



ECONOMIC DEVELOPMENT CORPORATION MEETING

Monday, August 19, 2024 at 6:00 PM
213 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Richardson called meeting to order at 6:02pm.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

A. EDC Meeting Minutes 4-29-2024

This item was skipped by President Richardson.

B. EDC Meeting Minutes 5-7-2024

These minutes were not attached to the agenda so these will be approved at the next meeting.

5. CITIZEN'S COMMENTS

6. DISCUSSION ITEMS

A. McDonalds

Mike Nicoletti updated the board with McDonald's and they are moving along pretty rapidly and it looks like they have most of the underground work done. A lot of the plumbing has been done now as well. He looks forward to them starting the concrete pour pretty soon. Then, things will move even more rapidly. It is going very well. They have removed a lot of dirt from that site and he had Gilbert go ask if they could use some of that dirt for Memorial Park and they were nice enough to give us quiet a bit of dirt. Those piles will be seen at Memorial Park until the weather permits the Public Works to move it around.

Mike Nicoletti also updated the board on 100 Forest Hill Drive, this project is moving along quickly and they are close to completion. Mike said that it is a really nice establishment. He does not have a date as far as a ribbon cutting yet. He looks to be able to do that very soon. He urged the board to go and take a look when they get a chance.

The Race Street Project has had some delays due to Oncor. They needed some poles to be moved before they started their work over there. This has been resolved but they are still waiting on Oncor to move the poles. This should be soon. Once this is done they will put up a construction fence to enclose everything, and they will put up signage as to what it is going to be. There will be a Ground Breaking ceremony over there as well and he looks for that to happen in sometime in September. This should have been started in January and they have just run into a bunch of delays. This project has three phases and the third phase should have been finished by 2026 and that is pushed back obviously due to the delays. He will keep them updated on this.

Hanna Ranch is about two thirds of the way finished. There is still a lot of houses going up, and a lot under construction. Some of the property taxes have been coming in from that. He is pretty happy with how they have done things over there. We have collected a lot of permit fees have been generated from this project. Houses are being sold and leased as well. It looks very nice over there and the landscape as well. Board member Ricky has bought a house and as well as 3 other family members and they are all very happy there. HOA is pretty nice as well.

Advanced Architectural Stone is still expanding and they have more to come that he cant discuss right now but he will let them know in the future meetings on what is going on with their expansion.

- B. 100 Forest Hill
- C. Race Street Project
- D. Hanna Ranch
- E. Advanced Architectural Stone

7. CONSIDERATION AND POSSIBLE ACTION

- A. Approve the 2024-25 EDC Budget

Present Richardson recessed the meeting at 6:27pm.

President Richardson called meeting back to order at 6:32pm.

Motion made by Hollingsworth, Seconded by Garcia.

Voting Yea: Richardson, Allen, Davila, Garcia, Hollingsworth, Bauer

Motion Carried

8. EXECUTIVE SESSION

9. ADJOURN

President Richardson adjourned the meeting at 6:51pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Thursday August 15, 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.

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