



ECONOMIC DEVELOPMENT CORPORATION MEETING

Tuesday, September 20, 2022 at 5:30 PM
212 North Race Street Everman, TX 76140

MINUTES

1. MEETING CALLED TO ORDER

President Ray Richardson called meeting to order at 5:31pm.

Ray Richardson, President

Johnnie Allen, Vice President

Daniella Soria, Board Member

Ricky Isararaz, Board Member

Jim Bauer, Board Member

Burl Hollingsworth, Board Member (Came in at 6:36pm.)

Others Present:

Mindi Parks, City Secretary

Michael Nicoletti, Economic Development Director

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CITIZEN'S COMMENTS

There were none.

5. DISCUSSION ITEMS

A. Presentation of Potential Development at 100 N. Forest Hill Dr.

Mike Nicoletti had this in front of the Board. Expand the store with a 10,000 ft retail center, with a restaurant with patio and a liquor store. They have already submitted plans to third party and we already have them back. 1.2 million project. Mostly American food that will be served. Do they have enough parking and they do say it is enough. This will be an L shaped. No more questions from Board.

B. Presentation of Potential Development on Race/King Streets

Mike stated that we bought 14 properties off the court yard steps for \$5,000 a piece. We were looking into a few developers and we have not liked any of the ideas. Until, Munej came in to the picture and showed interest in these properties. They had a great idea and vision that the city would like to see. Retail shops that are old school and have each retail store a different color and condos on the top. 19 stores with 19 condos on the top. This is 51,000 sft, and is an 8.2 million project. They would require 11 of the 14 lots EDC purchased. Three lots are to the city for the Food Truck Park and we would have one left. They will pay for the surveyor. Parking will be in the back of the units. There is a lot of parking out on race street also. Are the citizens around this area, aware and Nicoletti stated that they do not. Closing cost of a couple thousand dollars the EDC will have to pay. Each lot is now worth \$30,000. This developer has done a lot of work in Dallas and other places and owns other developments and maintains those properties. There are fail safes and protection if they do not complete construction or selling the property in place to stop this from happening. They can't sell until after five years.

6. CONSIDERATION AND POSSIBLE ACTION

- A. Approve Conveyance of 11 EDC Owned Lots to Munej Development Partners LLC; specifically: Blk 3, Lot 3R (404 King), Blk 2, Lot 11R (405 King Street), Blk 3, Lot 2R (406 King), Blk 3, Lot 1R (408 King), Blk 2, Lot 12R (403 King Street), Blk 2, Lot 6R (406 N. Race), Blk 2, Lot 7R (408 N. Race), Blk 2, Lot 8R (410 N. Race), Blk 2, Lot 9R (412 N. Race), Blk 3, Lot 4R (502 N. Race), and Blk 2, Lot 10R (414 N. Race)

Motion was made by Board Member Isararaz and seconded by Hollingsworth to approve Conveyance of 11 EDC Owned Lots to Munej Development Partners LLC; specifically: Blk 3, Lot 3R (404 King), Blk 2, Lot 11R (405 King Street), Blk 3, Lot 2R (406 King), Blk 3, Lot 1R (408 King), Blk 2, Lot 12R (403 King Street), Blk 2, Lot 6R (406 N. Race), Blk 2, Lot 7R (408 N. Race), Blk 2, Lot 8R (410 N. Race), Blk 2, Lot 9R (412 N. Race), Blk 3, Lot 4R (502 N. Race), and Blk 2, Lot 10R (414 N. Race). All Members present voted Aye.

Motion Carried.

- B. Approve and Authorize the EDC President to execute the Restriction Agreement between the City of Everman and Munej Development Partners, LLC to be included as Exhibit C to Ordinance 791

Motion was made by Board Member Isararaz and seconded by Board Member Hollingsworth to approve and Authorize the EDC President to execute the Restriction Agreement between the City of Everman and Munej Development Partners, LLC to be included as Exhibit C to Ordinance 791. All Board Members present voted Aye.

Motion Carried.

- C. Approve 380 Agreement with Munej Development Partners LLC

Motion was made by Board Member Isararaz and seconded by Board Member Soria to approve 380 Agreement with Munej Development Partners LLC. All Members present voted Aye.

Motion Carried.

- D. Approve EDC President to execute the Real Estate Contract for 11 lots owned by the EDC to Munej Development Partners LLC

Motion was made by Board Member Hollingsworth and seconded by Board Member Bauer to approve EDC President to execute the Real Estate Contract for 11 lots owned by the EDC to Mune Development Partners LLC. All Members present voted Aye.

Motion Carried.

- E. Approve the Warranty Deeds for the Mune Development Partners LLC Project and Authorize the EDC President to sign them

Motion was made by Board Member Hollingsworth and seconded by Board Member Bauer to Approve the Warranty Deeds for the Mune Development Partners LLC Project and Authorize the EDC President to sign them. All Board Members present voted Aye.

Motion Carried.

7. ADJOURN

President Richardson adjourned the meeting at 6:14pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 5:00 p.m. on Friday September 16, 2022.

/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 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.