



## 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 Michel and David Glover. Tyson Eubanks and Dustin Verona were 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 some 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 evening's 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 Consent Agenda

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 2<sup>nd</sup> the motion

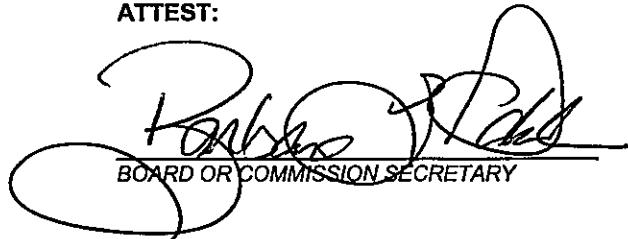
Meeting Adjourned @ 6:38pm

## VII. ADJOURNMENT

APPROVED:

  
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PRESIDING OFFICER

ATTEST:

  
\_\_\_\_\_  
BOARD OR COMMISSION SECRETARY