# 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 Yeary adjourned the meeting at 7:16 p.m.

**APPROVED:**

*PRESIDING OFFICER*

CITY OF KENNEDALE
SEAL
TARRANT COUNTY, TEXAS

**ATTEST:**

*BOARD OR COMMISSION SECRETARY*