



ECONOMIC DEVELOPMENT CORPORATION MEETING

Monday, April 29, 2024 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Ray Richardson called meeting to order at 6:00pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. Minutes

February 28, 2023

Motioned by Burl Hollingsworth

Seconded by Richard Isarraraz to approve the previous minutes for February 28, 2023 as read.

All voted Aye

5. CITIZEN'S COMMENTS

6. DISCUSSION ITEMS

A. 100 Forest Hill

EDC Director Mike Nicoletti provided an update on the construction project at this site. Estimated 30-45 days to completion and occupancy of the structures.

B. Hanna Ranch

EDC Director Mike Nicoletti provided a brief summary regarding the Hanna Ranch Subdivision development which included accrued revenue from permit fees.

C. Mesa Precast

EDC Director Mike Nicoletti provided an update to the board regarding Mesa Precast operations and their new acquisition. Increased employment by 50.

D. Race/King Street Project

EDC Director Mike Nicoletti provided an update on this project. Mike advised of the delays related to the project being due to Oncor easements that had to be addressed. There has been a new development agreement drafted for this project and will be brought back to the EDC Board in the near future.

E. Timberview Farms

EDC Director Mike Nicoletti provided a staff update related to the progress on the proposed annexation and development agreements with Timberview Farmstead. This property is primarily Ag at this time with future plans to establish retail, dining, hospitality, residential, and more.

7. CONSIDERATION AND POSSIBLE ACTION

8. EXECUTIVE SESSION

A. Section 551.087- Deliberation Regarding Economic Development Negotiations

Went into Executive Session at 6:29pm.

B. Section 551.074 - Personnel Matters

Went into Executive Session at 6:29pm.

9. ADJOURN

Reconvened at 6:47pm

Meeting Adjourned at 6:47pm

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday April 26, 2024.

/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.