



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | MAY 27, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Kennedale EDC welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The EDC cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. 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. March 25, 2025, EDC Minutes
2. April 22, 2025, EDC Minutes

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

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

IV. 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 EDC 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 EDC 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.

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

VI. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE MAY 27, 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.

MEETING DATE: MAY 27, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 27, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.1.

SUBJECT

Financial Reports for the Economic Development Corporation.

ORIGINATED BY

SUMMARY

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	07 April Report for EDC	07 April Report for EDC.pdf
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**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended April, 2025
EXECUTIVE OVERVIEW**

TO	Members of the Economic Development Corporation Darrell Hull, Executive Director
FROM	Jon Horton, Treasurer
DATE	May 27, 2025
SUBJECT	Monthly Financial Report for April 2025

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

Results through April represent 58.33% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$367,966; 37.2% 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 \$167,709; 53.9% of total budget
- ◇ EDC Operations expenditures year-to-date \$469,896; 39.9% of total budget
- ◇ *EDC Town Shopping Center expenditures year-to-date \$47,706; 17.6% of total budget
- ◇ Fund Balance year-to-date is \$2,146,987; 644 days of total budgeted expenditures and transfers out.

*Indicates April activity was not available at time of publish.



Budget Report for Short Fiscals Group Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

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	77,113.50	450,666.70	-655,306.30	40.75%
23 - TownCenter	310,807.00	310,807.00	0.00	167,709.06	-143,097.94	53.96%
Department: 00 - REVENUE Total:	1,416,780.00	1,416,780.00	77,113.50	618,375.76	-798,404.24	43.65%
Revenue Total:	1,416,780.00	1,416,780.00	77,113.50	618,375.76	-798,404.24	43.65%
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	1,178,393.00	1,178,393.00	63,455.42	469,895.61	708,497.39	39.88%
06 - Debt Service	168,213.00	168,213.00	110,475.65	146,340.69	21,872.31	87.00%
Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	173,931.07	616,236.30	730,369.70	45.76%
Department: 53 - TOWN SHOPPING CENTER						
23 - TownCenter	106,740.00	270,740.00	0.00	47,706.62	223,033.38	17.62%
Department: 53 - TOWN SHOPPING CENTER Total:	106,740.00	270,740.00	0.00	47,706.62	223,033.38	17.62%
Expense Total:	1,453,346.00	1,617,346.00	173,931.07	663,942.92	953,403.08	41.05%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	-96,817.57	-45,567.16	154,998.84	22.72%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Department: 00 - REVENUE Total:	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Revenue Total:	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Report Surplus (Deficit):	-31,109.00	-195,109.00	-96,458.71	-42,544.63	152,564.37	21.81%

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	-96,817.57	-45,567.16	154,998.84
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	358.86	3,022.53	-2,434.47
Report Surplus (Deficit):	-31,109.00	-195,109.00	-96,458.71	-42,544.63	152,564.37

MEETING DATE: MAY 27, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 27, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.1.

SUBJECT

March 25, 2025, EDC Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	March 25, 2025 EDC Minutes	March 25, 2025 EDC Minutes.docx
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | MARCH 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 6:01 p.m.

A. ROLL CALL

All members of the board were present with the exception of Place 5 Jeff Nevarez.

II. PUBLIC COMMENT

No comments were given by the public.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Financial Reports for the Economic Development Corporation.

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

B. CONSENT AGENDA

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

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

Place 1 Eubanks 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 on the development of Kennedale TownCenter.

Craig Hughes provided the EDC Board with an update on the ongoing development efforts in TownCenter. He highlighted the upcoming opening of the new DG Market and noted that a ribbon-cutting ceremony is expected to take place in May. Mr. Hughes also discussed the planned rehabilitation of the former Dollar General building, emphasizing that the improvements will be necessary before the YMCA can proceed with preparing the facility for use. Additionally, he shared that there are several promising leads and potential opportunities currently being explored for further development within the TownCenter area.

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

Chelsea Petty of CP2 Consultation Services provided the board with an update on the development of a new website for the EDC, which will showcase the organization's priorities and initiatives. She noted that the content, design, and overall look and feel of the website are expected to be presented to the board in May. Ms. Petty also highlighted the growing connections being established within the business community as part of ongoing outreach and engagement efforts.

IV. EXECUTIVE SESSION

Place 7 Glover motioned to enter into Executive Session at 6:42 p.m.

Place 3 Michels seconded the motion.

No abstention, No opposition.

Vote: The motion to approve carried unanimously: 7-0

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

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

Place 3 Michels motioned to adjourn into Executive Session at 7:16 p.m.

Place 1 Eubanks seconded the motion.

No abstention, No opposition.

Vote: The motion to approve carried unanimously: 7-0

VI. ADJOURNMENT

President Year adjourned the meeting at 7:16 p.m.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: MAY 27, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.2.

SUBJECT

April 22, 2025, EDC Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	April 22, 2025 EDC Minutes	April 22, 2025 EDC Minutes.docx
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**KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD
OF DIRECTORS MINUTES**

REGULAR MEETING | APRIL 22, 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 6:05 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 with CP2 Consultation Services regarding Economic Development in the City of Kennedale

Chelsea Petty of CP2 Consultation Services provided an update to the EDC Board regarding ongoing business engagement efforts in Kennedale. Ms. Petty reported that CP2 consultants have met with 14 local businesses to discuss their current challenges, successes, and future plans. She explained that key objectives for the upcoming year have been identified through analysis of PlacerAI and ESRI data sets,

business interviews, the Comprehensive Land Use Plan, and City Council priorities. These objectives include an aggressive outreach effort to attract new restaurants to Kennedale, improved branding and communication strategies for the city, the creation of development zones to help raise funding, and a continued emphasis on business retention and expansion efforts.

2. Discuss and take action on a proposal for interior design services for the YMCA Kennedale location.

City Manager Hull provided the EDC Board with an update on the status of the interior of the former Dollar General building. He informed the Board that the proposed services presented pertain to securing a contract for a professional assessment of the building. The purpose of the assessment is to evaluate the current condition of the interior and to generate a detailed report outlining the necessary steps to bring the building into compliance with city code requirements.

Place 1 Eubanks motioned to approve a proposal for interior design services for the Kennedale YMCA Kennedale location.

Place 7 Glover seconded the motion.

No opposition, No abstention

Vote: The motion to approve carried unanimously: 7-0

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.

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

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: MAY 27, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 27, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.1.

SUBJECT

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	May 25 Consulting Report	May 25 Consulting Report.docx
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May 2025 Report

Kennedale EDC & Chamber of Commerce
CP2 Consultants

EDC

- **Business retention and expansion:** Launching the inaugural Business Connection Luncheon on July 31 to share the City's vision, answer questions and engage with local businesses in a collaborative setting, and express our appreciation for each company's investment in Kennedale
- **Outreach to potential restaurants:** Crafted several packets tailored to different restaurants, currently pursuing 15 restaurants for Kennedale along with other types of tenants for Town Center
- **Branding and communications:** Contracted with an award-winning website designer and finalizing content in partnership with staff to ensure the new website serves both site selectors and current businesses;
- **Creation of a TIRZ in the Oakcrest Neighborhood:** In discussions with two expert local TIRZ consultants on feasibility and formal proposals;
- **Possible rehab of 225 W Kennedale Pkwy:** continued outreach to owner

Chamber

This month we put on the 2025 Best of Kennedale Awards Luncheon, with an elevated look and feel that was well-received. Thanks to David Glover and Jeff Nevarez who were in attendance. We are working on the Clay Shoot as well as a Business After Hours for over the summer, and are excited to present the schedule for the rest of the year to the Board at the May meeting. We will also be adopting an annual budget at the Board meeting this month, something the Chamber has not had in some time. Finally, we have updated the Membership Benefits and are now working hard to recruit new members to the Chamber. The Chamber is looking for a part-time administrative person to replace Regina Reed, so if you know of somebody who is interested, please let us know.