: Full-Time 90+ Part-Time \_\_\_\_\_

New Jobs: Full-Time \_\_\_\_\_ Part-Time: \_\_\_\_\_





## Business Improvement Grant Application

12. If leased facility, provide the following information *(attach copy of current lease)*:

Current Landlord: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: ( \_\_\_\_\_ ) \_\_\_\_\_

13. What other cities and/or buildings is the APPLICANT considering to establish a new business if this application is not approved:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

14. Proposed Improvements: *Entrance gate on north side of Lee St.*

DESCRIPTION	ESTIMATED COST	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
<i>Update/Replace stone columns + stone logo</i>	<i>\$38,125</i>	<i>12/28/22</i>	
<i>Replace fence (left + right sections around the stone columns)</i>	<i>\$2,881</i>		<i>1/25/23</i>

**Please furnish detailed drawings, plans, specifications, color schemes, or any other available supporting documents for proposed improvements and cost estimates as *Exhibit B*.**



# Business Improvement Grant Application

## 15. Additional Information:

Please provide any additional information regarding APPLICANTS funding request.

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## 16. Project Financing:

Describe in detail project financing, amount of debt, terms of debt service, name of issuer of debt, etc. (if applicable)

*No debt will be taken for this.*

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Has financing been secured?

Yes (attach documentation)     No     Pending, With whom? \_\_\_\_\_

- 17. Please provide a copy of the State Sales Tax reporting form for the most current three (3) month period (if applicable).
- 18. Prior to applicants execution of this application, APPLICANT has had this reviewed by an Attorney of the APPLICANT, or has had the opportunity to do so, and the parties hereto agree that based on the foregoing, this application for the Business Improvement Grant Program shall not be construed in favor of one party over the other based on the drafting of this application.
- 19. APPLICANT and owner/landlord indemnify, defend and hold EDC and the City of Everman harmless from any liability, injury, claim, expenses and attorney's fees arising out of a contractor, builder or contract for performance of improvements, or repair to buildings and facilities.
- 20. EDC has delivered a copy of the guidelines and criteria for a Business Improvement Grant Program to applicant for review, and the delivery hereof does not constitute an offer of an improvement grant.
- 21. The laws of the State of Texas shall govern the interpretation, validity, performance enforcement of the application for Business Improvement Grant Program. If any provision of this application for Business Improvement Grant Program should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this application shall not be affected thereby.



# Business Improvement Grant Application

## VERIFICATION

I (We), the undersigned APPLICANT(S), certify that all the information furnished to the EDC has been furnished freely by the APPLICANT(S), herein, and further acknowledge that no rights or privileges may be relied on as a part of any application. In addition, it is acknowledged that the Everman Economic Development Corporation may or may not grant a Business Improvement Grant based upon application or request hereunder purely as a matter of discretion, and that there is no legal right to rely on any previous actions taken in same or similar applications, or previous actions taken on other applications concerning the same or similar property.

Signed and submitted to the Everman Economic Development Corporation on this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Applicant: Alex Carpolo, President, Advanced Architectural Stone  
Signature: Alex Carpolo  
Address: 115 Lee St., Ft Worth, TX 76140  
\_\_\_\_\_  
Phone Number: (214) 802-0845

Applicant: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: (\_\_\_\_) \_\_\_\_\_

Property Owner / Landlord: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: (\_\_\_\_) \_\_\_\_\_



# Business Improvement Grant Application

The State of Texas  
County of Tarrant

Before me, the undersigned authority, on this day personally appeared Alex Campolo known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

Susan Lindsey  
Notary Public in and for the State of Texas



My Commission Expires: 09/15/2026

The State of Texas  
County of Tarrant

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

The State of Texas  
County of Tarrant

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me and that they executed the same for the purposes therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

★  
Business Improvement Grant  
Application

**DOCUMENTATION CHECKLIST  
for  
Business Improvement Grant Program**

As a part of this application, the following documentation is being provided by the applicant:

- Establishment of business entity name (copy of Articles of Incorporation, dba, etc)
- Copy of lease agreement (if facility is leased)
- Legal description of subject property (Exhibit A)
- Estimates of proposed improvements (Exhibit B)
- Documentation of approved financing
- State Sales Tax reporting form for the most current three month period (if applicable)

The Economic Development Corporation of Everman would like to notify you of a new and exciting program being offered to all business owners in Everman. In cooperation with the City of Everman City Council, the Business Improvement Grant (BIG), has been established to provide matching grants to businesses in Everman for the improvement of their businesses.

The City of Everman is committed to assisting businesses to improve the look of their businesses to attract more/new customers. The City authorized the Business Improvement Grant (BIG), a partnership grant program for building and grounds improvement. The BIG program offers reimbursement for eligible improvements to businesses enrolled in the program. Under the program, owners of property or owners of businesses located within the designated target areas are eligible to apply for grant funds equal to 50 percent of the cost of improving their storefronts, buildings facades, or grounds.

