EVERMAN COMMUNITY DEVELOPMENT CORPORATION

Thursday, September 03, 2026 at 6:00 PM

213 North Race Street Everman, TX 76140

AGENDA

1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CITIZEN'S COMMENTS

5. DISCUSSION ITEMS

A. Financial Report - Executive Directors

B. Staff Report - Updates related to Soccer5 USA Project & Clyde Pittman Park Lighting Upgrades

6. CONSIDERATION AND POSSIBLE ACTION

A. Election of a Vice President

B. Election of a Secretary

C. RESOLUTION #2026-09-01 RESOLUTION OF THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES TO FINANCE THE COSTS OF A PROJECT; AND OTHER MATTERS INCIDENT AND RELATED THERETO.

D. RESOLUTION #2026-09-02 - RESOLUTION OF THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES TO FINANCE THE COSTS OF A PROJECT; AND OTHER MATTERS INCIDENT AND RELATED THERETO.

7. EXECUTIVE DIRECTORS REPORT

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 28, 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.

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.

CERTIFICATE FOR RESOLUTION

We, the undersigned officers of Everman Economic Development Corporation (the "Corporation"), hereby certify as follows:

1. The Board of Directors of the Corporation convened in Regular Meeting on September 3, 2026 at the designated meeting place, and the roll was called of the duly constituted officers and members of said Board of Directors, to wit:

Ray Richardson	President
______________	Vice-President
______________	Secretary

and all of said persons were present, except the following absentees: ________________, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION OF THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES TO FINANCE THE COSTS OF A PROJECT; AND OTHER MATTERS INCIDENT AND RELATED THERETO.

was duly introduced for the consideration of said Board of Directors and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of the Board of Directors shown present above voted "*Aye*" except as shown below.

NOES: _________________

ABSTAIN: _________________

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Directors' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Directors' minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; that each of the officers and members of said Board of Directors was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in

advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said Meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the President of the Board of Directors of the Corporation has approved and hereby approves the aforesaid Resolution; that the President and the Secretary of said Corporation have duly signed said Resolution; and that the President and the Corporation Secretary of said Corporation hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

Signed on ____ day of ______________, 2026.

____
Secretary, Board of Directors

____
President, Board of Directors

RESOLUTION #2026-09-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES TO FINANCE THE COSTS OF A PROJECT; AND OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, Everman Economic Development Corporation (the "*Corporation*") is a nonprofit economic development corporation duly established and created pursuant to Chapters 501, 502 and 505, Local Government Code, as amended (formerly Section 4B of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended), (the "*Act*") by the Town of Everman, Texas (the "*Town*"); and

WHEREAS, the Corporation is authorized to undertake projects as set forth under the Act, to issue indebtedness to pay the costs of such projects and to pledge the proceeds of the Corporations economic development sales and use tax to secure such indebtedness; and

WHEREAS, the Board has previously approved the construction of certain real property for a Town Park Project (the "*Project*") and desires to finance the Project with proceeds of a loan as described in this resolution; and

WHEREAS, the Corporation proposes to enter into a Loan Agreement (as amended, restated, supplemented and/or otherwise modified, the "*Loan Agreement*") with Government Capital Corporation, as lender (*"Lender"*), to enable the Corporation to complete pay the costs of the Project and pay costs of issuing the loan (the "*Issuance Costs*"), and as security for the payment of the principal of and interest thereon, the Corporation has agreed to pledge its economic development sales and use taxes. The Loan shall be evidenced by: (a) a tax-exempt promissory note issued by the Corporation in the principal amount not to exceed $210,000.00payable to the Lender (the "*Note*"). All capitalized terms used herein, but not otherwise defined herein, shall have the meaning ascribed to such term in the Loan Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals set forth in the Preamble are incorporated into this resolution for all purposes.

Section 2. The Board of Directors agrees to enter into the Loan Agreement, a sales tax remittance agreement with the Town (the "*Sales Tax Remittance Agreement*") and issue the Note to finance the costs of the Project and pay the Costs of Issuance. The Note will be issued in the principal amount set forth in the recitals hereto at an interest rate not to exceed 5.20% and, in order to secure the principal and interest on the Note, the Corporation will pledge the proceeds of the economic development sales and use taxes collected on behalf of the Corporation on an equal and ratable basis. The Authorized Officers of the Corporation, as defined below, are hereby severally authorized to determine the final terms of the financing which are not inconsistent with this Resolution.

Section 3. That any one or more of the Authorized Officers of the Corporation listed in Section 4 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of the Corporation to the Lender the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement. The Loan Agreement, the Note and the Sales Tax Remittance Agreement shall contain such final terms and be in such form as the signing officer shall determine to be advisable and consistent with the terms set forth in this Resolution. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of the Corporation any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Loan Agreement, the Note and the Sales Tax Remittance Agreement; the execution thereof by any such Authorized Officer shall be conclusive as to such determination..

Section 4. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officers"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Borrower:

Name	**Title**
Ray Richardson	President
_______________	Vice-President

Section 4. That this Resolution shall take effect immediately.

PASSED AND ADOPTED this 7th day of July, 2026.

EVERMAN ECONOMIC DEVELOPMENT CORPORATION

By: ____
President

ATTEST:

By: ________________________________
Secretary

CERTIFICATE FOR RESOLUTION

We, the undersigned officers of Everman Economic Development Corporation (the "Corporation"), hereby certify as follows:

1. The Board of Directors of the Corporation convened in Regular Meeting on September 3, 2026 at the designated meeting place, and the roll was called of the duly constituted officers and members of said Board of Directors, to wit:

Ray Richardson	President
______________	Vice-President
______________	Secretary

and all of said persons were present, except the following absentees: ________________, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

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was duly introduced for the consideration of said Board of Directors and read in full. It was then duly moved and seconded that said Resolution be adopted; and, after due discussion, said motion carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: All members of the Board of Directors shown present above voted "*Aye*" except as shown below.

NOES: _________________

ABSTAIN: _________________

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Directors' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Directors' minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; that each of the officers and members of said Board of Directors was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in

advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said Meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the President of the Board of Directors of the Corporation has approved and hereby approves the aforesaid Resolution; that the President and the Secretary of said Corporation have duly signed said Resolution; and that the President and the Corporation Secretary of said Corporation hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

Signed on ____ day of ______________, 2026.

____
Secretary, Board of Directors

____
President, Board of Directors

RESOLUTION #2026-09-02

RESOLUTION OF THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF ONE OR MORE PROMISSORY NOTES TO FINANCE THE COSTS OF A PROJECT; AND OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, Everman Economic Development Corporation (the "*Corporation*") is a nonprofit economic development corporation duly established and created pursuant to Chapters 501, 502 and 505, Local Government Code, as amended (formerly Section 4B of the Development Corporation Act of 1979, Article 5190.6, Texas Revised Civil Statutes Annotated, as amended), (the "*Act*") by the Town of Everman, Texas (the "*Town*"); and

WHEREAS, the Corporation is authorized to undertake projects as set forth under the Act, to issue indebtedness to pay the costs of such projects and to pledge the proceeds of the Corporations economic development sales and use tax to secure such indebtedness; and

WHEREAS, the Board has previously approved the construction of certain real property for a Town Park Project (the "*Project*") and desires to finance the Project with proceeds of a loan as described in this resolution; and

WHEREAS, the Corporation proposes to enter into a Loan Agreement (as amended, restated, supplemented and/or otherwise modified, the "*Loan Agreement*") with Government Capital Corporation, as lender (*"Lender"*), to enable the Corporation to complete pay the costs of the Project and pay costs of issuing the loan (the "*Issuance Costs*"), and as security for the payment of the principal of and interest thereon, the Corporation has agreed to pledge its economic development sales and use taxes. The Loan shall be evidenced by: (a) a taxable promissory note issued by the Corporation in the principal amount not to exceed $220,000.00payable to the Lender (the "*Note*"). All capitalized terms used herein, but not otherwise defined herein, shall have the meaning ascribed to such term in the Loan Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EVERMAN ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals set forth in the Preamble are incorporated into this resolution for all purposes.

Section 2. The Board of Directors agrees to enter into the Loan Agreement, a sales tax remittance agreement with the Town (the "*Sales Tax Remittance Agreement*") and issue the Note to finance the costs of the Project and pay the Costs of Issuance. The Note will be issued in the principal amount set forth in the recitals hereto at an interest rate not to exceed 6.415% and, in order to secure the principal and interest on the Note, the Corporation will pledge the proceeds of the economic development sales and use taxes collected on behalf of the Corporation on an equal and ratable basis. The Authorized Officers of the Corporation, as defined below, are hereby severally authorized to determine the final terms of the financing which are not inconsistent with this Resolution.

Section 3. That any one or more of the Authorized Officers of the Corporation listed in Section 4 below be, and each of them hereby is, authorized to execute, acknowledge and deliver in the name and on behalf of the Corporation to the Lender the Loan Agreement, including all attachments and exhibits thereto, the Note and the Sales Tax Remittance Agreement. The Loan Agreement, the Note and the Sales Tax Remittance Agreement shall contain such final terms and be in such form as the signing officer shall determine to be advisable and consistent with the terms set forth in this Resolution. Further, said Authorized Officers are authorized to execute, acknowledge and deliver in the name and on behalf of the Corporation any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Loan Agreement, the Note and the Sales Tax Remittance Agreement; the execution thereof by any such Authorized Officer shall be conclusive as to such determination..

Section 4. That for the purpose of this resolution, the following persons, or the persons holding the following positions, are *"Authorized Officers"* duly authorized to enter into the transaction contemplated by this resolution in the name and on behalf of Borrower:

Name	Title
Ray Richardson	President
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Section 4. That this Resolution shall take effect immediately.

PASSED AND ADOPTED this 7th day of July, 2026.

EVERMAN ECONOMIC DEVELOPMENT CORPORATION

By: ____
President

ATTEST:

By: ______________________________
Secretary