



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | AUGUST 26, 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 City Council 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 Kennedale City Council 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. WORK SESSION

A. FY 2026 Budget Work Session

B. Consider Land Purchase 811 W Kennedale Parkway, Kennedale, TX

IV. 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. CP2 August Consulting Report for Kennedale EDC- Chelsea Petty
2. Discuss an update on the Development of Kennedale Town Center- Craig Hughes
3. Financial Reports for the Economic Development Corporation- Jon Horton

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. July 22, 2025 EDC Minutes

V. 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.

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

VII. ADJOURNMENT



BARBARA DAHL,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE AUGUST 26, 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 EDC, 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: AUGUST 26, 2025

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.

SUBJECT

FY 2026 Budget Work Session

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	EDC Budget Fiscal-Year-2025---2026-Proposed-Budget	EDC Budget Fiscal-Year-2025---2026-Proposed-Budget.pdf
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EDC Funds

Kennedale TOWNCENTER CAR SHOW MARCH 15, 2025



TOWNCENTER PLAZA **12-4 PM**
405 MUNICIPAL DRIVE,
KENNEDALE TX 76060

City of
KENNEDALE
Texas
EST. 1887
YOU'RE HERE YOUR HOME

AFTER THE SHOW, HEAD TO KENNEDALE
SPEEDWAY PARK TO SEE THE WORLD OF
OUTLAWS SPRINT CAR RACES!

DFWCarShowInfo
214-577-5857

WORLD OF
OUTLAWS

KENNEDALE
SPEEDWAY
Park
KENNEDALE, TEXAS



OVERVIEW: ECONOMIC DEVELOPMENT CORPORATION

A component unit of the City of Kennedale, the Economic Development Corporation (EDC) is primarily funded by a .50% sales tax levied on items sold in the City of Kennedale. Revenue also comes in the form of rent paid by tenants of the TownCenter, the proportionate share of investment income, and other fees related to operating the TownCenter. For FY26, the EDC has budgeted \$125,000 in grants for entrepreneurs looking to establish, or further grow, their business in Kennedale. The FY26 budget also includes \$600,000 to renovate a vacant 10,000 square foot retail space within the TownCenter.

FUND 15 ECONOMIC DEVELOPMENT CORPORATION					
Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-4002-00-00	MMD TAX-CURRENT YEAR	-	-	-	-
15-4081-00-00	SALES TAX	761,402	988,973	988,973	1,045,223
TBD	380 AGREEMENT INCOME				
15-4104-00-00	CHRISTMAS EVENT DONATION	5,000	5,000	12,000	5,000
15-4401-00-00	INVESTMENT INCOME	97,709	82,000	128,417	120,000
15-4402-00-00	INTEREST INCOME	14,066	-	-	-
15-4409-00-00	MISCELLANEOUS INCOME	7,745	30,000	11,607	10,000
15-4412-00-00	LAND PROCEEDS	287,398	-	-	-
15-4413-00-00	SIGN FOUNDATION REVENUE	12,000	-	-	-
15-4805-00-23	RENTAL FEES-SHOPPING CENTER	310,742	310,807	280,332	240,000
15-4808-00-00	RENTAL FEES-LAND	-	-	24,000	18,000
TOTAL REVENUES		\$ 1,496,062	\$ 1,416,780	\$ 1,445,329	\$ 1,438,223

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5403-06-01	BUILDING MAINTENANCE	1,832	25,000	9,500	25,000
15-5501-06-01	ADVERTISING	2,246	7,000	7,000	7,000
15-5510-06-01	ASSOC DUES/PUBLICATIONS	-	1,500	1,500	1,500
15-5525-06-01	TRAINING/SEMINARS	1,447	-	-	-
15-5565-06-01	LEGAL SERVICES	3,056	18,000	3,200	12,000
15-5570-06-01	SPECIAL SERVICES	30,254	80,000	82,500	125,000
15-5571-06-01	SPECIAL EVENTS-CHRISTMAS EVENT	36,608	100,000	87,000	53,000
15-5578-06-01	TRAVEL	751	2,500	2,500	2,500
15-5615-06-01	FUNCTIONAL GRANT	87,719	265,000	25,000	125,000
15-5800-06-01	LAND	187,449	-	-	-
TOTAL OPERATIONS		\$ 351,363	\$ 499,000	\$ 218,200	\$ 351,000

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	26,410	20,503	20,503	14,248
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	85,000	90,000	90,000	100,000
15-5645-06-06	2011 \$1.7M TX LEVERAGE – INT	12,781	4,062	4,062	2,421
15-5646-06-06	2011 \$1.7M TX LEVERAGE – PRIN	54,293	53,649	53,649	58,925
TOTAL DEBT SERVICE EXPENDITURES		\$ 178,484	\$ 168,213	\$ 168,214	\$ 175,594

Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5403-53-23	BUILDING MAINTENANCE	111,966	50,000	36,275	758,405
15-5405-53-23	TOWN CENTER PLAZA	1,052	-	250	
15-5530-53-23	ELECTRIC SERVICES	6,307	7,000	6,950	
15-5545-53-23	INSURANCE-PROPERTY	14,962	15,710	14,962	15,360
15-5570-53-23	SPECIAL SERVICES	25,992	13,000	13,000	18,000
15-5595-53-23	LANDSCAPING---CAM	-	21,000	-	
15-5621-53-23	BANK FEES / PAYING AGENT FEES	-	30	-	
15-5870-53-23	FOUNTAIN		80,000	-	80,000
15-5870-53-23	MONUMENTS FOR CITY ENTRANCES		84,000	-	84,000
15-5870-53-23	OTHER EQUIPMENT	35,452	-	-	70,000
TOTAL TOWN SHOPPING CENTER EXPENDITURES		\$ 195,731	\$ 270,740	\$ 71,437	\$ 1,025,765

TOTAL EXPENDITURES		\$ 725,577	\$ 937,953	\$ 457,851	\$ 1,552,359
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REVENUES OVER (UNDER) EXPENDITURES		\$ 770,485	\$ 478,827	\$ 987,478	\$ (114,136)
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Account	Description	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Budget
15-5595-06-01	ADMIN CHARGE – GENERAL FUND	(447,522)	(462,705)	(462,705)	(454,738)
15-5702-06-01	TRANSFER OUT – DEBT SERVICE	(141,260)	(138,848)	(138,848)	(136,432)
15-5717-06-01	TRANSFER OUT - PUBLIC WORKS	(61,520)	(77,841)	(77,841)	(92,493)
TOTAL OTHER FINANCING SOURCES (USES)		\$ (650,302)	\$ (679,393)	\$ (679,394)	\$ (683,663)

NET CHANGE IN FUND BALANCE		\$ 120,183	\$ (200,566)	\$ 308,084	\$ (797,799)
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BEGINNING FUND BALANCE — OCT 1		\$ 2,135,749	\$ 2,255,932	\$ 2,255,932	\$ 2,564,016
ENDING FUND BALANCE — SEPT 30		\$ 2,255,932	\$ 2,055,365	\$ 2,564,016	\$ 1,766,217

MEETING DATE: AUGUST 26, 2025

AGENDA ITEM NUMBER: WORK SESSION ITEM III.B.

SUBJECT

Consider Land Purchase 811 W Kennedale Parkway, Kennedale, TX

ORIGINATED BY NATHAN GONZALES

SUMMARY

The property located at 811 W Kennedale Parkway is approximately 9.3 acres and has been for sale for several months, generating numerous calls to the city’s Community Development Department inquiring about the development potential of the site. All prospective buyers have proposed that the site be used for heavy truck parking. Although the property is currently zoned I-Industrial District, allowing truck parking, the entire site lies within the limits of the floodway (See Exhibits A & B).

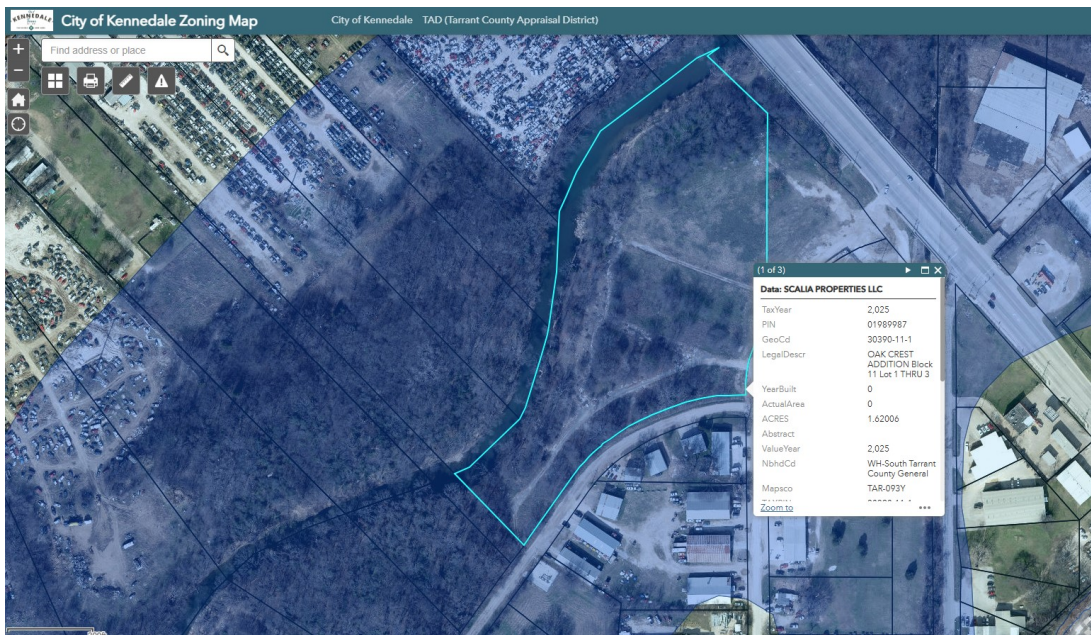


Exhibit A- 811 W Kennedale Pkwy highlighted (Dark blue shading indicates floodway)

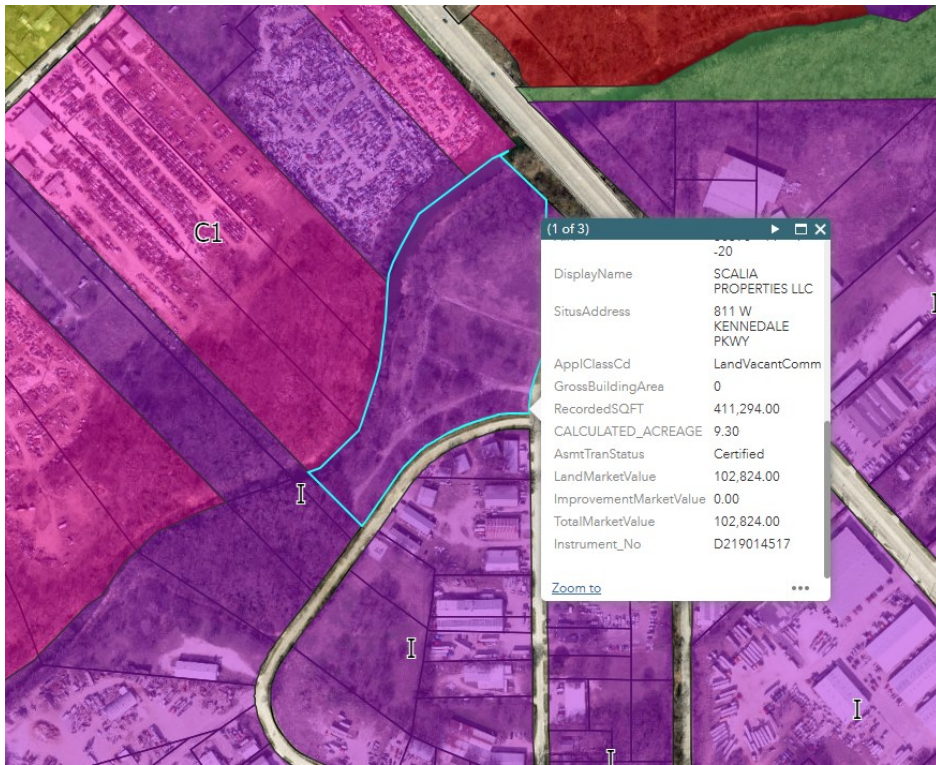


Exhibit B- 811 W Kennedale Pkwy I-Industrial Zoning (See Purple Shading)

Any fill or material brought into the development of the site will require substantial engineering review, approval, and study. As a result, this has limited interest from buyers after learning about the floodway.

It should be noted that a *floodway* differs from a *floodplain*. A floodway is an area where stormwater is known to flow during rain events. No building or storage of equipment or material is permitted within the floodway. A floodplain, however, is an area where floodwaters may extend in the event of a flood. There are two thresholds and delimitations, a 100-year and a 500-year. Building may occur within a floodplain; however, there are flood-proofing requirements and higher insurance rates that often apply, in addition to substantial engineering review. Building within a floodplain is often discouraged.

As the entire site of 811 W Kennedale Pkwy is located within the floodway, the most practical use for the property is to keep it as open green space. In fact, areas of floodways and floodplains are often reserved for the creation of parks, trails, and other natural amenities. The City's Future Land Use Plan envisions this gateway of the city to become a large open green space and park system (See Exhibit C & D, and the attached plans)

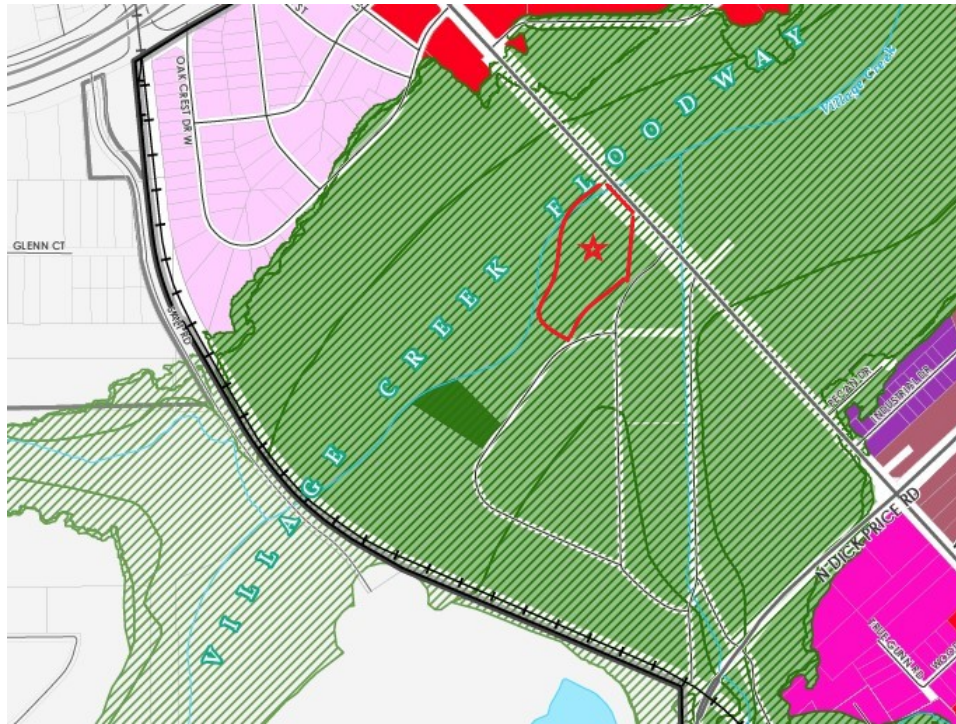


Exhibit C- Future Land Use Plan (811 W Ken. Pkwy highlighted in red)

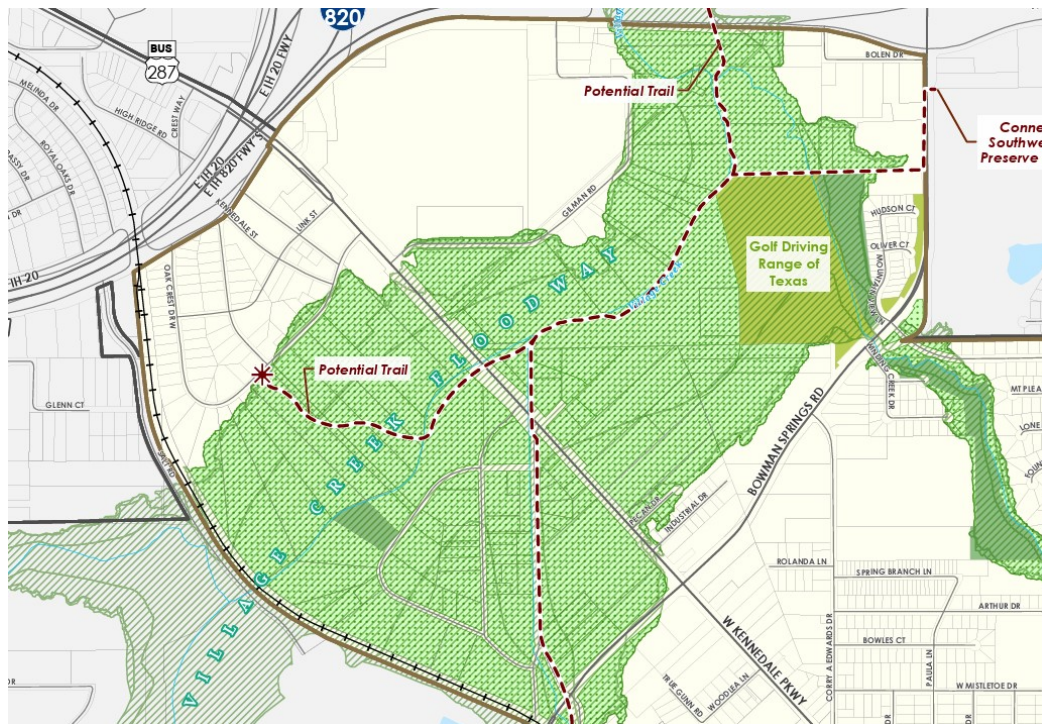


Exhibit D- Parks, Recreation, and Open Space Plan

When developed as such, these types of locations can become a major attraction for hikers, mountain bikers, and fishing enthusiasts, groups whose visits are known to boost local sales tax to nearby retailers and restaurants when coming and going to such places. The banks of Village Creek today are known as a local attraction for great fishing. Unfortunately, the site today is also a location used for illegal dumping and

homeless encampments, requiring extra patrols from both police and code compliance. By developing the area as a park and trail system, those who prefer seclusion and privacy would find neither and likely decide not to return, as the area would become more well-traveled by users of the park system.

Further down Grapevine Trail, the city owns 2.5 acres of wooded land along Village Creek, which offers prime topography for mountain bike trails (See Exhibit E)

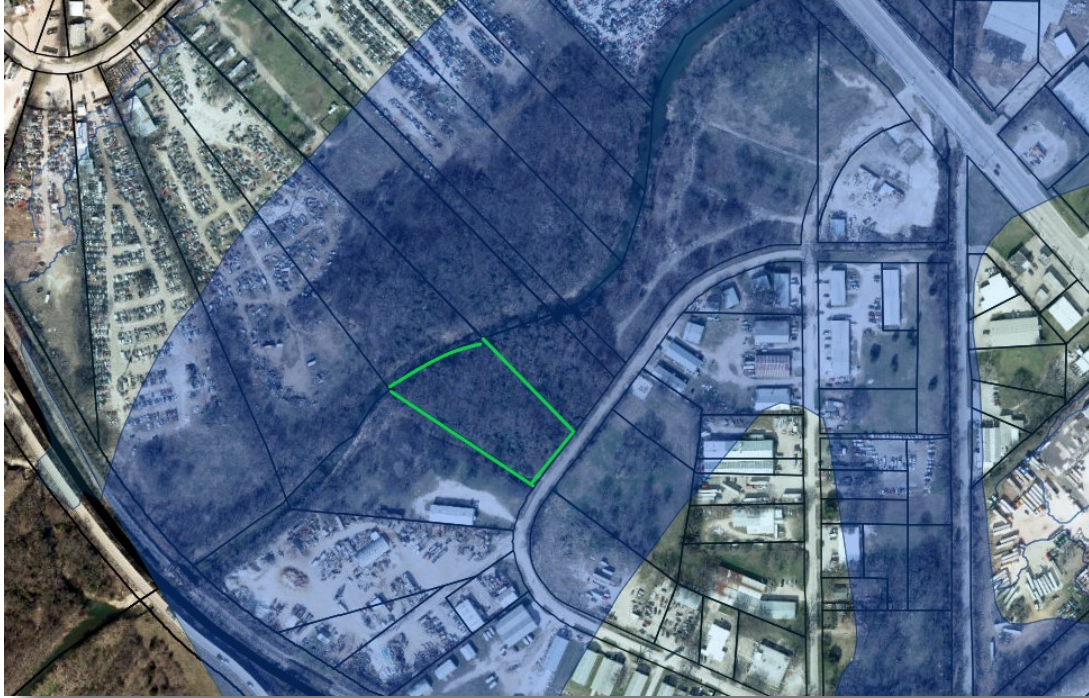


Exhibit E- 899 Grapevine Trail

If the EDC purchases the property at 811 W Kennedale Pkwy, the acreage can be consolidated with other parcels in the area, creating one of the largest and newest park systems in Southeastern Tarrant County, while at the same time meeting the goals of the city's Future Land Use Plan and Parks, Recreation, and Open Space Plan.

RECOMMENDATION

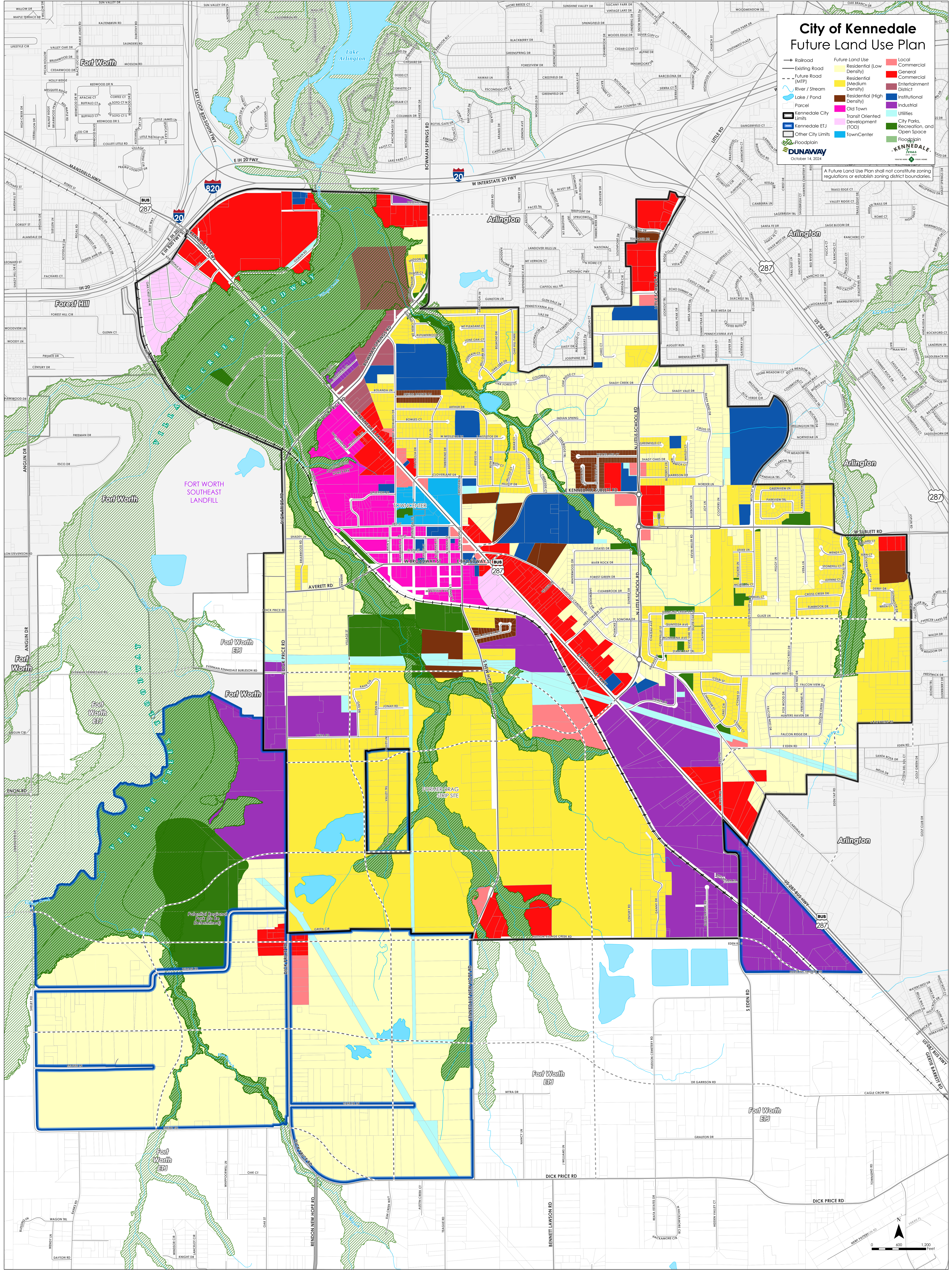
Staff recommends that the EDC approve the purchase of 811 W Kennedale Parkway.

City of Kennedale Future Land Use Plan

- Railroad
- Existing Road
- Future Road (MTP)
- River / Stream
- Lake / Pond
- Kennedale City Limits
- Kennedale ETJ
- Other City Limits
- Floodplain
- Local Commercial
- General Commercial
- Entertainment District
- Institutional
- Industrial
- Transit Oriented Development (TOD)
- Old Town
- City Parks, Recreation, and Open Space
- Floodplain
- TownCenter
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)

