



# EVERMAN COMMUNITY DEVELOPMENT CORPORATION

Thursday, October 02, 2025 at 6:00 PM  
213 North Race Street Everman, TX 76140

## MINUTES

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### 1. MEETING CALLED TO ORDER

President Richardson called meeting to order at 6:04pm.

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

#### A. Minutes

Regular Meeting 8-7-2025

Motion made by Davila, Seconded by Garcia.  
Voting Yea: Richardson, Allen, Davila, Garcia

Motion Carried

### 5. CITIZEN'S COMMENTS

No citizens present.

### 6. DISCUSSION ITEMS

#### A. Financial Report - Executive Directors

Craig Spencer handed out this report for the boards review and stated that things are looking good. Revenues for CDC is \$28,285 and expenditures are at \$16,331. The overall trend for Sales Tax is looking good and steadily improving. We have received over 1 million in sales tax this year. Craig then went through the Strategic Planning Workshop.

#### B. Strategic Planning Workshop

There were several strategic Plans that he put forth to the board for them to review and to get their input on some of these plans. He presented a presentation from Retail Strategies, a company that would help the city to establish relationships and Market Analysis to help the city get businesses into the city. This would be a \$45,000 investment to get them started on this project. The CDC has \$30,000 set aside in the Budget. The board would like to set a Special meeting to bring Tyler Sudderth to get information and for him to present to the board about this program. The board would like to have the meeting on October 23rd, at 6pm, this is a Thursday.

### 7. CONSIDERATION AND POSSIBLE ACTION

#### A. Setting of Future Agenda Items

- B. Update, Discussion, and Possible Action related to Munay Properties and the Monarch Square Property Development on N. Race Street

Motion made by Davila, Seconded by Bauer.  
Voting Yea: Richardson, Allen, Davila, Garcia, Bauer

## 8. EXECUTIVE SESSION

## 9. ADJOURN

President Richardson adjourned the meeting at 7:24pm.

I hereby certify that this agenda was posted on the City of Everman bulletin board at or before 6:00 p.m. on Monday September 29, 2025.

/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.*