After approval in the program, property or business owners can receive matching funds equal to 50 percent of the project cost, up to a total City of Everman contribution of \$10,000.

Any business within the City limits of Everman is eligible for the BIG program. An eligible applicant may be the owner of a building or an owner of a business in a building in the City of Everman. A business owner who is a tenant in a building for which BIG funds are sought must provide written consent from the building owner for all proposed improvements.

The BIG is intended to fund improvements ranging from sign compliance and landscape enhancements to complete façade restorations. This grant is designed to assist our Business Owners with the opportunity to make improvements to increase business traffic and/or sales.

\* Eligible improvements include (subject to Legislative approval):

\* Upgrading non-conforming signage to code compliance

\* Landscaping

\* Exterior Lighting

\* Parking Area Improvements

\* Storefront Façade Enhancement

\* ADA Handicap Accessibility—ramps, doors, etc.

\* The Board has the discretion to consider any/all other enhancement projects and is not subject to automatic approval. All projects are subject to Legislative approval with the consideration focusing on permanent structural enhancements.

Applications are available now. For more information, or to request an application packet, please contact Michael Nicoletti at 254-366-1728 or by email at michael\_nicoletti@yahoo.com.

Sincerely,

Denise Douglass

Denise Douglass, President  
Everman Economic Development Corporation

## Sales and Use Tax Period Ending 11/30/2022 (2211)

**Taxpayer ID:** 15224053346

**User ID:** jledford

**Reference Number:** 35122012628

**Date and Time of Filing:**

12/17/2022, 06:09:18 PM

**Taxpayer Name:**

ADVANCED CAST STONE, INC.

**Taxpayer Address:**

115 LEE ST EVERMAN, TX 76140-3029

**IP Address:** 68.113.206.68

**Entered By:** John Ledford

**Email Address:**

jgroves@advancedcaststone.com

**Telephone Number:** (817) 509-1152

### PAYMENT SUMMARY

**State Amount:** \$16,113.53

**Local Amount:** \$5,156.33

**Amount to Pay:** \$21,269.86

**Total TEXNET Payment:** \$21,269.86

**TEXNET:**

**Trace Number:** 07442088

**Settlement Date:** 12/19/2022

**Type of Bank Account:** Checking

**Bank Routing Number:** \*\*\*\*\* 2655

**Bank Account Number:** \*\*\*\*\*4840

### CREDIT SUMMARY

#### Credits Taken

Are you taking credit to reduce taxes due on this return?

No

#### Licensed Customs Broker Exported Sales

Did you refund sales tax for this filing period on items exported outside the United States based on a Texas Licenced Customs Broker Export Certifications?

No

### LOCATION SUMMARY

Loc #	Total Texas Sales	Taxable Sales	Taxable Purchases	Subject to State Tax (Rate .0625)	State Tax Due	Subject to Local Tax	Local Tax Rate	Local Tax Due
00001	899783	259112	0	259112	16194.5	259112	0.02	5182.24
<b>SubTotal</b>	<b>899783</b>	<b>259112</b>	<b>0</b>	<b>259112</b>	<b>16194.5</b>	<b>259112</b>		<b>5182.24</b>

#### Total Tax for Locations

**\$21,376.74**

Total Tax Due: \$21,376.74

Timely Filing Discount: - \$106.88

Balance Due: \$21,269.86

Pending Payments: - \$0.00

**Total Amount Due and Payable: \$21,269.86**

( State amount due is \$16,113.53 ) ( Local amount due is \$5,156.33 )





911 E. Broad Suite #120A • Mansfield TX 76063 • 817-473-9168

**October 12, 2022**  
**City of Everman**  
**C/O Craig Spencer, City Manager**  
**212 N. Race St.**  
**Everman, TX 76140**

**Master Plan Proposal**

Craig, based on our meeting and services needed by the City of Everman to create a high level, master plan of the future buildings and park projects, we propose the following;

**Description**

- Conceptual Site Plan of New City Hall, Civic Center, Park, Police Station, Library, New Stage/Event Area
- General layout and parking for all new buildings overlaid on current properties owned by City of Everman
- Floor Plan, 2D Elevations, Site Plan for City Hall, Library, Pavilion/Stage at Park, Animal Control Facility, Public Works Facility
- 3 revisions included. If more revisions are desired, it would be based on an hourly rate of \$100/hr. to be billed weekly

\$8,800.00      TOTAL

**Option**

- Add 3D Colored Renderings of exterior of each building, City Hall, Library, Pavilion/Stage, Animal Control Facility, Public Works Facility

\$2,500.00      TOTAL for all Buildings

Thank you for the opportunity to provide design services for the City of Everman, please call or email with any questions or concerns. Thank you

Brian Grossman

