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## **Everman Economic Development**

212 North Race St., Everman, TX 76140

Office: (817) 293-0525

## **Community Profile**

*By admin*

Published: 03/08/2011 - 11:14am

The following community profile information is intended to help you perform relevant site selection research on Everman, Texas and is intended to serve as a starting point.

If you do not find all the information that you need in order to make an informed decision about Everman, please contact the Everman Economic Development office and we will be happy to provide you with the information or data that you require.

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## Population

*By admin*

Published: 04/14/2011 - 12:48pm

| POPULATION |             |             |             |
|------------|-------------|-------------|-------------|
| Year       | 2011 (est.) | 2010 Census | 2000 Census |
| City       | 6,108       | 6,108       | 5,836       |
| County     | 1,809,034   | 1,809,034   | 1,446,219   |

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## City Government

*By admin*

Published: 04/14/2011 - 12:51pm

| City Government        |           |
|------------------------|-----------|
| Type                   | Home Rule |
| Number on Council      | 7         |
| Municipal Police       | 13        |
| Paid Firefighters      |           |
| Volunteer Firefighters | 42        |
| City Zoning Body       | Yes       |
| Master Plan            | Yes       |

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## Transportation

*By admin*

Published: 04/14/2011 - 1:03pm

| NEAREST AIRPORTS          |                      |
|---------------------------|----------------------|
| Airport Name              | Spinks Airport (FWS) |
| Longest Runway Length     | 6,002                |
| Runway Surface            | Asphalt              |
| Fuel for Purchase         | Yes                  |
| Instrument Landing System | Yes                  |
| Lighted                   | Yes                  |

| AIRPORTS WITHIN ONE HOUR |                                       |
|--------------------------|---------------------------------------|
| International Airports   | Dallas/Fort Worth International (DFW) |
| Regional Airports        | None                                  |
| Municipal Airports       | Spinks Airport (FWS)                  |

| RAIL SERVICE PROVIDERS |
|------------------------|
| Amtrak                 |

| FREIGHT CARRIERS   |
|--|
| Brown Express; Central Freight; Consolidated Freightways; Mistletoe Express; Red Arrow; Roadway; Texas Midwest; Yellow Freight |

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## Wage Data

*By admin*

Published: 04/14/2011 - 1:10pm

| PRODUCTION CLASSIFICATIONS  |                          |       |
|-----------------------------|--------------------------|-------|
| OCCUPATIONAL TITLE          | ENTRY LEVEL WAGE (\$/HR) |       |
|                             | LOW                      | HIGH  |
| Aircraft Mechanic           | 18.31                    | 24.90 |
| Assembler, General          | 6.01                     | 9.39  |
| Assembler, Mobile Homes     | 8.10                     | 12.35 |
| Electrician                 | 14.51                    | 27.97 |
| Electronics Assembler       | 7.99                     | 16.46 |
| Forklift Operator           | 5.50                     | 9.27  |
| Janitor, any industry       | 6.15                     | 8.57  |
| Laborer, General            | 6.99                     | 9.86  |
| Machinist/Related Occup.    | 9.64                     | 15.21 |
| Maintenance, General        | 9.34                     | 15.21 |
| Mechanic (Maintenance)      | 11.77                    | 20.25 |
| Molding Machine Operator    | 6.95                     | 9.67  |
| Sewing Machine (Garment)    | 6.21                     | 8.51  |
| Sheet Metal Worker          | 9.26                     | 15.24 |
| Truck Driver, Lt., any ind. | 8.02                     | 11.87 |
| Warehouse Worker            | 6.15                     | 12.90 |
| Welder, Production          | 10.36                    | 14.48 |

| OFFICE, CLERICAL AND TECHNICAL CLASSIFICATIONS |                          |       |
|--|--------------------------|-------|
| OCCUPATIONAL TITLE                             | ENTRY LEVEL WAGE (\$/HR) |       |
|  | LOW                      | HIGH  |
| Accountant/Auditor                             | 15.25                    | 25.09 |

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|                       |       |       |
|-----------------------|-------|-------|
| Computer Operator     | 9.78  | 14.34 |
| Computer Programmer   | 15.95 | 37.90 |
| Customer Service Rep. | 8.82  | 12.84 |
| Electronic Technician | 6.50  | 8.25  |
| General Office Clerk  | 7.57  | 11.66 |
| Key Data Entry Oper.  | 8.26  | 11.40 |
| Secretarial           | 9.00  | 13.42 |
| Shipping & Rec. Clerk | 8.21  | 12.92 |
| Telemarketing         | 7.34  | 9.34  |

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## Taxation

*By admin*

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| TAX RATE (PER \$100 ASSESSED VALUE) - 2010 |            |
|--|------------|
| TARRANT COUNTY                             | \$0.264000 |
| Everman City                               | \$1.105413 |
| Everman ISD                                | \$1.292500 |
| Tarrant Co. Jr. College                    | \$0.137640 |
| Tarrant Co. Hospital                       | \$0.227897 |
| TOTAL                                      | \$3.027450 |

| SALES TAX                |              |          |
|--------------------------|--------------|----------|
| TAX TYPE                 | TAX RATE (%) | COMMENTS |
| State Sales Tax          | 6.250%       |          |
| Municipal Sales Tax      | 1.250%       |          |
| Economic Development Tax | 0.500%       | 4B       |
| Other Sales Taxes        | 0.250%       |          |
| Total Sales Tax          | 8.250%       |          |

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## Incentives

*By admin*

Published: 04/14/2011 - 1:22pm

| CITY INCENTIVES       |                    |
|-----------------------|--------------------|
| INCENTIVE TYPE        | CITY HAS INCENTIVE |
| Tax Abatement         | Yes                |
| Enterprise Zone       | No                 |
| Industrial Foundation | No                 |
| Foreign Trade Zone    | No                 |
| Reinvestment Zone     | No                 |
| Freeport Exemption    | No                 |
| Other Incentives      | Yes                |



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## **Cash Grant Incentive**

*By admin*

Published: 06/30/2011 - 2:56pm

### **Everman Community and Economic Development Corporation CASH GRANT INCENTIVE POLICY 2008**

#### **Policy:**

- Assessed value from real and business personal property (bpp) for impact analysis
- Industrial, commercial, and professional employment based on Full Time Employment (FTE) salary averages with full benefits
- Minimum assessed project value of \$1,000,000
- Tax base enhancement is our primary goal and job creation is our secondary goal

#### **Cash Grant per Project:**

- Minimum number of new FTE jobs with benefits – 10 FTE @ 2080 hours per year per FTE
- Minimum Annual Payroll of \$300,000 (\$30,000 annual average salary per FTE)
- Incentive payments will begin after a Certificate of Occupancy is issued by the City of Everman

#### **Assessed Valuation:**

- A new business locating to Everman must create an increase in assessed valuation of \$1,000,000
- An existing business that has operated a minimum of 2.5 years in Everman must create an increase in assessed valuation of only \$250,000; as well as create a minimum of 2.5 new FTE's with an annual payroll increase of \$150,000
- New or existing businesses must be located in the City of Everman city limits

#### **Application Procedures and Requirements:**

- Businesses and developers must submit a letter stating the impact on the project without Everman CEDC funding

- 
- History of company, operations and formal business plan must be submitted
  - Management and ownership qualifications must be provided
  - Two (2) years of the most recent financial statements must be provided
  - Projections on operations to include, but not limited to capital investment (assessed value); employment, wages, annual payrolls, and sales taxes generated must be provided
  - A Performance Contract shall be required
  - Applications are submitted to the Everman CEDC Board for final resolution

## **Recapture**

If the project fails to meet its Performance Requirements as defined in the Performance Contract, then some or all of the incentives granted must be paid back.

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## **Infrastructure Reimbursement Policy**

*By admin*

Published: 06/30/2011 - 3:00pm

### **Everman Community and Economic Development Corporation Infrastructure and Fee Development Costs Reimbursement Policy 2008**

This Policy details the guidelines that will be used by Everman CEDC for the purpose of infrastructure-related development cost reimbursement. This Policy serves as an administrative and implementation policy for developmental assistance to attract, retain, and expand businesses in the City of Everman.

As with any guidelines, this Policy is designed to apply in the majority of cases. However, these guidelines can be modified as necessary in specific cases. Each infrastructure-related development project is judged on a case-by-case basis. Neither the City nor the Everman CEDC is obligated to participate in any development project.

The Everman CEDC will not pay nor reimburse the cost of City development fees.  
This includes all related construction fees such as permits, inspections, plan reviews, certificates of occupation, etc.

#### **I. Qualifications of Businesses and Developers for Infrastructure Reimbursement**

##### **A. Job Creation**

1. New or existing businesses and developers are required to create new employment of a minimum of 10 full-time job equivalents (or 20 part-time jobs). Full-time jobs are 40-hours a week; part-time jobs are 20-hours a week.
2. An existing business that has operated a minimum of 2.5 years in the City of Everman is only required to create new employment of 5 full-time jobs (10 part-time) and an increase in their Annual Payroll of \$150,000.
2. New or existing businesses are required to create an increase in their Annual Payroll of \$300,000 from the newly created jobs.

##### **B. Assessed Valuation**

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1. New or existing businesses or developers must create an increase in assessed valuation of a minimum of \$1,000,000.
  2. An existing business that has operated a minimum of 2.5 years in the City of Everman may only create an increase in assessed valuation of \$250,000.
  3. New or existing businesses and developers must operate within Everman city limits.

## **II. Application Procedures and Requirements**

- A. Businesses and developers must submit a letter stating the impact on the project without Everman CEDC funding. Multi-parcel benefits are encouraged.
- B. History of company, operations and formal business plan must be submitted.
- C. Management and ownership qualifications must be provided.
- D. 2 years of the most recent financial statements must be provided.
- E. Projections on operations to include, but not limited to capital investment (assessed value); jobs, wages, and sales tax generated must be provided.
- F. Detailed invoices and receipts of infrastructure development costs incurred must be provided.
- G. All infrastructure projects must meet Everman's Public Works Department pre-construction and post-construction requirements.
- H. Conceptual Infrastructure Construction Plan approval by Everman's Public Works Department.
- I. A Performance Contract that the Everman CEDC shall provide is also required.
- J. Recapture – If the project fails to meet its Performance Requirements as defined in the Performance Contract, then some or all of the incentives granted must be paid back to the Everman CEDC.

## **III. Developer Participation**

Developers may apply for reimbursements of infrastructure related costs:

- Once acceptance of the improvements has been made by the City in the case of public infrastructure;
- Upon issuance of a Certificate of Occupancy in the case of private infrastructure.

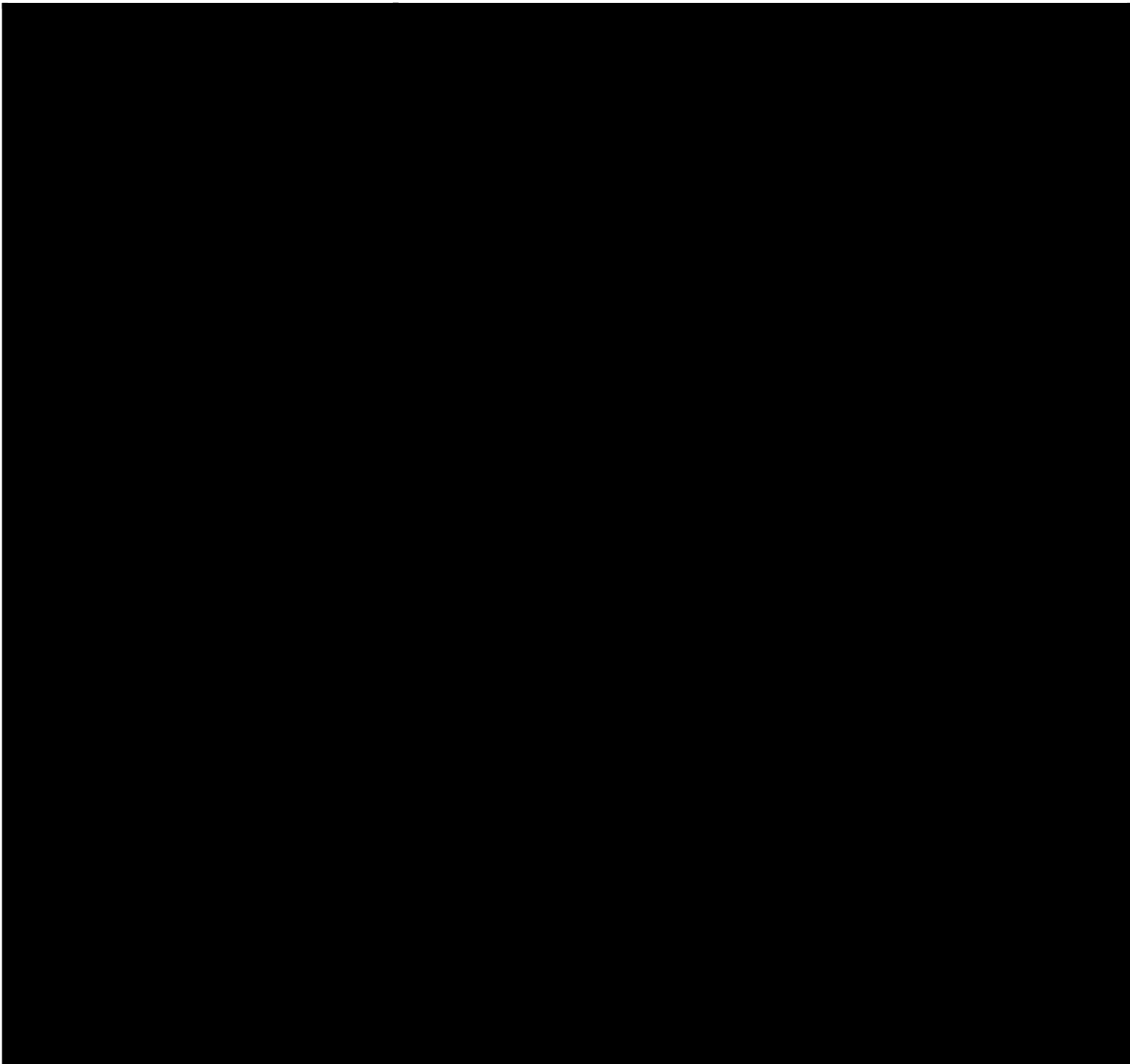
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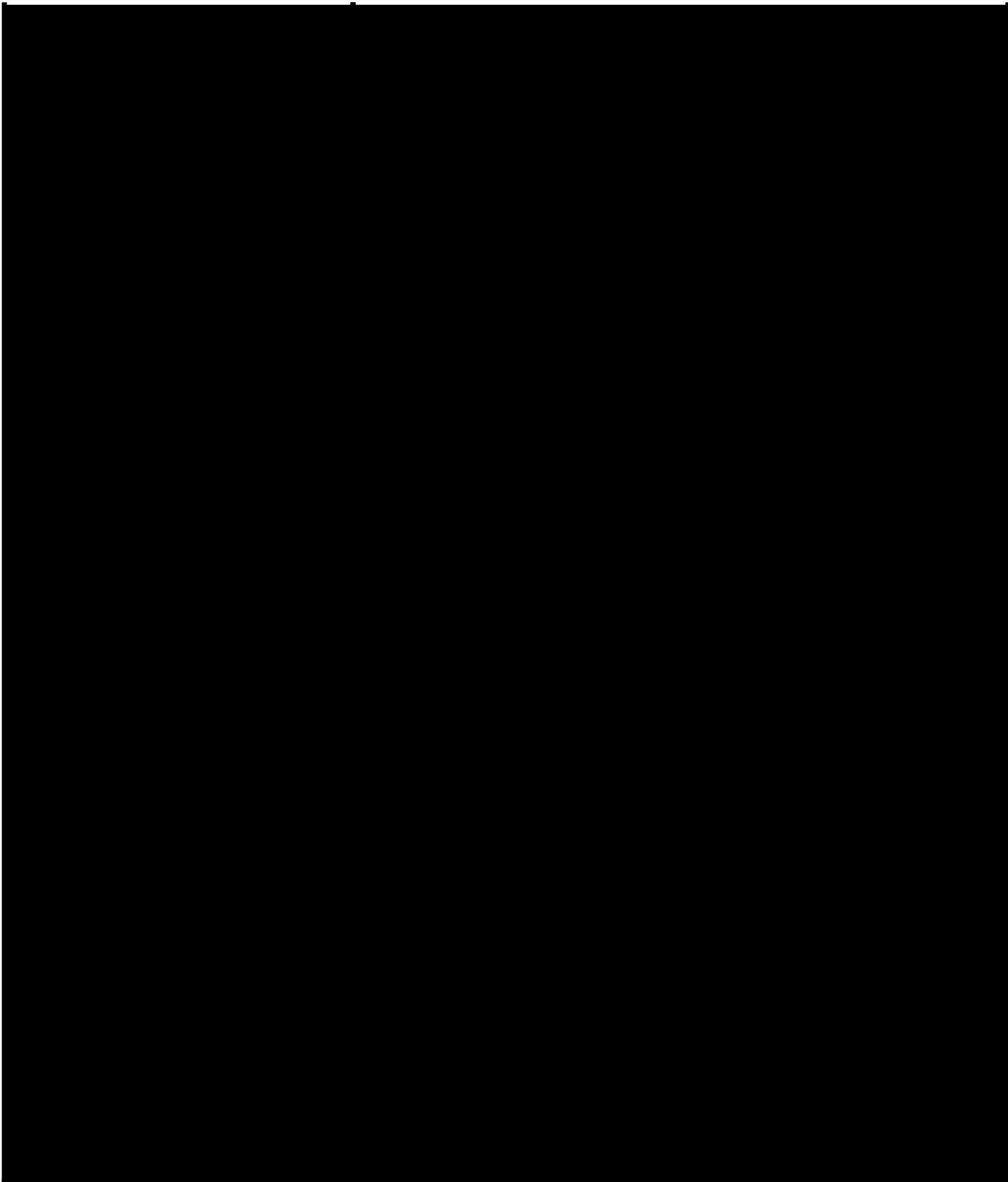
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## **Business Improvement Grant**

*By admin*

Published: 03/13/2012 - 2:07pm







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## Utilities

*By admin*

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| ELECTRIC DELIVERY        |                                    |
|--------------------------|------------------------------------|
| Electric Energy Delivery | Oncor Electric Delivery            |
| Reliability              | 99.946990                          |
| Transmission Voltage     | 69 KV, 138 KV, 345 KV              |
| Service Voltage          | 120/208, 120/240, 240/480, 277/480 |

| NATURAL GAS               |              |
|---------------------------|--------------|
| Provider                  | Atmos Energy |
| BTU Content Per Cubic Ft. | 1,050        |

| WATER                         |                                    |
|-------------------------------|------------------------------------|
| Source                        | City Wells/Fort Worth Water System |
| Maximum Daily System Capacity | 1,600,000 gallons                  |
| Maximum Daily Use to Date     | 1,200,000 gallons                  |
| Pressure on Mains             | 60-70 psi                          |
| Storage Capacity              | 2,400,000 gallons                  |
| Size of Mains                 | 2-21 inches                        |
| System Looped                 | Yes                                |

| SEWER                |                         |
|----------------------|-------------------------|
| Treatment Plan Types | Fort Worth Sewer System |
| Max Capacity         | 9,600,000 gallons       |



|                       |                 |
|-----------------------|-----------------|
| Max Daily Use to Date | 750,500 gallons |
|-----------------------|-----------------|

| TELEPHONE SERVICE PROVIDERS |   |
|-----------------------------|---|
|                             | SBC   |
| Digital Available           | No  |
| Analog Available            | No  |
| Electromechanical           | Yes   |
| Make and Model              | AT&T  |
| Software Level              |   |
| Fiber Optics                | Yes   |
| Switched 56 Kbps            | Yes   |
| High Capacity Digital (T-1) | Yes   |
| Digital Data Service        | Yes   |
| 911 Available               | Yes   |
| Other Network Services      | Custom calling; local remote rotation lines |

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## Quality of Life

*By admin*

Published: 04/14/2011 - 1:36pm

### HEALTH CARE

Total Hospital Beds in City

### MEDIA

|              |     |                    |     |
|--------------|-----|--------------------|-----|
| Daily Papers | 1   | Weekly Papers      | 1   |
| Local TV     | Yes | Cable TV Available | Yes |



| RECREATION          |   |                            |   |
|---------------------|---|----------------------------|---|
| Parks               | 2 | Area Lakes                 | 2 |
| Country Clubs       |   | Health Centers             | 1 |
| Public Golf Courses | 1 | Theaters                   | 1 |
| Tennis Courts       |   | Bed & Breakfast Facilities |   |
| Hotel & Motel Rooms | 1 | Libraries                  | 1 |
| Other               |   | Six Flags Over Texas;      |   |

| CLIMATE                        |        |                                 |        |
|--------------------------------|--------|---------------------------------|--------|
| Annual Average Temperature     | 76.5 F | Annual Average High Temperature | 96.1 F |
| Annual Average Low Temperature | 33.9 F | Annual Average Precipitation    | 32.0"  |
| Annual Average Snowfall        | 3.0"   | Elevation                       | 864'   |

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## HOUSES OF WORSHIP

15 churches

## ATTRACTIONS

Six Flags Over Texas; Ballpark in Arlington; Bass Hall; Fort Worth Stockyards; Sundance Square; Fort Worth Zoo; Botanic Gardens; Casa Manana; The Palace of Wax; Fort Worth Opera; various museums

## FINANCE

Chase Bank Wachovia

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## Education

*By admin*

Published: 04/14/2011 - 1:49pm

| Education                               |  |
|---|--|
| Area Colleges and Universities          | Tarrant County College-Fort Worth; Texas Christian University-Fort Worth; Texas Wesleyan University-Fort Worth; University of North Texas-Denton; University of Texas at Arlington |
| Vocational Program Available            | Yes  |
| State Industrial Job Training Available | Yes  |



| Education         |            |
|-------------------|------------|
| Number of Schools | Enrollment |
| Private Schools   |            |

| EVERMAN (2009) |                   |                  |
|----------------|-------------------|------------------|
| Budget         | \$35,450,000.00   |                  |
|                | NUMBER OF SCHOOLS | TOTAL ENROLLMENT |
| Elementary     | 5                 | 2,273            |
| Junior High    | 1                 | 770              |
| High School    | 1                 | 1,201            |
| Intermediate   | 1                 | 746              |

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## Major Area Employers

*By admin*

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| Employer                          | Industry                            | Employees |
|-----------------------------------|-------------------------------------|-----------|
| Everman ISD                       | Education                           | 510       |
| Advanced Cast Stone               | Cast stone                          | 102       |
| Smith Drywall 1, Ltd.             | Drywall Installation                | 50        |
| Bean Electrical, Inc.             | Commercial & industrial             | 50        |
| City of Everman                   | Municipal Government                | 50        |
| REPCO                             | Thermostats                         | 25        |
| Adams Waterproofing Company, Inc. | Waterproofing Installation products | 22        |
| McKinney Machine                  | Precision Machine shop              | 12        |
| Knox Machine                      | Machine Shop                        | 10        |