



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 is 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, its 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.

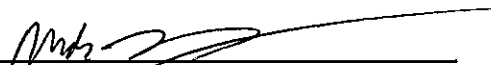
VI. ADJOURNMENT

Place 4 Nevarez made a motion to adjourn.

Place 5 Verona seconded the motion.

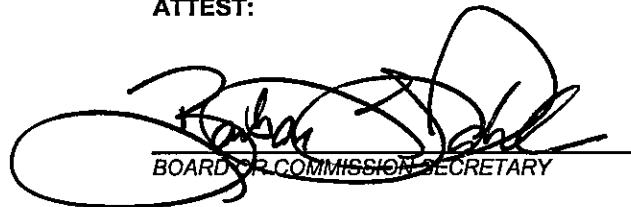
There being no further business President Yeary adjourned the meeting at 7:28.

APPROVED:



PRESIDING OFFICER

ATTEST:



BOARD OF COMMISSION SECRETARY