KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | FEBRUARY 3, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER
President Mark Yeary called the meeting to order at 6:00 p.m

A. ROLL CALL

PRESENT:
EDC Member President Mark Yeary
EDC Member Vice President Marcel Terry
EDC Member Place 1 Tyson Eubanks
EDC Member Place 3 Kenneth Michels
EDC Member Place 4 Ryon Ray
EDC Member Place 5 Dustin Verona
EDC Member Place 7 David Glover

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

There was no public comment

II. 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.

Market Analyst /Strategic Plan– Executive Director/City Manager Darrell Hull presented that he had found a great company to engage with in completing a strategic plan for the City of Kennedale. CP2 will partner to assist the Chamber of Commerce. Darrell would like the City Council to also be involved. It is important to market the right businesses & restaurants with what truly fits and markets to Kennedale. The approximate cost is $15,000. This comprehension plan, which is our future land use, which would encompass all of that into this market analysis and strategic plan. This is a good way to showcase our future. This would allow us to accomplish our needs and be able to get us going in the right direction. This guideline to what CP2 ultimately was helping us do as well. This company works with nothing but city governments. Mr. Hull stated that we will suspend the contract with CP2 with the possibility of requesting CP2 to help implement the plan. For the next six months, we need to put our focus on a market analysis and strategic plan. That way we can go back and find our needs and what fits Kennedale.

EDC Member Place 1 Tyson would like the opportunity to be able to sit down with CP2 to see what has been accomplished as well as seeing what needs improvements.

EDC Member Place 2 Terry expressed his concern over not receiving market analysis requests from CP2. Mr. Hull stated that was why he wants to go more in depth with a strategic plan. Mr. Terry then suggested that the current EDC Board, build the schematic plan. Mr. Hull stated that he wants the EDC to meet this group, have interactions with them and to see if there are a good fit for Kennedale.

Finance Report for the Economic Development Corporation - Finance Director Jon Horton gave an updated Financial Reports for the Economic Development Corporation. EDC Member Place 2Terry suggested the comparison shown in the Financial Report should be the percentage of variance instead of the percentage of budget used. His suggestion would show the variance of the Christmas Event Donation account to be 380% instead of the 480% of budget used that was shown. Mr. Horton explained that section of the report is system generated and not an item that can be manually corrected or adjusted.

EDC Member Place 7 Glover asked about upcoming expenditures including the old Dollar General. Completion should take approximately 90 days and the tenant should move in this fall September /October time frame. The revenue should begin January 1, 2027

Results through December represent 25% of the fiscal year.

EDC FUND (15)
◊ Sales tax revenues received year-to-date $77,410; 7.4% 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 $57,526; 24% of budget
◊ EDC Operations expenditures year-to-date $397,318; 33% of budget
◊ EDC Town Shopping Center expenditures year-to-date $101,740; 9.9% of budget
◊ Fund Balance year-to-date is $2,016,185; 329 days of total budgeted expenditures and transfers out.

B. CONSENT AGENDA

Motion Passes 7-0 and the EDC moved into executive session at 6:48 p.m.

III. 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*

**CP2 Contract Negotiations*

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

** Potential Land Purchase*

IV. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION The EDC moved back in to regular session at 8:17 p.m.

EDC Member Place 1 Eubanks moved to approve the City Manager to negotiate a potential land purchase.
EDC Member Place 4 Ryan 2nd the motion
Motion Passes 6-1 with EDC Member Terry Place 2 voting in opposition

V. ADJOURNMENT

EDC Member Terry Place 2 made a motion to adjourn.
EDC Member Place 3 Michels seconded the motion.
There being no further business President Yeary adjourned the meeting at 8:22PM

APPROVED: **ATTEST:**

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. November 25, 2025 EDC Minutes

   EDC Member Place 3 Kenneth Michels moved to approve the Consent Agenda.
   EDC Member Place 7 Glover 2nd the motion
   Motion Passes 7-0

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

   1. EDC Funding Grant for property located at 1083 N Bowman Springs Road

Treasurer/Finance Director Horton stated that the finance staff reviewed the application and it was complete. This entity does qualify for the grant. There was not a staff report with a recommendation due to the fact that Mr. Horton believed there could possibility be a conflict of interest because his family utilities this facility. The applicant, Jima King and his family presented the project.

Spirals is seeking to expand to include a commercial swimming pool. The pool will be used for swimming lessons, camp activities, birthday parties and open swim sessions for the public. The anticipated total cost is $154,333.77. The funds from the grant will be used towards this figure. This facility will serve as the primary hub for developmental swim lessons in Kennedale. By providing structured aquatic education, we will aim to ensure that every child in our community has the opportunity to learn potentially life-saving skills in a controlled, professional environment.

Currently, Kennedale residents must leave city limits to access aquatic services. Construction and operation of our pool will help ensure that local demand is serviced by local businesses, generating revenue that stays within our community. Furthermore, it will create additional employment opportunities for local youth, contributing to the professional development of our workforce.

Applicants answered questions regarding parking, trees, there programs etc.

City Manager Mr. Hull did state that the City of Kennedale's number one requests on several survey's stated that the community wants a swimming pool.
EDC Member Place 7 Glover moved to approve the funding grant for the property located at 1083 N Bowman Springs Road.
EDC Member Place 1 Eubanks 2nd the motion
Motion Passes 7-0

EDC Member Place 3 Michels moved to recess and to go into Executive Session
EDC Member Place 4 Ray 2nd the motion