



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | OCTOBER 28, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. PRESENTATIONS

- A. Swearing in of new EDC Board Member Ryon Ray
- B. CP2-Chelsea Petty

III. 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. Finance Report- Jon Horton
- 2. Executive Director Update
 - a. Renovation of Town Center Update
 - b. 811 Kennedale Parkway Update
 - c. Hometown Christmas Update
 - d. 600 W Kennedale Parkway Update

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. September 16, 2025 EDC Minutes

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

IV. 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.

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

VI. ADJOURNMENT



Barbara Dahl,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE OCTOBER 28, 2025 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING

817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.1.

SUBJECT

Finance Report- Jon Horton

ORIGINATED BY

SUMMARY

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	12 September Report for EDC	12 September Report for EDC.pdf
----	-----------------------------	---------------------------------



**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended September, 2025
EXECUTIVE OVERVIEW**

TO Members of the Economic Development Corporation
Darrell Hull, Executive Director

FROM Jon Horton, Treasurer

DATE October 27, 2025

SUBJECT Monthly Financial Report for September 2025

Below is an overview of the monthly financial results for the current fiscal year through September. Detail schedules for each fund are attached for your review.

Results through September represent 100% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$842,953.13; 85.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◇ Rental fees for the Shopping Center year-to-date \$308,674; 99.3% of total budget
- ◇ EDC Operations expenditures year-to-date \$969,634; 72% of total budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$76,153; 28.1% of total budget
- ◇ Fund Balance year-to-date is \$2,479,977; 744 days of total budgeted expenditures and transfers out.



