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 updated the board on a 380 Agreement with Choice Hotels. Mr. Hull stated that negotiations are continuing with Choice Hotels and the City Staff. Mr. Hull also advised the CP2 Consultants were also in attendance to provide an update.

CP2 gave an updated regarding a custom survey send to the business community which is helping with the understanding of Kennedale's economic growth. The update included the uses that are needed inside the city limits of Kennedale. The survey would also help with the demographics of the city. CP2 advised that they have met with all businesses in TownCenter and discussions continue with what would be beneficial to the community.

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.

PL 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 stated that the council has approved the sale of the property. Mr. Hull advised that the developer would like to bring a drive-thru carwash to the property. The developer has requested time to attend a conference in Fort Worth regarding the franchise of the carwash before moving forward. Mr. Hull stated that he would be bribing a 380 agreement to the board in the near future. The Board discusses the possibility of adding additional businesses to the property. Mr. Hull advised that the developer is working to ensure that the lot size will allow for more buildings on the property. Due to the size and setbacks of the property, it has proven difficult to determine the actual area of the property. The board clarified that the sale is tied to the 380 agreement which must be agreed to prior to the sale. Also, the board clarified that the carwash would not be subject to sales tax except for the 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. Mr. Horton walked the board through each section of the form including the instruction on how to submit applications which had been discussed by the board over the past few months. An example packet was also presented to the board so demonstrate what the process of submitting an application would look like moving forward. The board discussed the application submittal periods which were included in conversations in the past and that the applications be reviewed by staff before moving to the board for approval. The board also clarified the guideline in the application process does include that the applicant must ensure that the funding is utilized for the projects presented and approved by the board.

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 gave an update on the Dollar General Market which is scheduled to open with a ribbon cutting in April. Mr. Hull highlighted the move from the current building to the newly construced builinding. Mr. Hull advised that the old building will need updates before being occupied by another use. Mr. Hull discussed the funding needed for the remodeling. The City Manager advised that YMCA is wanting to move into the facility. Mr. Hull is asking for Mr. Hughes to fund at least partially fund the renovations. The board discussed the leasing options for the YMCA and partnering with the City of Kennedale. Mr. Hull advised that the location in TownCenter today does have a discounted lease as is common with partnership with local governments.

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 6:58 p.m.

APPROVED:

PRESIDING OFFICER

CITY OF KENNEDALE
SEAL
TARRANT COUNTY, TEXAS

ATTEST:

BOARD OR COMMISSION SECRETARY