



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | NOVEMBER 25, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT The Kennedale Economic Development Corporation 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 EDC 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.

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 for for the Economic Development Corporation

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. October 28, 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 §551.072** — *Deliberation regarding the purchase, exchange, lease, or value of real property.*

1. Town Center Building #1 Remodel

B. **PURSUANT TO Section §551.071 consultation with counsel on legal matters; Section 551.087 - deliberation regarding economic development negotiation;**

Description:

1. CP2 Contract Renewal

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 NOVEMBER 25, 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: NOVEMBER 25, 2025

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 25, 2025

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

SUBJECT

Finance Report for for the Economic Development Corporation

ORIGINATED BY

SUMMARY

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	01 October EDC	01 October EDC.pdf
----	----------------	--------------------



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

TO	Members of the Economic Development Corporation Darrell Hull, Executive Director
FROM	Jon Horton, Treasurer
DATE	November 25, 2025
SUBJECT	Monthly Financial Report for October 2025

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

Results through October represent 8.3% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$237; 0.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◇ Rental fees for the Shopping Center year-to-date \$19,118; 8% of budget
- ◇ EDC Operations expenditures year-to-date \$260,183; 21.5% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$26,321; 2.6% of budget
- ◇ Fund Balance year-to-date is \$2,083,435; 340 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	1,045,223.00	1,045,223.00	237.07	237.07	-1,044,985.93	0.02 %
15-4104-00-00	CHRISTMAS EVENT DONATIONS	5,000.00	5,000.00	18,500.00	18,500.00	13,500.00	370.00 %
15-4401-00-00	INVESTMENT INCOME	120,000.00	120,000.00	3,541.81	3,541.81	-116,458.19	2.95 %
15-4409-00-00	MISCELLANEOUS INCOME	10,000.00	10,000.00	0.00	0.00	-10,000.00	0.00 %
15-4805-00-23	RENTAL FEES-SHOPPING CTR	240,000.00	240,000.00	19,117.91	19,117.91	-220,882.09	7.97 %
15-4808-00-00	Rental Fees - Land	18,000.00	18,000.00	3,000.00	3,000.00	-15,000.00	16.67 %
	Department: 00 - REVENUE Total:	1,438,223.00	1,438,223.00	44,396.79	44,396.79	-1,393,826.21	3.09%
	Revenue Total:	1,438,223.00	1,438,223.00	44,396.79	44,396.79	-1,393,826.21	3.09%
Expense							
Department: 06 - ADMINISTRATION							
15-5403-06-01	BUILDING MAINTENANCE	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00 %
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	2,500.00	2,500.00	-1,000.00	166.67 %
15-5565-06-01	LEGAL SERVICES	12,000.00	12,000.00	0.00	0.00	12,000.00	0.00 %
15-5570-06-01	SPECIAL SERVICES	125,000.00	125,000.00	7,125.00	7,125.00	117,875.00	5.70 %
15-5571-06-01	SPECIAL EVENTS	53,000.00	53,000.00	18,192.50	18,192.50	34,807.50	34.33 %
15-5578-06-01	TRAVEL	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
15-5595-06-01	ADMIN CHARGE-GENERAL FUND	454,738.00	454,738.00	45,602.58	45,602.58	409,135.42	10.03 %
15-5615-06-01	FUNCTIONAL GRANT	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00 %
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	14,248.00	14,248.00	7,123.75	7,123.75	7,124.25	50.00 %
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00 %
15-5645-06-06	2011 \$1.7M TX LEVERAGE-INT	2,421.00	2,421.00	668.64	668.64	1,752.36	27.62 %
15-5646-06-06	2011 \$1.7M TX LEVERAGE-PRI	58,925.00	58,925.00	58,970.03	58,970.03	-45.03	100.08 %
15-5702-06-01	TRANSFER OUT-DEBT SERVICE FUND	136,432.00	136,432.00	0.00	0.00	136,432.00	0.00 %
15-5717-06-01	TRANSFER OUT-STREETS FUND	92,493.00	92,493.00	0.00	0.00	92,493.00	0.00 %
15-5800-06-01	LAND	0.00	0.00	120,000.00	120,000.00	-120,000.00	0.00 %
	Department: 06 - ADMINISTRATION Total:	1,210,257.00	1,210,257.00	260,182.50	260,182.50	950,074.50	21.50%
Department: 53 - TOWN SHOPPING CENTER							
15-5403-53-23	BUILDING MAINTENANCE	758,405.00	758,405.00	3,793.99	3,793.99	754,611.01	0.50 %
15-5530-53-23	ELECTRIC SERVICES	0.00	0.00	463.38	463.38	-463.38	0.00 %
15-5545-53-23	INSURANCE-PROPERTY	15,360.00	15,360.00	21,299.32	21,299.32	-5,939.32	138.67 %
15-5570-53-23	SPECIAL SERVICES	182,000.00	182,000.00	764.72	764.72	181,235.28	0.42 %
15-5870-53-23	OTHER EQUIPMENT	70,000.00	70,000.00	0.00	0.00	70,000.00	0.00 %
	Department: 53 - TOWN SHOPPING CENTER Total:	1,025,765.00	1,025,765.00	26,321.41	26,321.41	999,443.59	2.57%
	Expense Total:	2,236,022.00	2,236,022.00	286,503.91	286,503.91	1,949,518.09	12.81%
	Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	-242,107.12	-242,107.12	555,691.88	30.35%
Fund: 95 - EDC4B BOND RESERVE FUND							
Revenue							
Department: 00 - REVENUE							
95-4401-00-00	INVESTMENT INCOME	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17 %
	Department: 00 - REVENUE Total:	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
	Revenue Total:	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
	Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
	Report Surplus (Deficit):	-791,299.00	-791,299.00	-241,901.39	-241,901.39	549,397.61	30.57%

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	1,438,223.00	1,438,223.00	44,396.79	44,396.79	-1,393,826.21	3.09%
Revenue Total:	1,438,223.00	1,438,223.00	44,396.79	44,396.79	-1,393,826.21	3.09%
Expense						
06 - ADMINISTRATION	1,210,257.00	1,210,257.00	260,182.50	260,182.50	950,074.50	21.50%
53 - TOWN SHOPPING CENTER	1,025,765.00	1,025,765.00	26,321.41	26,321.41	999,443.59	2.57%
Expense Total:	2,236,022.00	2,236,022.00	286,503.91	286,503.91	1,949,518.09	12.81%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	-242,107.12	-242,107.12	555,691.88	30.35%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
Revenue Total:	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
Report Surplus (Deficit):	-791,299.00	-791,299.00	-241,901.39	-241,901.39	549,397.61	30.57%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
15 - EDC4B FUND	-797,799.00	-797,799.00	-242,107.12	-242,107.12	555,691.88
95 - EDC4B BOND RESERVE FUND	6,500.00	6,500.00	205.73	205.73	-6,294.27
Report Surplus (Deficit):	-791,299.00	-791,299.00	-241,901.39	-241,901.39	549,397.61

MEETING DATE: NOVEMBER 25, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 25, 2025

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

SUBJECT

October 28, 2025 EDC Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	October 28, 2025 Economic Development Corporation Board of Directors Minutes	October 28, 2025 Economic Development Corporation Board of Directors Minutes.docx
----	--	---



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | OCTOBER 28, 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: Marcel Terry: Vice President, Kenneth Michels, Mark Yeary President, David Glover

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

II. Presentations

A. City Secretary, Barbara Dahl, swore in both the new EDC Board Member Ryon Ray as well as swearing in the incumbent board members, Kenneth Michael and David Glover. Tyson Eubanks was unable to attend and will be sworn in another time.

B. Chelsea Petty gave a presentation regarding CP2. Mrs. Petty spoke mostly about the new business expansion tools as well as presenting the draft newsletter. They did just put on their first business connection luncheon at the end of summer. They will hold another one that will focus on the smallest businesses in the city. The newsletter will assist building relationships with the community. Chelsea also introduced us to the new EDC website that will be linked to the City's website. This new website that will be jam-packed with actionable information that will help to support Kennedale businesses as well as help to attract new ones. The focus is also to help with assisting relationships with growing businesses, problems that they are facing as well as succession planning.

Mrs. Petty also talked about the Hometown Christmas event that is coming up next month. There are currently nine sponsors for the Home Town Christmas, with a total of \$28,500 in donations. There are two additional potential donors that we are still waiting on.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

Finance Director Jon Horton gave an updated Financial Report for the Economic Development Corporation. Mr. Horton stated that the fiscal year has not closed as of yet, therefore, we do not have our final sales tax numbers.

- ◇ 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.

Place 7 Glover asked the reasoning that the EDC shopping center expenditures are low at 28% for this time of year. Glover does this include the Dollar General remodel as well? Mr. Horton stated that this was due to Building Maintenance. Once we complete the renovations, we will be able to recoup come of that cost with a tenant.

Executive Director /City Manager Darrell Hull gave an update on the Renovation of the Town Center. While working on the Old Dollar store renovations, there was asbestos discovered. It is estimated that approximately 90% of the building is contaminated. The initial estimate for abatement is roughly \$75,000. We do have a contingency plan but that will potentially deplete that fund. We are still moving forward with the remodel for the YMCA but this will most likely delay the opening until February, providing there are no additional mishaps.

Mr. Hull also reported on the purchase of 811 West Kennedale Parkway. That has been completed. The city is now starting the clean up of that property by mowing, clearing all of the debris, trash, and overgrowth on the property.

Also the property located at 600 W Kennedale Parkway had a 380 agreement with Adeline Pennington. On Monday evenings Board of Adjustments (BOA) meeting there was approval for a variance for a drive- thru restaurant for that property. There is a letter of intent in place. Construction is set to begin as soon as January or February 2026.

Place 7 Glover asked, going back to the renovation of the Town Center, is there was an opportunity to move funds around if needed? Mr. Horton clarified that there EDC budget has its own cash balance that has increased each year so there is funding available, if needed. That would be up to the discretion of the EDC board and the City Council as to when and how to properly use it. Place 2 Terry asked what the worst-case scenario was for going over budget on this project. Mr. Hull answered that he did not foresee any additional issues at this time however, there could be a fire alarm issue. The building either needs a fire alarm or to be sprinkled. At this point and time, the fire alarm is sufficient. Place 2, Terry, also asked about security and Mr. Hull explained that the YMCA provides their own security, locks, cameras etc.

Mr. Hull stated that we do have additional sponsors for Hometown Christmas. Our sponsors are extremely involved in our community and they put a lot of effort into Kennedale. It is a true honor to work with them in this community.

B. CONSENT AGENDA

1. September 16, 2025 EDC Minutes

Place 3 Michels made a motion to approve the September EDC Minutes

Place 7 Glover seconded the motion.

Motion passes 5-0

With no other business to come before the EDC Board of Directors,

President Yeary called for a motion to adjourn

Place 3 Michels moved to adjourn

President Yeary 2nd the motion

Meeting Adjourned @ 6:38pm

VII. ADJOURNMENT

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: NOVEMBER 25, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 25, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.A.1.

SUBJECT

Town Center Building #1 Remodel

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 25, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.B.

SUBJECT

PURSUANT TO Section §551.071 consultation with counsel on legal matters; Section 551.087 - deliberation regarding economic development negotiation;

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 25, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.B.1.

SUBJECT

CP2 Contract Renewal

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS