



EVERMAN COMMUNITY DEVELOPMENT CORPORATION

Thursday, August 07, 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
June 5, 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
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 August 1, 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, June 05, 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 6:00pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

A. Swearing In - Michelle Hudson

City Secretary, Mindi Parks swore in Michelle Hudson.

5. CONSENT AGENDA

A. Previous Meeting Minutes -

April 3, 2025

Motion made by Bauer, Seconded by Hollingsworth.

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

Motion Carried.

6. CITIZEN'S COMMENTS

We had no citizens present to comment.

7. DISCUSSION ITEMS

A. Financial Report - Executive Directors

Craig shared the current Expenditure report with the Board. He then went over the Financial report. The Cash Position is up from the last report. Sales Tax report is good and has an increase from last year and is looking good. Projections are looking good for sales tax and we do anticipate to exceed the projections. He also went over the sales tax YTD performance and all is looking good on this report. Transfers have been the only expenditure so far. Craig did state he will send these out to anyone who wants them. \$3000 for colums at the memorial park also was an expenditure as well as the Transfers.

B. Business Improvement Grant Application Consideration for KJ's Cutz and Suite Spot - 1707 Everman Parkway, Everman, TX 76140

Craig stated that we did receive a BIG Grant. KJ cuts. Pause on BIG Grant program.

They would like help in signage and flooring. This would not generate sales tax being a rental property.

We have had no application for this grant in a very long time. Set bench marks into the agreement.

Craig explained they need to come up with a strategic plan with what they want to do with this money. They can allocate this for a certain area if they wanted to. Could we do loans instead of this. The city attorney did say they could. There are pro's and con's on this. This is an option in the future. Burl stated to let the bank collect the money and we will collect the sales tax. The over all consensus is a no at this time. Craig stated that he will talk to them and see what they are interested in using this grant for.

C. Strategic Planning Workshop

Craig began to ask the board what they want in the plan. He had a report that he put together on the steps of building this Strategic Plan and wanting to get the input from the board on the steps of this plan and what they will have outlined in this plan. He went over the format of this plan and the board is all in agreeance of what he has outlined for the Strategic Plan. He expects the time line of this plan being put together is at least a year. Craig also put the mission statements and core values in this report of the plan and wanted the board to take a look at them and see if they want to change them or keep them the way he has them wrote. This plan would be reviewed annually for any updates they may need to be done. They have all came up with these choices,

Stakeholder input is something that Craig wanted to get from the board. Who's input do they want to hear from. Businesses input is something they would like to hear. Doing a survey and handing them out to the top businesses and the school district. A Townhall meeting for CDC to invite the businesses is something that Craig brought up to the board. They talked about having a table for CDC at the Town Hall meeting on the 26th of June and see what kind of engagement and feedback they get to see if this would be beneficial for CDC to hold on their own.

D. FY2026 Budget Workshop

Craig stated that he put a budget together for them to look at and get their feedback since they will not meet gain until August. There is an increase to the training and schools so that Craig and Susanne can go to some Economic conference training.

Professional Services, he would like to have about \$30,000 dollars for this line item in the budget. He would like to use this for outside source. This budget can also always be amended. The biggest change in the budget is a decrease in the transfer out. President Richardson stated that he would like to have Michelle go to some training since she is new, and to have some monies allocated for her in the budget if that is something we can do. The policy does allow her to do so. President Richardson would like to have \$8000 added to the budget for this training for Michelle, Susanne and Craig.

8. CONSIDERATION AND POSSIBLE ACTION

- A. A RESOLUTION OF THE CITY OF EVERMAN COMMUNITY DEVELOPMENT CORPORATION TEMPORARILY SUSPENDING THE INITIATION OF NEW GRANT PROGRAMS AND THE ACCEPTANCE OF NEW GRANT APPLICATIONS, PENDING COMPLETION OF THE STRATEGIC PLANNING PROCESS; AND PROVIDING FOR EXCEPTIONS.

Motion made by Garcia, Seconded by Hudson.
 Voting Yea: Richardson, Allen, Garcia, Hollingsworth, Bauer, Hudson

Motion Carried.

B. Setting of Future Agenda Items

9. EXECUTIVE SESSION

10. ADJOURN

President Richardson adjourned the meeting at 7:20pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Monday June 2, 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.