



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

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

All members were present with the exception of Tyson Eubanks.

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.

Brian Johnson with the Kennedale Chamber of Commerce gave a brief update on current goals, events and happenings. The Chamber is currently seeking new members.

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 gave a brief presentation. Chelsea reported that they had engaged with twenty plus Kennedale Businesses. They also hosted an inaugural Business Connection Luncheon with 45 attendees representing more than 15 businesses. CP2 is going to focus on smaller businesses/ entrepreneurs next. CP2 has been working on the new EDC Website as well as securing new sponsorship for the Hometown Christmas Event.
2. Discuss an update on the Development of Kennedale Town Center- Craig Hughes gave an update. He is still looking for a Tenant for building 3. He is hoping to find a restaurant to come to Kennedale. He also spoke of the

possibility of YMCA coming to Kennedale. There was much discussion regarding the need and demands for the community and how the market is ever changing. Lots of businesses are struggling and we need ideas as to how to help. There were several restaurant ideas that we could investigate. The 380 Agreement will expire in 2030. Mr Hughes offered ideas to assist with the lease.

3. Finance Director Jon Horton gave an updated Financial Reports for the Economic Development Corporation. All EDC funds are tracking as expected. City Manager, Mr. Hull stated that the trends on local economy are way ahead of last year, if not ahead of schedule. Sales tax revenues received year-to-date \$643,613; 65.0% of total budget; receipts from the State are two months delayed. 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.

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

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

III. WORK SESSION

- A. FY 2026 Budget Work Session- City Manager Hull discussed all of the Building remodel and Maintenance work that needs completed. He also confirmed that the YMCA has given us a verbal commitment to move into Kennedale and they are anticipating a Grand Opening in February 2026

There was also discussion regarding the park and the renovations that need to take place regarding the memorial fountain and the memorials as well as the 9-11 memorial. Due to the number of upcoming events at that location, i.e. Hometown Christmas, ideally, we would start to work on those projects after the first of the year, in January or possibly February.

Place 3 Michels motioned to adjourn to Executive Session to discuss Item III-B- Consider Land Purchase 811 W. Kennedale Parkway, Kennedale, TX
Place 7 Nevarez seconded the motion.

No opposition, No abstention

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

The City Council Adjourned into Executive Session at 7:02PM

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

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 @ 7:02PM**

Place 7 Glover made a motion to enter into negotiations for the purchase of land at 811 W Kennedale Parkway.

Place 4 Nevarez seconded the motion.

No opposition, Place 2 Terry Abstained

Vote: The motion to approve carried unanimously: 4-0

Place 3 Michels made a motion to adjourn.

Place 2 Terry seconded the motion.

There being no further business President Yeary adjourned the meeting at 7:07PM

VII. ADJOURNMENT

APPROVED:

ATTEST:

