
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

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

Published: 04/14/2011 - 1:16pm

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

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- 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:

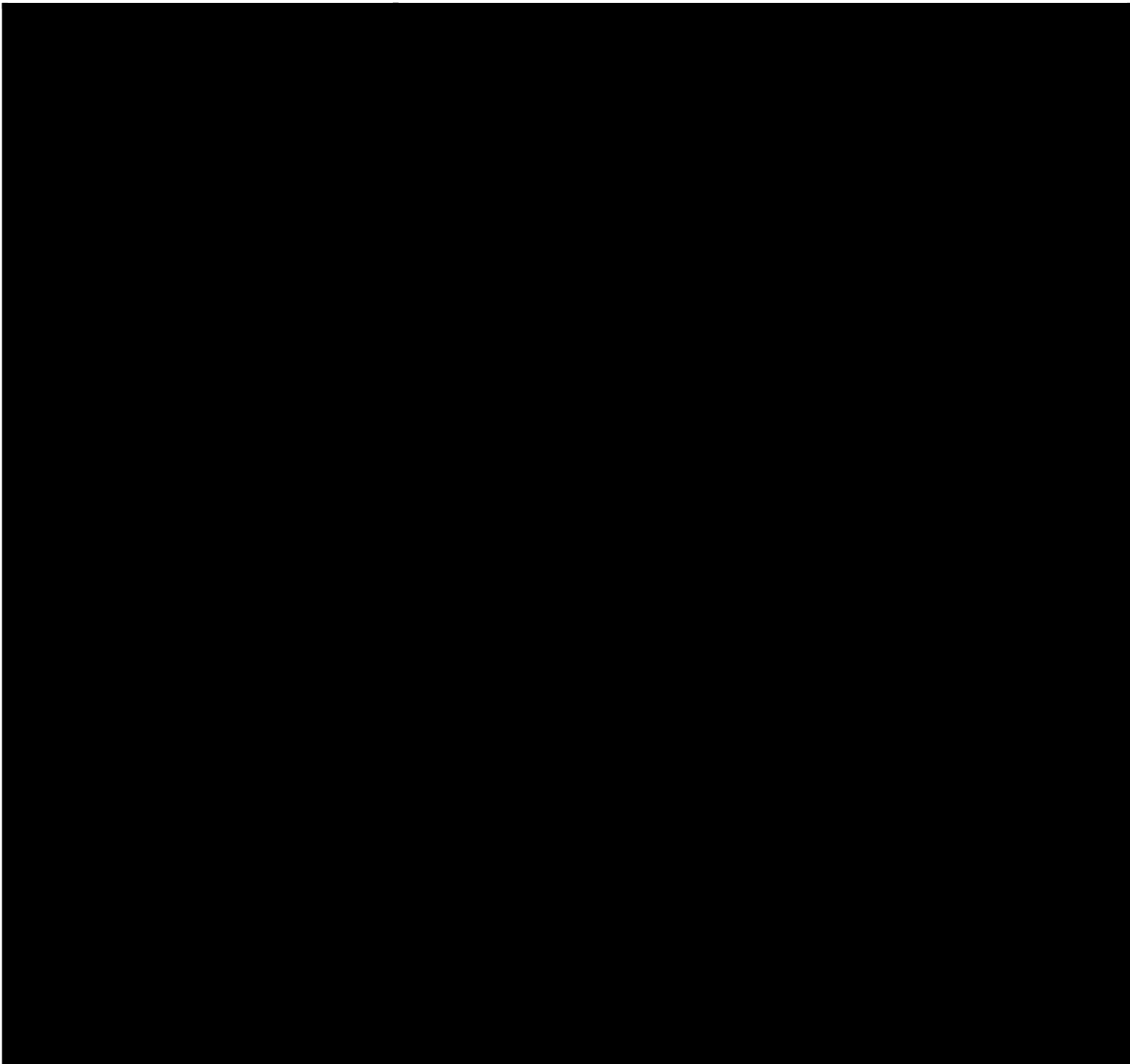
- Once acceptance of the improvements has been made by the City in the case of public infrastructure;
- Upon issuance of a Certificate of Occupancy in the case of private infrastructure.

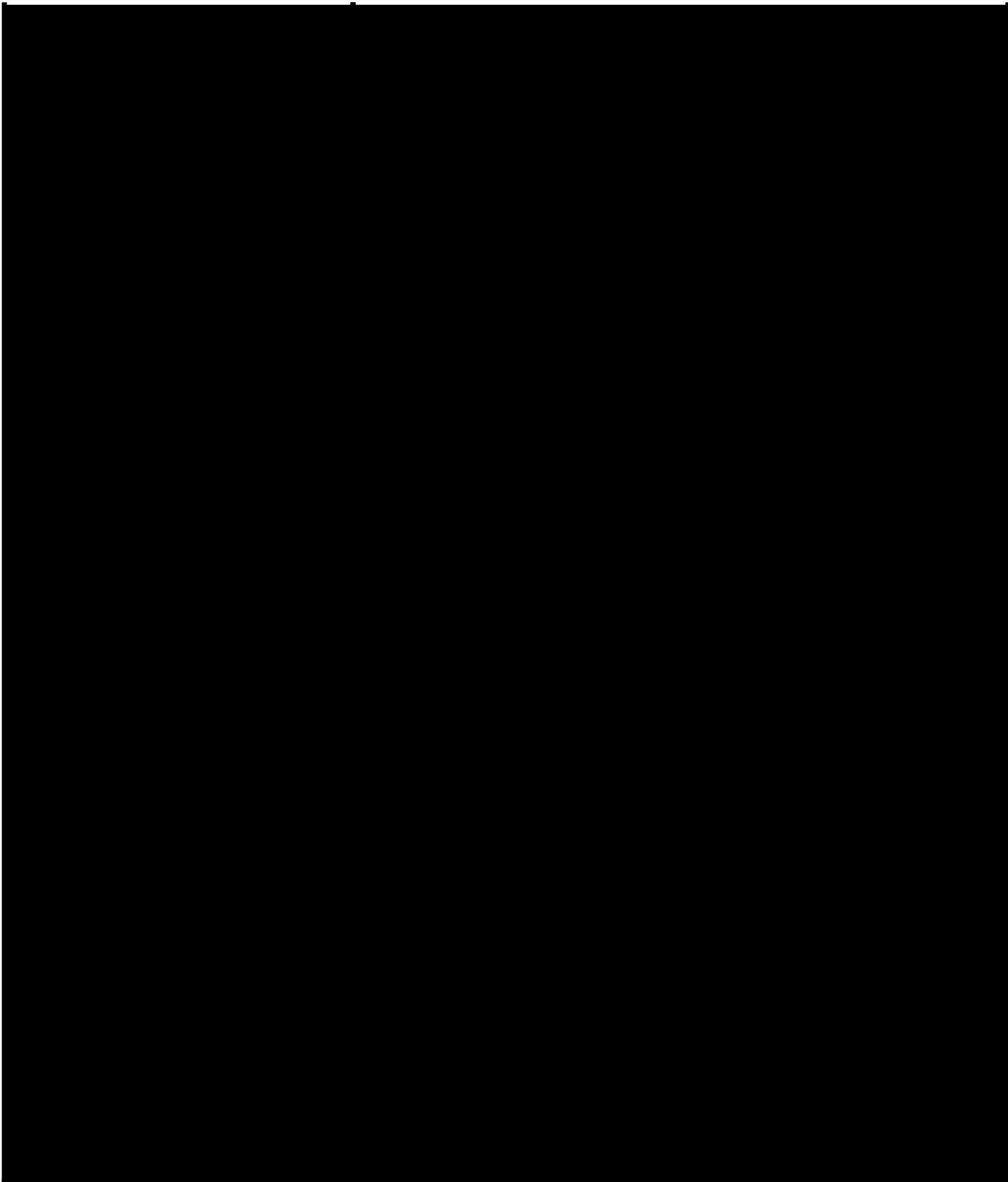
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Business Improvement Grant

By admin

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





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Utilities

By admin

Published: 04/14/2011 - 1:24pm

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
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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'

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

Published: 04/14/2011 - 1:53pm

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