DUNAWAY
October 14, 2024

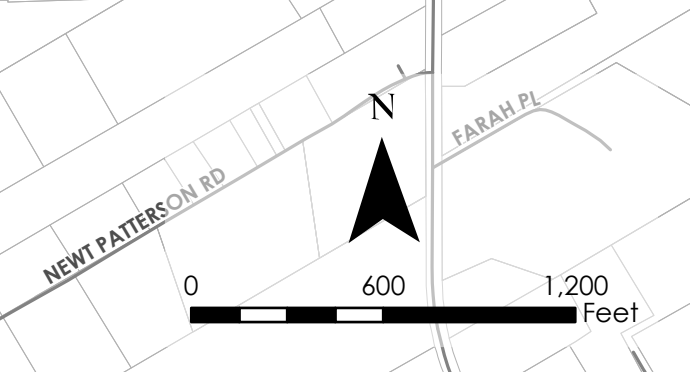
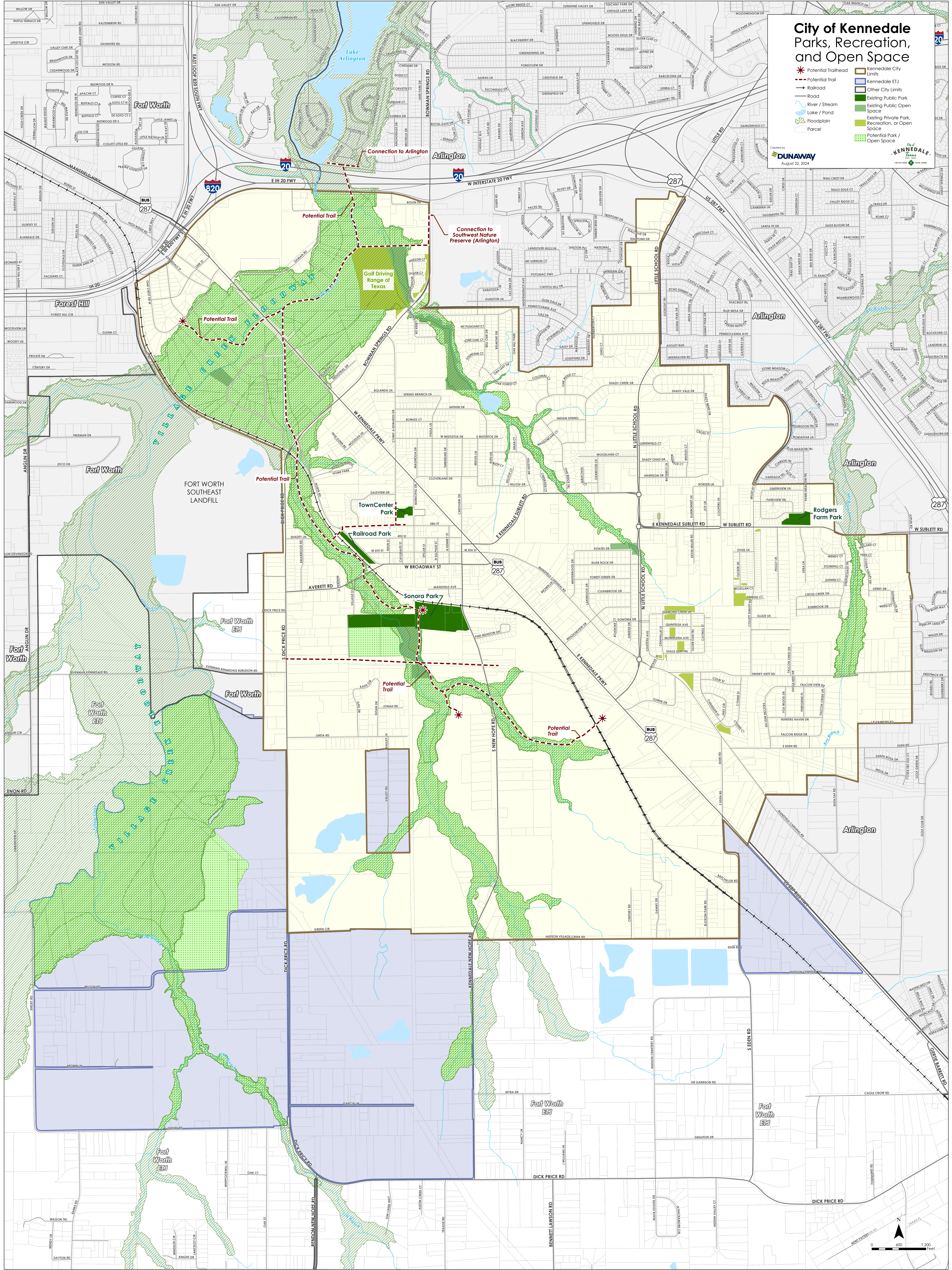
A Future Land Use Plan shall not constitute zoning regulations or establish zoning district boundaries.



City of Kennedale Parks, Recreation, and Open Space

- Potential Trailhead
- Potential Trail
- Railroad
- Road
- River / Stream
- Lake / Pond
- Floodplain
- Parcel
- Kennedale City Limits
- Kennedale ETJ
- Other City Limits
- Existing Public Park
- Existing Private Park, Recreation, or Open Space
- Potential Park / Open Space

Created by
DUNAWAY
August 22, 2024



MEETING DATE: AUGUST 26, 2025

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 26, 2025

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

SUBJECT

CP2 August Consulting Report for Kennedale EDC- Chelsea Petty

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	August 25 Consulting Report for Packet	August 25 Consulting Report for Packet.docx
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August 2025

CP2 Consultants for the Kennedale EDC

Business Engagement & Events

- Engaged face-to-face with 20+ Kennedale businesses to identify needs and share EDC resources
- Hosted inaugural Business Connection Luncheon:
 - 45 attendees representing 15+ businesses, plus City, Chamber, and Rotary leadership
 - Strong networking and positive feedback
 - Next event in the works for early 2026, focused on small entrepreneurs and emerging businesses

Hometown Christmas Event

- Secured new sponsorship and 2 entertainment contracts
- Sponsorship efforts remain ongoing

Branding & Communication

- Finalizing design and navigation for the new EDC website
- Website will serve site selectors and local businesses, with extensive resources on grants, incentives, and small business support
- Positioning Kennedale for stronger outreach, visibility, and business engagement

MEETING DATE: AUGUST 26, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.

SUBJECT

Discuss an update on the Development of Kennedale Town Center- Craig Hughes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 26, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.3.

SUBJECT

Financial Reports for the Economic Development Corporation- Jon Horton

ORIGINATED BY

SUMMARY

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	10 July Report for EDC	10 July Report for EDC.pdf
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**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended July, 2025
EXECUTIVE OVERVIEW**

TO Members of the Economic Development Corporation
Darrell Hull, Executive Director

FROM Jon Horton, Treasurer

DATE August 26, 2025

SUBJECT Monthly Financial Report for July 2025

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

Results through July represent 83.33% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$643,613; 65.0% 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 \$270,438; 87.0% of total budget
- ◇ EDC Operations expenditures year-to-date \$799,396; 59.4% of total budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$69,748; 25.8% of total budget
- ◇ Fund Balance year-to-date is \$2,378,564; 714 days of total budgeted expenditures and transfers out.



		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 15 - EDC4B FUND							
Revenue							
Department: 00 - REVENUE							
15-4081-00-00	SALES TAX	988,973.00	988,973.00	97,798.43	643,612.76	-345,360.24	65.08 %
15-4104-00-00	CHRISTMAS EVENT DONATIONS	5,000.00	5,000.00	0.00	12,500.00	7,500.00	250.00 %
15-4401-00-00	INVESTMENT INCOME	82,000.00	82,000.00	4,845.31	99,585.03	17,585.03	121.45 %
15-4409-00-00	MISCELLANEOUS INCOME	30,000.00	30,000.00	278.34	8,017.14	-21,982.86	26.72 %
15-4805-00-23	RENTAL FEES-SHOPPING CTR	310,807.00	310,807.00	19,117.91	270,438.08	-40,368.92	87.01 %
15-4808-00-00	Rental Fees - Land	0.00	0.00	1,500.00	21,000.00	21,000.00	0.00 %
	Department: 00 - REVENUE Total:	1,416,780.00	1,416,780.00	123,539.99	1,055,153.01	-361,626.99	74.48%
	Revenue Total:	1,416,780.00	1,416,780.00	123,539.99	1,055,153.01	-361,626.99	74.48%
Expense							
Department: 06 - ADMINISTRATION							
15-5403-06-01	BUILDING MAINTENANCE	25,000.00	25,000.00	562.00	6,962.00	18,038.00	27.85 %
15-5501-06-01	ADVERTISING	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00 %
15-5510-06-01	ASSOC DUES/PUBLICATIONS	1,500.00	1,500.00	0.00	350.00	1,150.00	23.33 %
15-5565-06-01	LEGAL SERVICES	18,000.00	18,000.00	0.00	707.29	17,292.71	3.93 %
15-5570-06-01	SPECIAL SERVICES	80,000.00	80,000.00	18,535.00	85,935.00	-5,935.00	107.42 %
15-5571-06-01	SPECIAL EVENTS	100,000.00	100,000.00	3,625.00	85,749.63	14,250.37	85.75 %
15-5572-06-01	TRAVEL	2,500.00	2,500.00	0.00	74.39	2,425.61	2.98 %
15-5578-06-01	TRAVEL	0.00	0.00	0.00	562.42	-562.42	0.00 %
15-5595-06-01	ADMIN CHARGE-GENERAL FUND	462,705.00	462,705.00	45,045.42	450,454.20	12,250.80	97.35 %
15-5615-06-01	FUNCTIONAL GRANT	265,000.00	265,000.00	0.00	11,778.29	253,221.71	4.44 %
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	20,503.00	20,503.00	0.00	20,502.50	0.50	100.00 %
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	90,000.00	90,000.00	0.00	90,000.00	0.00	100.00 %
15-5645-06-06	2011 \$1.7M TX LEVERAGE-INT	4,061.00	4,061.00	0.00	5,240.38	-1,179.38	129.04 %
15-5646-06-06	2011 \$1.7M TX LEVERAGE-PRI	53,649.00	53,649.00	0.00	40,822.21	12,826.79	76.09 %
15-5702-06-01	TRANSFER OUT-DEBT SERVICE FUND	138,847.00	138,847.00	0.00	0.00	138,847.00	0.00 %
15-5717-06-01	TRANSFER OUT-STREETS FUND	77,841.00	77,841.00	0.00	0.00	77,841.00	0.00 %
15-5800-06-01	LAND	0.00	0.00	0.00	257.44	-257.44	0.00 %
	Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	67,767.42	799,395.75	547,210.25	59.36%
Department: 53 - TOWN SHOPPING CENTER							
15-5403-53-23	BUILDING MAINTENANCE	50,000.00	50,000.00	5,317.53	32,995.31	17,004.69	65.99 %
15-5405-53-23	TOWN CENTER PLAZA	0.00	0.00	0.00	133.12	-133.12	0.00 %
15-5530-53-23	ELECTRIC SERVICES	7,000.00	7,000.00	455.93	6,241.10	758.90	89.16 %
15-5545-53-23	INSURANCE-PROPERTY	15,710.00	15,710.00	0.00	16,970.00	-1,260.00	108.02 %
15-5570-53-23	SPECIAL SERVICES	13,000.00	13,000.00	776.72	11,122.20	1,877.80	85.56 %
15-5611-53-23	LANDSCAPING	21,000.00	21,000.00	0.00	2,285.80	18,714.20	10.88 %
15-5626-53-23	BANK FEES	30.00	30.00	0.00	0.00	30.00	0.00 %
15-5870-53-23	OTHER EQUIPMENT	0.00	164,000.00	0.00	0.00	164,000.00	0.00 %
	Department: 53 - TOWN SHOPPING CENTER Total:	106,740.00	270,740.00	6,550.18	69,747.53	200,992.47	25.76%
	Expense Total:	1,453,346.00	1,617,346.00	74,317.60	869,143.28	748,202.72	53.74%
	Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	49,222.39	186,009.73	386,575.73	-92.74%

Budget Report

For Fiscal: 2024-2025 Period Ending: 07/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
Department: 00 - REVENUE						
95-4401-00-00						
INVESTMENT INCOME	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99 %
Department: 00 - REVENUE Total:	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Revenue Total:	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Report Surplus (Deficit):	-31,109.00	-195,109.00	49,500.23	192,011.87	387,120.87	-98.41%

Group Summary

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 15 - EDC4B FUND						
Revenue						
00 - REVENUE	1,416,780.00	1,416,780.00	123,539.99	1,055,153.01	-361,626.99	74.48%
Revenue Total:	1,416,780.00	1,416,780.00	123,539.99	1,055,153.01	-361,626.99	74.48%
Expense						
06 - ADMINISTRATION	1,346,606.00	1,346,606.00	67,767.42	799,395.75	547,210.25	59.36%
53 - TOWN SHOPPING CENTER	106,740.00	270,740.00	6,550.18	69,747.53	200,992.47	25.76%
Expense Total:	1,453,346.00	1,617,346.00	74,317.60	869,143.28	748,202.72	53.74%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	49,222.39	186,009.73	386,575.73	-92.74%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Revenue Total:	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	277.84	6,002.14	545.14	109.99%
Report Surplus (Deficit):	-31,109.00	-195,109.00	49,500.23	192,011.87	387,120.87	-98.41%

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	49,222.39	186,009.73	386,575.73
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	277.84	6,002.14	545.14
Report Surplus (Deficit):	-31,109.00	-195,109.00	49,500.23	192,011.87	387,120.87

MEETING DATE: AUGUST 26, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 26, 2025

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

SUBJECT

July 22, 2025 EDC Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	July 22 2025, EDC Minutes 2	July 22 2025, EDC Minutes 2.docx
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | JULY 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 6:02 p.m.

A. ROLL CALL

All other members of the board were in attendance except Tyson Eubanks.

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

1. June 24, 2025, EDC Minutes

Place 3 Michels motioned to approve the consent agenda.
Place 7 Glover seconded the motion.

No opposition, No abstention

Vote: The motion to approve carried unanimously: 5-0

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

Chelsea Patty with CP2 Consultants presented the 2025 Summer Business Survey Report. The top challenges they have reported is finding new customers. Followed by Marketing/advertising, Attracting and retaining employees and Competition. They are looking for increased communication, local resources and construction/traffic updates. They are focusing on both large and small businesses. They are also working on a dining/shopping guide.

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

City Manager Hull reported that the City of Kennedale is in some discussions for contracts or lease agreements in regards to the old Dollar General Store. Mr. Hughes was unavailable to answer questions for this meeting.

3. Update and discussion regarding the Fiscal Year 2026 Economic Development Corporation Budget

There was much, much discussion regarding the 2026 budget to include the purchase of a hydraulic lift. The lift would be a beneficial to have for several projects including tree trimming, street light repairs and erection of the Christmas tree for town center etc. City Manager Hull, explained that owning this piece of equipment would save the City money in the long run and it would be more economical then renting each time that it was needed. City Manager Hull suggested an option for a 50/50 split between the Public Works department and the EDC. Again, there was much discussion as to if the City would be better off renting the lift when needed vs purchasing.

The EDC was reminded that this is a budgeting issue at this time. This item will still go to the City Council for discussion and to be voted on. This is the last meeting before budget adoption so we need a general consists.

We are a member of two state buyer cooperatives. City Manger Hull did explain how the bid processes work with municipalities. The states options are not always the lowest. Glover pointed out that if the current budget were to go through as is, we would be over spending nearly \$700,000. That comes from the lift costing approximately \$130,000 and the old Dollar General store renovations costing approximately \$500,000. Lowest hanging fruit is the grants. This would be a good place to cut funding. We budgeted for the gifting of ten grants. We can cut that down to 5, in order to save some money. We have only gifted one grant to date.

City Manager Hull shared that the citizens of Kennedale have been wanting the YMCA for at least three decades. It's time to make that happen, however, we did not anticipate being \$369,000 over budget, that roughly \$800 a square foot. We are looking for solutions.

Mr. Terry asked if it had been explored the possibility of not only remodeling, but possibility tearing the building down and rebuilding. City Manager Hull stated that was not an option at this point. Investing this money will give us a good return on our

investment. City Manager Hull explained the benefits and gave several scenarios of what the future looks like with this investment.

Mr. Verona asked what the target date was for completion of this project. City Manager Hull stated March of 2030. At that point and time, the building becomes the property of Craig Hughes. Even if the YMCA decides to not come to the building, we still have a building that needs to be renovated and at minimum we're looking between \$300,000-\$400,000 for a basic remodel. The YMCA will bring people from other communities to Kennedale.

Mr. Glover stated his concerns regarding the lift. He stated that it should be put on the 2027 budget and cut the grant in half. Mr. Verona agreed and stated that the city should rent the lift for this year.

Mr. Horton pointed out that just because something is a line item on a budget, doesn't mean we have to spend it. This isn't an obligation to spend the money, it's an authorization. There is a difference.

The grants were again discussed and Mr. Horton stated that there is one business that will be applying for the grant in the fall cycle. There are possibly additional applicants. Council member Glover clarified that the budget is \$700,000 over budget and City Manager stated that was due to the lift coming in at \$130,000 and the Dollar General renovations budgeted for \$500,000. The YMCA will be a very valid partnership, however the renovations are coming in higher than was expected.

There are good things coming to Kennedale that will generate revenue. Our vision entails our future.

There was some compromise as to adding 50% of the lift for the FY 2026 budget.

VI. ADJOURNMENT

Place 4 Nevarez made a motion to adjourn.

Place 5 Verona seconded the motion.

There being no further business President Yeary adjourned the meeting at 7:28.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY