



## 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.

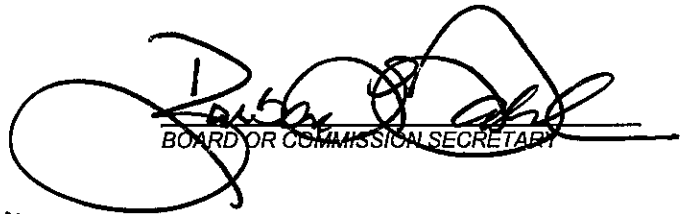
Place 3 Michels made a motion to adjourn.  
Place 4 Nevarez seconded the motion.  
There being no further business President Yeary adjourned the meeting at 6:29PM

**VII. ADJOURNMENT**

APPROVED:

  
PRESIDING OFFICER

ATTEST:

  
BOARD OR COMMISSION SECRETARY

