



EVERMAN COMMUNITY DEVELOPMENT CORPORATION

Thursday, February 05, 2026 at 6:00 PM
213 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER

2. CONSENT AGENDA

A. Previous Meeting Minutes -

October 2, 2026

October 16, 2026

3. CITIZEN'S COMMENTS

4. DISCUSSION ITEMS

A. Financial Report - Executive Directors

B. Strategic Planning Workshop

C. Update & Discussion related to performance with Retail Strategies

5. ADJOURN

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Monday February 2, 2026.

/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.

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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, October 02, 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 6:04pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

Regular Meeting 8-7-2025

Motion made by Davila, Seconded by Garcia.
Voting Yea: Richardson, Allen, Davila, Garcia

Motion Carried

5. CITIZEN'S COMMENTS

No citizens present.

6. DISCUSSION ITEMS

A. Financial Report - Executive Directors

Craig Spencer handed out this report for the boards review and stated that things are looking good. Revenues for CDC is \$28,285 and expenditures are at \$16,331. The overall trend for Sales Tax is looking good and steadily improving. We have received over 1 million in sales tax this year. Craig then went through the Strategic Planning Workshop.

B. Strategic Planning Workshop

There were several strategic Plans that he put forth to the board for them to review and to get their input on some of these plans. He presented a presentation from Retail Strategies, a company that would help the city to establish relationships and Market Analysis to help the city get businesses into the city. This would be a \$45,000 investment to get them started on this project. The CDC has \$30,000 set aside in the Budget. The board would like to set a Special meeting to bring Tyler Sudderth to get information and for him to present to the board about this program. The board would like to have the meeting on October 23rd, at 6pm, this is a Thursday.

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

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

8. EXECUTIVE SESSION

9. ADJOURN

President Richardson adjourned the meeting at 7:24pm.

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

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EVERMAN COMMUNITY DEVELOPMENT CORPORATION SPECIAL MEETING

Thursday, October 16, 2025 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Richardson called the meeting to order at 6:21pm.

2. DISCUSSION ITEMS

A. Recruitment & Retail Advisory Partnership Presentation and Proposal by Retail Strategies

City Manager Craig Spencer introduced Tyler Sudderth, Director of Community Partnerships with Retail Strategies. Tyler explained to the Corporation that they have worked with 800 communities since 2011. Tyler is also from a small town and understands having roots and definitely wants the best for our town and they take that seriously. They have a vast network of retail and restaurant industry professionals and they are the only municipal firm with in-house commercial real estate team. He had a PowerPoint showing some of the retail stores and restaurants. He also displayed the industry involvement and the biggest one is ICSC (Innovating Commerce Serving Communities) and the President of Retail Strategies sits on the ICSC Board. Tyler mentioned that people from all over the world know their company. Tyler also displayed and stated that they have 335 current clients and still growing. It is 4:1 client to staff ratio and on average bringing \$105k sales tax per city. Tyler went on explaining what role they play in the needs of our city and challenges as well. He explained the Proven Process and the timeline that the city would use with their expertise. Some things that will come with this is Mobile Data Collection, Trade Area Identification, Retail Leakage Analysis, Peer and Void Analysis, Consumer Expenditures and Psychographic Analysis. He explained the process of all this to the Corporation. Retail Strategies also does Pro-Active Outreach, Conference Representation, and Real Estate Expertise. Tyler also displayed the team that makes all this possible on the screen for all to see. Tyler continued to explain the process to the Corporation and how it all works and what they do. At this time he asked if the Corporation had any questions for him. Craig stated that a main concern was would they be able to meet with the city businesses and have a sit with them to try to answer any questions and concerns they may have and questions they may have. Tyler said that is absolutely something that they do. Tyler stated that they can help with a lot that Craig has concerns with and will be apart of their process. The Corporation was good on the presentation at this time.

3. CONSIDERATION AND POSSIBLE ACTION

- A. Authorize Executive Directors to negotiate, execute, and enter into an agreement with Retail Strategies for the purposes of recruitment and retention of retails businesses, in an amount not to exceed \$45,000 per year.

Motion made by Davila, Seconded by Bauer.
Voting Yea: Richardson, Davila, Garcia, Bauer

Motion Carried

4. ADJOURN

President Richardson adjourned the meeting at 7:22pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Monday October 13, 2025.

/s/ Mindi Parks
City Secretary

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