



# TAX INCREMENT FINANCING BOARD (TIF BOARD)

Monday, April 06, 2026 at 10:00 AM  
213 North Race Street Everman, TX 76140

## AGENDA

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**1. MEETING CALLED TO ORDER**

**2. CONSENT AGENDA**

**3. CITIZEN'S COMMENTS**

**4. CONSIDERATION AND POSSIBLE ACTION**

**A.** Consideration and approval of a recommendation to allocate approximately \$2,000,000 in Tax Increment Financing (TIF) funds, through a debt supported model, for the purpose of revitalizing the Animal Services Shelter and the Everman City Hall

**B.** Consideration and approval of a recommendation to allocate no more than \$75,000 in Tax Increment Financing (TIF) funds for the purposes of conducting an engineering feasibility traffic study on the potential expansion and widening of East Enon Avenue from Roy C. Brooks Blvd to Forest Hill Drive, expansion and widening of Everman Pkwy from S. Race Street to the Everman City Limits to include Intersection Improvements.

**5. EXECUTIVE SESSION**

**6. ADJOURN**

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Tuesday March 31, 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/](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.

*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.*



# Financing Proposal

*Prepared For*



## Everman TIRZ #1

March 23, 2026

*Submitted By*

### Government Capital Corporation

345 Miron Drive  
Southlake, Texas 76092

**Matt Sullivan**

Municipal Finance Specialist | Client Services

Main: 817-421-5400  
Direct: 817-722-0212



**GOVERNMENT CAPITAL CORPORATION**

**Everman TIRZ #1**

Preliminary Term Sheet  
March 23, 2026

FINANCING STRUCTURE: Tax Exempt Note

PLACEMENT: Private Placement

ESTIMATED SOURCES AND USES OF FUNDS:

Sources:

<u>Note Proceeds</u>	<u>\$ 2,035,000.00</u>
<b>Total Sources</b>	<b>\$ 2,035,000.00</b>

Uses:

Facility Improvements	\$ 2,000,000.00
<u>Issuance Costs* (0.0175)</u>	<u>\$ 35,000.00</u>
<b>Total Uses</b>	<b>\$ 2,035,000.00</b>

\*The issuance cost in the amount of 1.75% has been included in the payment amount. It can also be paid outside of closing. These fees represent the total issuance costs necessary for closing the transaction as contemplated. Issuance Cost Allocation includes Special Tax Counsel, Private Placement Cost and Documentation Fees.

PLACEMENT AGENT: Government Capital Corporation, Southlake, Texas

SPECIAL TAX COUNSEL: Naman, Howell, Smith & Lee, Austin, Texas

TERM: 10 Years 15 Years

INTEREST RATE: 4.549% 4.686%

ANNUAL PAYMENT: \$ 257,800.88 \$ 191,917.47

ESTIMATED CLOSING DATE: TBD

FIRST PAYMENT DATE: 1 year from signing, annually thereafter.

ADDITIONAL NOTES:

This transaction will be secured by a pledge of revenues only. Government Capital will not require liens on the real estate. Additionally, the traditional real estate closing costs including title policy, appraisal, survey, environmental studies, etc., will not be a contingency of closing for Government Capital.

The above proposal is subject to audit analysis and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time.

*The transaction described herein is an arm's length, commercial transaction between you and Government Capital Corporation. The terms of the proposed financing are being provided solely in response to your specific inquiry and for your professional consideration.*

**TAX INCREMENT FINANCING REINVESTMENT ZONE #1  
PROJECT FINANCING OUTLAY**

<b>Fiscal Year (Oct to Sept)</b>	<b>Beginning Balance</b>	<b>Anticipated Revenue</b>	<b>Admin Expense</b>	<b>Anticipated Project Expense</b>	<b>YE Balance</b>
<b>2026</b>	\$ 1,196,241	\$ 720,000	\$ 58,274	\$ -	\$ 1,857,967
<b>2027</b>	\$ 1,857,967	\$ 734,400	\$ 61,188	\$ 682,800.88	\$ 1,848,378
<b>2028</b>	\$ 1,848,378	\$ 749,088	\$ 64,247	\$ 257,800.88	\$ 2,275,418
<b>2029</b>	\$ 2,275,418	\$ 764,070	\$ 67,459	\$ 257,800.88	\$ 2,714,228
<b>2030</b>	\$ 2,714,228	\$ 779,351	\$ 70,832	\$ 257,800.88	\$ 3,164,946
<b>2031</b>	\$ 3,164,946	\$ 794,938	\$ 74,374	\$ 257,800.88	\$ 3,627,709
<b>2032</b>	\$ 3,627,709	\$ 810,837	\$ 78,093	\$ 257,800.88	\$ 4,102,652
<b>2033</b>	\$ 4,102,652	\$ 827,054	\$ 81,997	\$ 257,800.88	\$ 4,589,908
<b>2034</b>	\$ 4,589,908	\$ 843,595	\$ 86,097	\$ 257,800.88	\$ 5,089,604
<b>2035</b>	\$ 5,089,604	\$ 860,467	\$ 90,402	\$ 257,800.88	\$ 5,601,868
<b>2036</b>	\$ 5,601,868	\$ 877,676	\$ 94,922	\$ 257,800.88	\$ 6,126,821
<b>2037</b>	\$ 6,126,821	\$ 895,230	\$ 99,668	\$ -	\$ 6,922,382
<b>2038</b>	\$ 6,922,382	\$ 913,134	\$ 104,652	\$ -	\$ 7,730,865
<b>2039</b>	\$ 7,730,865	\$ 931,397	\$ 109,884	\$ -	\$ 8,552,377
<b>2040</b>	\$ 8,552,377	\$ 950,025	\$ 115,379	\$ -	\$ 9,387,023

- (A) Chart assumes a conservative 2% annual growth with no development spikes  
 (B) \$425,000 Safe Street Program Payment - 2027  
 (C) \$2M Revitalization of Animal Services Shelter & City Hall outlay - 10 years (2027 to 2036)