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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | NOVEMBER 26, 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 6:02 p.m.

A. ROLL CALL

Place 1 Eubanks and Place 5 Verona were not in attendance. 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.

B. CONSENT AGENDA

1. October 22, 2024, Economic Development Corporation Minutes
2. Discuss and take action on a Policy implementing Qualifications for the City of Kennedale Economic Development Funding Grants.

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: 5-0

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

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

The EDC Board discussed the proposed Consultation Service to be provided by CP2 Consultants, with City Manager Darrell Hull. City Manager Hull emphasized that he is seeking approval from the EDC to move forward with the proposed contract. He clarified that the contract would be for one year, during which CP2 Consultants would collaborate with the EDC to establish a vision and priorities that are distinct from those of the city.

Place 7 Glover made a motion to approve a proposed contract for EDC Consultation Services with CP2 Consultants.

PL 4 Nevarez seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 5-0

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

City Manager Hull informed the Board that efforts have been underway to establish development on the three-acre parcel located at Bowman Springs and Kennedale Parkway. He noted that the land is narrow, making it challenging to attract developers due to restrictions on site widths and setbacks. Mr. Hull mentioned that a 380 agreement with a developer would be required for the sale of the property. The Board then discussed potential development options for the site, including a drive-through car wash or other local retail establishments.

Place 7 Glover made a motion to approve that the City Manager enter into negotiations to sell the property located at 600 W. Kennedale Parkway with a minimum purchase price of $25,000.00.

PL 4 Nevarez seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 5-0

3. Discuss and take action as required to sell the property located at 1109 W. Kennedale Parkway.

City Manager Hull and the EDC Board discussed a potential development for the property located at 1109 W. Kennedale Parkway. Mr. Hull expressed his hope to attract a retail establishment for the site.

No Action

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.*

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

V. ADJOURNMENT

Place 4 Nevarez made a motion to adjourn.

Vice-President Terry seconded the motion.
There being no further business the meeting was adjourned at 6:58 p.m.

APPROVED:

PRESIDING OFFICER

ATTEST:

CITY OF KENNEDALE ★ TARRANT COUNTY, TEXAS ★ SEAL

BOARD OR COMMISSION SECRETARY