# KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

**REGULAR MEETING | MARCH 25, 2025 AT 6:00 PM**
**CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249**

## I. CALL TO ORDER

A. ROLL CALL

## II. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

*In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.*

1. Financial Reports for the Economic Development Corporation

B. CONSENT AGENDA

*These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.*

1. January 28, 2025 EDC Minutes
2. February 25, 2025 EDC Minutes

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss an update on the development of Kennedale TownCenter.
2. Discuss an update with CP2 Consultation Services for Economic Development in the City of Kennedale.

## III. EXECUTIVE SESSION

*IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.*

A. ***PURSUANT TO §551.071*** *— Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

B. ***PURSUANT TO §551.072*** *— Deliberation regarding the purchase, exchange, lease, or value of real property.*

C. ***PURSUANT TO §551.087*** *— (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

1. Kennedale TownCenter

## IV. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

## V. ADJOURNMENT

BJTaylor

BOBBIE JO TAYLOR,
CITY SECRETARY

**CERTIFICATION:** I DO HEREBY CERTIFY THAT THE MARCH 25, 2025 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE CITY COUNCIL, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM II.A.

**SUBJECT**
REPORTS AND ANNOUNCEMENTS

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

# KENNEDALE ECONOMIC DEVELOPMENT CORPORATION MONTHLY FINANCIAL REPORT

## Month Ended February, 2025

## EXECUTIVE OVERVIEW

| | |
|---|---|
| **TO** | Members of the Economic Development Corporation<br>Darrell Hull, Executive Director |
| **FROM** | Jon Horton, Treasurer |
| **DATE** | March 25, 2025 |
| **SUBJECT** | Monthly Financial Report for February 2025 |

**Below is an overview of the monthly financial results for the current fiscal year through February. Detail schedules for each fund are attached for your review.**

**Results through February represent 41.7% of the fiscal year.**

**EDC FUND (15)**

- ◊ Sales tax revenues received year-to-date $199,886; 20.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◊ Rental fees for the Shopping Center year-to-date $148,600; 47.8% of total budget
- ◊ EDC Operations expenditures year-to-date $358,547; 30.4% of total budget
- ◊ EDC Town Shopping Center expenditures year-to-date $43,546; 16.1% of total budget
- ◊ Fund Balance year-to-date is $2,165,323; 650 days of total budgeted expenditures and transfers out.

City of Kennedale, TX

# Budget Report for Short Fiscals

## Group Summary

For Fiscal: 2024-2025 Period Ending: 02/28/2025

| Progra… | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) | Percent Used |
|---|---|---|---|---|---|---|
| **Fund: 15 - EDC4B FUND** | | | | | | |
| **Revenue** | | | | | | |
| **Department: 00 - REVENUE** | | | | | | |
| 00 - Revenue | 1,105,973.00 | 1,105,973.00 | 100,062.94 | 262,126.64 | -843,846.36 | 23.70% |
| 23 - TownCenter | 310,807.00 | 310,807.00 | 27,798.37 | 148,600.15 | -162,206.85 | 47.81% |
| **Department: 00 - REVENUE Total:** | **1,416,780.00** | **1,416,780.00** | **127,861.31** | **410,726.79** | **-1,006,053.21** | **28.99%** |
| **Revenue Total:** | **1,416,780.00** | **1,416,780.00** | **127,861.31** | **410,726.79** | **-1,006,053.21** | **28.99%** |
| **Expense** | | | | | | |
| **Department: 06 - ADMINISTRATION** | | | | | | |
| 01 - Operations | 1,178,393.00 | 1,178,393.00 | 62,128.67 | 358,547.48 | 819,845.52 | 30.43% |
| 06 - Debt Service | 168,213.00 | 168,213.00 | 5,112.20 | 35,865.04 | 132,347.96 | 21.32% |
| **Department: 06 - ADMINISTRATION Total:** | **1,346,606.00** | **1,346,606.00** | **67,240.87** | **394,412.52** | **952,193.48** | **29.29%** |
| **Department: 53 - TOWN SHOPPING CENTER** | | | | | | |
| 23 - TownCenter | 106,740.00 | 270,740.00 | 4,102.57 | 43,545.63 | 227,194.37 | 16.08% |
| **Department: 53 - TOWN SHOPPING CENTER Total:** | **106,740.00** | **270,740.00** | **4,102.57** | **43,545.63** | **227,194.37** | **16.08%** |
| **Expense Total:** | **1,453,346.00** | **1,617,346.00** | **71,343.44** | **437,958.15** | **1,179,387.85** | **27.08%** |
| **Fund: 15 - EDC4B FUND Surplus (Deficit):** | **-36,566.00** | **-200,566.00** | **56,517.87** | **-27,231.36** | **173,334.64** | **13.58%** |
| **Fund: 95 - EDC4B BOND RESERVE FUND** | | | | | | |
| **Revenue** | | | | | | |
| **Department: 00 - REVENUE** | | | | | | |
| 00 - Revenue | 5,457.00 | 5,457.00 | 397.06 | 2,129.89 | -3,327.11 | 39.03% |
| **Department: 00 - REVENUE Total:** | **5,457.00** | **5,457.00** | **397.06** | **2,129.89** | **-3,327.11** | **39.03%** |
| **Revenue Total:** | **5,457.00** | **5,457.00** | **397.06** | **2,129.89** | **-3,327.11** | **39.03%** |
| **Fund: 95 - EDC4B BOND RESERVE FUND Total:** | **5,457.00** | **5,457.00** | **397.06** | **2,129.89** | **-3,327.11** | **39.03%** |
| **Report Surplus (Deficit):** | **-31,109.00** | **-195,109.00** | **56,914.93** | **-25,101.47** | **170,007.53** | **12.87%** |

# Fund Summary

| Fund | Original Total Budget | Current Total Budget | Period Activity | Fiscal Activity | Variance Favorable (Unfavorable) |
|---|---|---|---|---|---|
| 15 - EDC4B FUND | -36,566.00 | -200,566.00 | 56,517.87 | -27,231.36 | 173,334.64 |
| 95 - EDC4B BOND RESERVE FUND | 5,457.00 | 5,457.00 | 397.06 | 2,129.89 | -3,327.11 |
| **Report Surplus (Deficit):** | **-31,109.00** | **-195,109.00** | **56,914.93** | **-25,101.47** | **170,007.53** |

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM II.B.

**SUBJECT**
CONSENT AGENDA

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM II.B.1.

**SUBJECT**
January 28, 2025 EDC Minutes

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

| | | |
|---|---|---|
| 1. | January 28, 2025 EDC Minutes | January 28, 2025 EDC Minutes.docx |

# KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | JANUARY 28, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

## I. CALL TO ORDER

President Yeary called the meeting to order at 6:00 p.m.

A. ROLL CALL

All members of the board were present.

## II. PUBLIC COMMENT

No comments were given by the public.

## III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. City Manager Updates

380 Agreement

City Manager Hull provided an update on the ongoing negotiations regarding a 380 Agreement with Choice Hotels. He mentioned that discussions are continuing between Choice Hotels and the City Staff, with progress being made. Additionally, CP2 Consultants were present to provide their own update. CP2 shared the results of a custom survey sent to the business community, which is helping to assess Kennedale's economic growth. The survey is gathering valuable data on the types of businesses needed within the city limits and will also provide insights into the demographics of Kennedale. CP2 further advised that they have met with all businesses in TownCenter, and conversations are ongoing to determine what would be most beneficial for the community's development.

2. Financial Reports for the Economic Development Corporation

Treasurer Jonathan Horton gave an updae on the financial reports for the EDC.

B. CONSENT AGENDA

1. November 26, 2024, Economic Development Corporation Minutes

Place 3 Michels made a motion to approve the consent agenda.

Place 7 Glover seconded the motion.
No oppositions, No abstentions.
**Vote: The motion to approve carried unanimously: 7-0**

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss an update with CP2 Consultation Services regarding Economic Development in the City of Kennedale.

Item was discussed during the City Manager Update.

2. Discuss an update regarding the Development of the property located at 600 W. Kennedale Parkway.

City Manager Darrell Hull informed the board that the council has approved the sale of the property. He explained that the developer plans to bring a drive-thru carwash to the site and has requested additional time to attend a conference in Fort Worth regarding the carwash franchise before proceeding. Mr. Hull also mentioned that he would be presenting a 380 Agreement to the board in the near future. The Board discussed the potential for adding more businesses to the property, and Mr. Hull advised that the developer is working to ensure the lot size will accommodate additional buildings. However, due to the size and setbacks of the property, determining the exact usable area has been challenging. The Board clarified that the sale of the property is contingent on the approval of the 380 Agreement, which must be finalized before the sale can proceed. Additionally, the Board confirmed that the carwash itself would not be subject to sales tax, except for items sold at the store.

3. Discuss the finalized Grant Application Process and Forms.

Finance Director Horton presented the finalized Grant Application Forms to the board, walking them through each section of the form, including the instructions on how to submit applications. These details had been discussed by the board over the past few months. To provide clarity on the process, an example packet was also presented, demonstrating how the application submission would work moving forward. The board discussed the application submittal periods, which had been previously addressed, and agreed that the applications should be reviewed by staff before being brought to the board for final approval. Additionally, the board clarified that the application guidelines specify that applicants must ensure the funding is used solely for the projects presented and approved by the board.

Place 4 Nevarez motioned to accept the grant application process.

Place 7 Glover seconded the motion.
No oppositions, No abstentions.
**Vote: The motion to approve carried unanimously: 7-0**

4. Discuss an update regarding the building remodel located at 201 W. Kennedale Parkway Suite #111, the current location of the Dollar General.

City Manager Hull provided an update on the Dollar General Market, which is scheduled to open with a ribbon-cutting ceremony in April. He highlighted the transition from the current building to the newly constructed facility. Mr. Hull mentioned that the old building will require updates before it can be occupied by a new tenant. He also discussed the funding needed for the necessary renovations, noting that the YMCA is interested in moving into the facility. Mr. Hull is seeking assistance from Mr. Hughes to partially fund these renovations. The board discussed potential leasing options for the YMCA and the possibility of partnering with the City of Kennedale. Mr. Hull emphasized that the current location in TownCenter has a discounted lease as is custom in partnerships with local governments, and similar terms could be considered for the YMCA's move..

## IV. EXECUTIVE SESSION

A. ***PURSUANT TO §551.071*** *— Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

B. ***PURSUANT TO §551.072*** *— Deliberation regarding the purchase, exchange, lease, or value of real property.*

C. ***PURSUANT TO §551.087*** *— (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

## V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

## VI. ADJOURNMENT

Place 4 Nevarez made a motion to adjourn.

Place 1 Eubanks seconded the motion.

There being no further business, the meeting was adjourned at 7:05 p.m.

**APPROVED:**

_______________________________
*PRESIDING OFFICER*

**ATTEST:**

_______________________________
*BOARD OR COMMISSION SECRETARY*

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** REGULAR SESSION ITEM II.B.2.

**SUBJECT**
February 25, 2025 EDC Minutes

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

| | | |
|---|---|---|
| 1. | February 25, 2025 EDC Minutes | February 25, 2025 EDC Minutes.docx |

# KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

**REGULAR MEETING | FEBRUARY 25, 2025 AT 6:00 PM**
**CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060**

## I. CALL TO ORDER

President Yeary called the meeting to order at 6:06 p.m.

A. ROLL CALL

All members of the board were in attendance.

## II. PUBLIC COMMENT

No members of the public appeared to speak before the board.

## III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Financial Reports for the Economic Development Corporation

Treasurer Jonathan Horton gave an update on the financial reports for the EDC.

B. CONSENT AGENDA

No consent items were presented.

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss an update on the development of Kennedale Town Center.

City Manager Darrell Hull and Mr. Craig Hughes provided the EDC Board with an update on the ongoing development of Kennedale TownCenter, highlighting both the current businesses operating within the center and potential future opportunities for expansion. The Board discussed the location of the dumpsters on the property, requesting a bid to relocate the electric meter boxes to allow for proper storage. Additionally, the topic of signage for businesses within the center was raised, with the

Board exploring options for lighted signage to enhance visibility. The Board also reviewed plans for a food truck court, advising that permits would need to be obtained, and that the parking surface must be brought into compliance to accommodate the food trucks. These discussions reflect the Board's continued efforts to improve the TownCenter and create a more vibrant space for both businesses and the community.

2. Discuss an update with CP2 consultation Services regarding Economic Development in the City of Kennedale

City Manager Hull provided an update on behalf of CP2 Consultation Services, detailing the services the consultant has provided to the city. These services included an update to the Chamber of Commerce bylaws and attending a conference aimed at seeking business development opportunities for Kennedale. Additionally, Mr. Hull shared that CP2 Consultation Services is in the process of identifying all properties within the city limits that are currently for sale, a key step in fostering future growth and development in the area. The discussion highlighted the ongoing efforts to enhance the city's business landscape and create more opportunities for expansion.

## IV. EXECUTIVE SESSION

A. ***PURSUANT TO §551.071*** *— Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

B. ***PURSUANT TO §551.072*** *— Deliberation regarding the purchase, exchange, lease, or value of real property.*

C. ***PURSUANT TO §551.087*** *— (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

## V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

## VI. ADJOURNMENT

PL 4 Nevarez made a motion to adjourn at 6:42 p.m.

PL 3 Michels seconded the moiton.
There being no further business President Yeary adjourned the meeting.

**APPROVED:** **ATTEST:**

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM II.C.

**SUBJECT**
ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** REGULAR SESSION ITEM II.C.1.

**SUBJECT**
Discuss an update on the development of Kennedale TownCenter.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** REGULAR SESSION ITEM II.C.2.

**SUBJECT**
Discuss an update with CP2 Consultation Services for Economic Development in the City of Kennedale.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

KENNEDALE
Economic Development
Corporation

# STAFF REPORT
## TO THE KENNEDALE EDC BOARD OF DIRECTORS

**MEETING DATE:** MARCH 25, 2025
**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM III.C.1.

**SUBJECT**
Kennedale TownCenter

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**