	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 15 - EDC4B FUND						
Revenue						
Department: 00 - REVENUE						
15-4081-00-00	SALES TAX	988,973.00	988,973.00	99,644.27	842,953.13	-146,019.87 85.24 %
15-4104-00-00	CHRISTMAS EVENT DONATIONS	5,000.00	5,000.00	5,000.00	17,500.00	12,500.00 350.00 %
15-4401-00-00	INVESTMENT INCOME	82,000.00	82,000.00	12,550.18	118,427.02	36,427.02 144.42 %
15-4409-00-00	MISCELLANEOUS INCOME	30,000.00	30,000.00	311.19	9,655.90	-20,344.10 32.19 %
15-4805-00-23	RENTAL FEES-SHOPPING CTR	310,807.00	310,807.00	19,117.91	308,673.90	-2,133.10 99.31 %
15-4808-00-00	Rental Fees - Land	0.00	0.00	3,000.00	36,000.00	36,000.00 0.00 %
Department: 00 - REVENUE Total:		1,416,780.00	1,416,780.00	139,623.55	1,333,209.95	-83,570.05 94.10%
Revenue Total:		1,416,780.00	1,416,780.00	139,623.55	1,333,209.95	-83,570.05 94.10%
Expense						
Department: 06 - ADMINISTRATION						
15-5403-06-01	BUILDING MAINTENANCE	25,000.00	25,000.00	3,578.95	10,540.95	14,459.05 42.16 %
15-5501-06-01	ADVERTISING	7,000.00	7,000.00	0.00	0.00	7,000.00 0.00 %
15-5510-06-01	ASSOC DUES/PUBLICATIONS	1,500.00	1,500.00	0.00	557.00	943.00 37.13 %
15-5565-06-01	LEGAL SERVICES	18,000.00	18,000.00	0.00	707.29	17,292.71 3.93 %
15-5570-06-01	SPECIAL SERVICES	80,000.00	80,000.00	18,761.52	143,677.41	-63,677.41 179.60 %
15-5571-06-01	SPECIAL EVENTS	100,000.00	100,000.00	2,140.00	93,934.63	6,065.37 93.93 %
15-5572-06-01	TRAVEL	2,500.00	2,500.00	0.00	74.39	2,425.61 2.98 %
15-5578-06-01	TRAVEL	0.00	0.00	0.00	562.42	-562.42 0.00 %
15-5595-06-01	ADMIN CHARGE-GENERAL FUND	462,705.00	462,705.00	45,045.38	540,545.00	-77,840.00 116.82 %
15-5615-06-01	FUNCTIONAL GRANT	265,000.00	265,000.00	0.00	11,778.29	253,221.71 4.44 %
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	20,503.00	20,503.00	0.00	20,502.50	0.50 100.00 %
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	90,000.00	90,000.00	0.00	90,000.00	0.00 100.00 %
15-5645-06-06	2011 \$1.7M TX LEVERAGE-INT	4,061.00	4,061.00	109.80	5,777.21	-1,716.21 142.26 %
15-5646-06-06	2011 \$1.7M TX LEVERAGE-PRI	53,649.00	53,649.00	4,711.61	50,218.99	3,430.01 93.61 %
15-5702-06-01	TRANSFER OUT-DEBT SERVICE FUND	138,847.00	138,847.00	0.00	0.00	138,847.00 0.00 %
15-5717-06-01	TRANSFER OUT-STREETS FUND	77,841.00	77,841.00	0.00	0.00	77,841.00 0.00 %
15-5800-06-01	LAND	0.00	0.00	500.00	757.44	-757.44 0.00 %
Department: 06 - ADMINISTRATION Total:		1,346,606.00	1,346,606.00	74,847.26	969,633.52	376,972.48 72.01%
Department: 53 - TOWN SHOPPING CENTER						
15-5403-53-23	BUILDING MAINTENANCE	50,000.00	50,000.00	189.41	36,922.13	13,077.87 73.84 %
15-5405-53-23	TOWN CENTER PLAZA	0.00	0.00	0.00	133.12	-133.12 0.00 %
15-5530-53-23	ELECTRIC SERVICES	7,000.00	7,000.00	473.43	7,178.68	-178.68 102.55 %
15-5545-53-23	INSURANCE-PROPERTY	15,710.00	15,710.00	0.00	16,970.00	-1,260.00 108.02 %
15-5570-53-23	SPECIAL SERVICES	13,000.00	13,000.00	764.72	12,663.64	336.36 97.41 %
15-5611-53-23	LANDSCAPING	21,000.00	21,000.00	0.00	2,285.80	18,714.20 10.88 %
15-5626-53-23	BANK FEES	30.00	30.00	0.00	0.00	30.00 0.00 %
15-5870-53-23	OTHER EQUIPMENT	0.00	164,000.00	0.00	0.00	164,000.00 0.00 %
Department: 53 - TOWN SHOPPING CENTER Total:		106,740.00	270,740.00	1,427.56	76,153.37	194,586.63 28.13%
Expense Total:		1,453,346.00	1,617,346.00	76,274.82	1,045,786.89	571,559.11 64.66%
Fund: 15 - EDC4B FUND Surplus (Deficit):		-36,566.00	-200,566.00	63,348.73	287,423.06	487,989.06 -143.31%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
Department: 00 - REVENUE						
95-4401-00-00						
INVESTMENT INCOME	5,457.00	5,457.00	696.49	7,053.75	1,596.75	129.26 %
Department: 00 - REVENUE Total:	5,457.00	5,457.00	696.49	7,053.75	1,596.75	129.26%
Revenue Total:	5,457.00	5,457.00	696.49	7,053.75	1,596.75	129.26%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	696.49	7,053.75	1,596.75	129.26%
Report Surplus (Deficit):	-31,109.00	-195,109.00	64,045.22	294,476.81	489,585.81	-150.93%

DRAFT

Group Summary

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 15 - EDC4B FUND						
Revenue						
00 - REVENUE	1,416,780.00	1,416,780.00	139,623.55	1,333,209.95	-83,570.05	94.10%
Revenue Total:	1,416,780.00	1,416,780.00	139,623.55	1,333,209.95	-83,570.05	94.10%
Expense						
06 - ADMINISTRATION	1,346,606.00	1,346,606.00	74,847.26	969,633.52	376,972.48	72.01%
53 - TOWN SHOPPING CENTER	106,740.00	270,740.00	1,427.56	76,153.37	194,586.63	28.13%
Expense Total:	1,453,346.00	1,617,346.00	76,274.82	1,045,786.89	571,559.11	64.66%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	63,348.73	287,423.06	487,989.06	-143.31%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	5,457.00	5,457.00	696.49	7,053.75	1,596.75	129.26%
Revenue Total:	5,457.00	5,457.00	696.49	7,053.75	1,596.75	129.26%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	696.49	7,053.75	1,596.75	129.26%
Report Surplus (Deficit):	-31,109.00	-195,109.00	64,045.22	294,476.81	489,585.81	-150.93%

DRAFT

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
15 - EDC4B FUND	-36,566.00	-200,566.00	63,348.73	287,423.06	487,989.06
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	696.49	7,053.75	1,596.75
Report Surplus (Deficit):	-31,109.00	-195,109.00	64,045.22	294,476.81	489,585.81

DRAFT

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.

SUBJECT

Executive Director Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.

SUBJECT

a. Renovation of Town Center Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.

SUBJECT

b. 811 Kennedale Parkway Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.

SUBJECT

c. Hometown Christmas Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.

SUBJECT

d. 600 W Kennedale Parkway Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.1.

SUBJECT

September 16, 2025 EDC Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	September 23, 2025 Economic Development Corporation Board of Directors Minutes	September 23, 2025 Economic Development Corporation Board of Directors Minutes.docx
----	--	---



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | SEPTEMBER 23, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 6:01 p.m

A. ROLL CALL

PRESENT: Tyson Eubanks, Kenneth Michels, Jeff Nevarez, Dustin Verona, Mark Yeary President, David Glover; **ABSENT:** Marcel Terry, Vice President

Marcel Terry, Arrived @ 6:03 shortly after Roll Call

STAFF: *Executive Director/ City Manager Darrell Hull, City Secretary Barbara Dahl, Treasurer Jonathan Horton*

II. PUBLIC COMMENT

There was no public comment

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

Finance Director Jon Horton gave an updated Financial Report for the Economic Development Corporation. August is 91.67% throughout the year. Our sales tax revenues, year to date were at 75% of budget. This time last year were at 89.3%. We are expecting to still hit 100% of budget on sales tax. The rental fees for the shopping center is 93% and last year at this time we were at 97%. The funds are tracking as expected. The operations expenditures is 66.5% last year we were at 56%. The fund balance year to date, we have 725 of reserve and this time last year we had 478. Place 7 Glover asked a question regarding the fee collection for the shopping center and if the new percentage is revised for the dollar amount based on the Dollar General not paying. Mr Horton responded by acknowledging that we were anticipating that and as a result we may be a little under budget, it will just depend on the timing of when we receive checks.

B. CONSENT AGENDA

1. August 26, 2025 EDC Minutes

Place 3 Michels made a motion to approve the EDC Minutes
Place 1 Eubanks seconded the motion.

President Yeary Closed out the regular session and moved into executive session at 6:05

IV. EXECUTIVE SESSION

PURSUANT TO §551.072 — Deliberation regarding the purchase, exchange, lease, or value of real property.

1. Land Purchase @ 811 W Kennedale Parkway

V. RECONVENE INTO OPEN SESSION @ 6:21PM, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

Place 7 Glover made a motion to Authorize the City Manager to purchase the property at 811 W, Kennedale Parkway for the sum of \$120,000
Place 3 Michels seconded the motion.
No Opposition, 1 Abstention from Place 2 Terry
Motion passes 6-0-1

VI. Presentations

1. Chelsea Petty with CP2 gave a brief presentation. Chelsea reported that they have been working on Hometown Christmas helping to find vendors and sponsors. Also they have been busy with updating the website as new Business Newsletter. The newsletter will be focusing on business retention and expansion as well as useful, local and action-oriented information that keeps businesses engaged. As of now, they are representing about 40 different businesses. There will be a business spotlight section that will focus on growth stories, data and trends. This will also be an opportunity for valuable resources like grants that are available from the local and the state level. CP2 is going to focus on smaller Kennedale businesses/ entrepreneurs next, by hosting events and networking.

Place 3 Michels made a motion to adjourn.
Place 4 Nevarez seconded the motion.
There being no further business President Yeary adjourned the meeting at 6:29PM

VII. ADJOURNMENT

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: OCTOBER 28, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS