



EVERMAN COMMUNITY DEVELOPMENT CORPORATION

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

MINUTES

1. MEETING CALLED TO ORDER

President Richardson called meeting to order at 6:07pm.

Present:

Ray Richardson

Johnnie Allen

Miriam Davila

Ricky Garcia

Michelle Hudson

Absent:

Anthony Grissett

Jim Bauer

2. CONSENT AGENDA

A. Previous Meeting Minutes -

October 2, 2026

October 16, 2026

Motion made by Davila, Seconded by Hudson.

Voting Yea: Richardson, Allen, Davila, Garcia, Hudson

Motion Carried

3. CITIZEN'S COMMENTS

We had no citizens present.

4. DISCUSSION ITEMS

A. Financial Report - Executive Directors

Craig stated that the budget is looking good. Craig went over the Financial report for 2025 and the start of 2026. He also went over the sales tax and where we are sitting right now and it is doing very good. He presented the reports of some sales tax and where it is coming from.

Tiktok is one that is on that list and we have gotten a good number of sales tax from those sales and Temu is on that list as well. Great growth with food sales, retail and Professional Services. Retail is the number one on this list.

B. Strategic Planning Workshop

Craig wanted to recap and review where we are at. He started by showing the review of what we have already done. He went over the strengths, weaknesses, opportunities, and threats. He reviewed and showed the board what those were. He displayed these with a power point. He asked the board if there was anything that needed to be added to these items. The board agrees this is a good start. Craig also stated that we have 7 Strategic Priorities and he really thinks they need to get that number down to about 3. He went over the 7 and asked them to get that down to 5 or 3 to be able to focus on those projects. Remove 6 is what Ricky suggested. They will also take out number 3 in the Strategic Priorities. Also number 7 will be taken off this list. Grocery, entertainment, Dry cleaning/Laundry, Youth recreation, Senior Citizen Center, Coffee shop, family medicine, and bank/Credit Union, are the main focus priorities for the city. Craig also has asked the board what areas they want to target for redevelopment. He displayed a map and displayed some areas that he thinks could be target areas. He believes and the board thinks that those areas that he identified are a great start to put in the plan. This will be the target areas that he has displayed. Craig also asked what programs they will like to see in the city. Craig suggested that they have a grant programs available for the businesses in the city. This could improve appearances. Craig also said that we can do grants for signage as well in these target areas. Craig also stated that their will be incentives added to this as well. The board would like to focus on Everman Parkway for this project for now. With this information Craig will have a draft plan drawn up for the next meeting for the Strategic Plan.

C. Update & Discussion related to performance with Retail Strategies

Craig stated that they have sent him a lot of deliverables. They also want to meet with a couple of businesses. Things are going really well and they will be attending the ISC seminar and have plans to meet with Kroger, HEB and Aldi. They are very good people to work with Craig stated.

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.

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.