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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | OCTOBER 22, 2024 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

Place 1 Eubanks was not in attendance. Vice-Chair Terry was not in attendance until 6:19 p.m. All other board members were present.

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.

2. Update from Mr. Craig Hughes relating to the Kennedale Town Center.

   Mr. Craig Hughes gave a brief update on Kenendale TownCenter. Mr. Hughes advised that the permitting process of the new Dollar General has started with hopes of breaking ground soon. Mr. Hughes discussed the occupancy of the other buildings available in TownCenter and the interest in the buildings.

B. CONSENT AGENDA

1. August 17, 2024 Economic Development Corporation Minutes.

   Place 4 Nevarez made a motion to approve the consent agenda.

   PL 3 Michels seconded the motion.
   No oppositions, No abstentions.
   Vote: The motion to approve carried unanimously: 5-0

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

1. Discuss and take action on a lease agreement with South Point Constructors.

   The board discussed the lease agreement reviewing the terms set forth by the City Manager as requested. City Manager Hull advised that the lease would be for the storage of supplies and has been increased to $1500.00 per month.

   Place 4 Nevarez made a motion to approve a lease agreement with South Point Constructors.

   PL 7 Glover seconded the motion.

No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 6-0

2. Discuss and take action as required to sell the property located at 600 W. Kennedale Parkway.

Mr. Hull presented an offer for the property and asked the potential buyer to present plans for the property. The buyer advised, due to the size of the property and the set-backs, that building on the property would be limited and that the entrance to the property would need to be along Bowman Springs Rd. The board discussed a potential 380 Agreement incentive and requested the City Manager work with the buyer to move forward.

No other action was taken.

3. Discuss and take action on a proposed contract for EDC Consultation Services with CP2 Consultants.

CP2 Consultants were in attendance and presented to the board an overview of the services that could be offered by the group. The board discussed the possibility of moving forward and working with the Chamber of Commerce. City Manager Darrell Hull requested permission to move forward with the consultant.

No action was taken.

4. Discuss and take action on the application process and approval qualifications for the Economic Development Funding Grants.

The board worked to finalize the application process for the grant funding opportunities awarded by the EDC.

Vice Chair Terry made a motion to table.

PL 7 Glover seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 6-0

IV. EXECUTIVE SESSION

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

VI. ADJOURNMENT

Place 3 Michels made a motion to adjourn.

Place 5 Nevarez seconded the motion.
There being no further business the meeting was adjourned at 9:02 p.m.

APPROVED:

PRESIDING OFFICER

CITY OF KENNEDALE TARRANT COUNTY, TEXAS

ATTEST:

BOARD OR COMMISSION SECRETARY