



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | MARCH 24, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

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.

1. Finance Report 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. February 24, 2026 EDC Minutes

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

1. Discuss and take action on updated Grant Qualifications and Application

2. Pavlik & Associates Strategic Plan & Marketing Analyst

3. Potential Land Purchase of 6705, 6711, 6715 & 6725 E Oak Crest Dr, Kennedale, TX 76019

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 §551.072** — *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

V. ADJOURNMENT



Barbara Dahl,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE MARCH 24, 2026 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 THREE (3) DAYS 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: MARCH 24, 2026

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 24, 2026

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

SUBJECT

Finance Report for the Economic Development Corporation

ORIGINATED BY

SUMMARY

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	05 February EDC	05 February EDC.pdf
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**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended February, 2026
EXECUTIVE OVERVIEW**

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

FROM Jon Horton, Treasurer

DATE March 24, 2026

SUBJECT Monthly Financial Report for February 2026

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

Results through February represent 41.7% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$267,974; 25.6% 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 \$96,106; 40% of budget
- ◇ EDC Operations expenditures year-to-date \$545,378; 45.1% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$240,413; 23.4% of budget
- ◇ Fund Balance year-to-date is \$1,977,635; 323 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	87,563.97	267,974.31	-777,248.69	25.64 %
15-4104-00-00	CHRISTMAS EVENT DONATIONS	5,000.00	5,000.00	250.00	24,250.00	19,250.00	485.00 %
15-4401-00-00	INVESTMENT INCOME	120,000.00	120,000.00	6,516.27	30,051.82	-89,948.18	25.04 %
15-4409-00-00	MISCELLANEOUS INCOME	10,000.00	10,000.00	635.31	2,628.45	-7,371.55	26.28 %
15-4805-00-23	RENTAL FEES-SHOPPING CTR	240,000.00	240,000.00	19,290.05	96,105.85	-143,894.15	40.04 %
15-4808-00-00	Rental Fees - Land	18,000.00	18,000.00	3,000.00	15,000.00	-3,000.00	83.33 %
	Department: 00 - REVENUE Total:	1,438,223.00	1,438,223.00	117,255.60	436,010.43	-1,002,212.57	30.32%
	Revenue Total:	1,438,223.00	1,438,223.00	117,255.60	436,010.43	-1,002,212.57	30.32%
Expense							
Department: 06 - ADMINISTRATION							
15-5280-06-01	MINOR EQUIP/SMALL TOOLS<\$5K	0.00	0.00	0.00	10.91	-10.91	0.00 %
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	0.00	2,500.00	-1,000.00	166.67 %
15-5565-06-01	LEGAL SERVICES	12,000.00	12,000.00	9,277.50	9,277.50	2,722.50	77.31 %
15-5570-06-01	SPECIAL SERVICES	125,000.00	125,000.00	11,563.95	38,873.65	86,126.35	31.10 %
15-5571-06-01	SPECIAL EVENTS	53,000.00	53,000.00	0.00	51,417.59	1,582.41	97.01 %
15-5578-06-01	TRAVEL	2,500.00	2,500.00	0.00	404.93	2,095.07	16.20 %
15-5595-06-01	ADMIN CHARGE-GENERAL FUND	454,738.00	454,738.00	45,602.58	228,012.90	226,725.10	50.14 %
15-5615-06-01	FUNCTIONAL GRANT	125,000.00	125,000.00	0.00	25,000.00	100,000.00	20.00 %
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	14,248.00	14,248.00	0.00	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	0.00	668.64	1,752.36	27.62 %
15-5646-06-06	2011 \$1.7M TX LEVERAGE-PRI	58,925.00	58,925.00	0.00	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	3,120.00	89,373.00	3.37 %
15-5800-06-01	LAND	0.00	0.00	0.00	119,998.20	-119,998.20	0.00 %
	Department: 06 - ADMINISTRATION Total:	1,210,257.00	1,210,257.00	66,444.03	545,378.10	664,878.90	45.06%
Department: 53 - TOWN SHOPPING CENTER							
15-5403-53-23	BUILDING MAINTENANCE	758,405.00	758,405.00	1,432.61	145,139.58	613,265.42	19.14 %
15-5530-53-23	ELECTRIC SERVICES	0.00	0.00	654.35	2,967.47	-2,967.47	0.00 %
15-5545-53-23	INSURANCE-PROPERTY	15,360.00	15,360.00	0.00	21,299.32	-5,939.32	138.67 %
15-5570-53-23	SPECIAL SERVICES	182,000.00	182,000.00	771.60	3,856.24	178,143.76	2.12 %
15-5870-53-23	OTHER EQUIPMENT	70,000.00	70,000.00	0.00	67,150.00	2,850.00	95.93 %
	Department: 53 - TOWN SHOPPING CENTER Total:	1,025,765.00	1,025,765.00	2,858.56	240,412.61	785,352.39	23.44%
	Expense Total:	2,236,022.00	2,236,022.00	69,302.59	785,790.71	1,450,231.29	35.14%
	Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	47,953.01	-349,780.28	448,018.72	43.84%
Fund: 95 - EDC4B BOND RESERVE FUND							
Revenue							
Department: 00 - REVENUE							
95-4401-00-00	INVESTMENT INCOME	6,500.00	6,500.00	420.47	1,872.92	-4,627.08	28.81 %
	Department: 00 - REVENUE Total:	6,500.00	6,500.00	420.47	1,872.92	-4,627.08	28.81%
	Revenue Total:	6,500.00	6,500.00	420.47	1,872.92	-4,627.08	28.81%
	Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	420.47	1,872.92	-4,627.08	28.81%
	Report Surplus (Deficit):	-791,299.00	-791,299.00	48,373.48	-347,907.36	443,391.64	43.97%

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	117,255.60	436,010.43	-1,002,212.57	30.32%
Revenue Total:	1,438,223.00	1,438,223.00	117,255.60	436,010.43	-1,002,212.57	30.32%
Expense						
06 - ADMINISTRATION	1,210,257.00	1,210,257.00	66,444.03	545,378.10	664,878.90	45.06%
53 - TOWN SHOPPING CENTER	1,025,765.00	1,025,765.00	2,858.56	240,412.61	785,352.39	23.44%
Expense Total:	2,236,022.00	2,236,022.00	69,302.59	785,790.71	1,450,231.29	35.14%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	47,953.01	-349,780.28	448,018.72	43.84%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	6,500.00	6,500.00	420.47	1,872.92	-4,627.08	28.81%
Revenue Total:	6,500.00	6,500.00	420.47	1,872.92	-4,627.08	28.81%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	420.47	1,872.92	-4,627.08	28.81%
Report Surplus (Deficit):	-791,299.00	-791,299.00	48,373.48	-347,907.36	443,391.64	43.97%

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	47,953.01	-349,780.28	448,018.72
95 - EDC4B BOND RESERVE FUND	6,500.00	6,500.00	420.47	1,872.92	-4,627.08
Report Surplus (Deficit):	-791,299.00	-791,299.00	48,373.48	-347,907.36	443,391.64

MEETING DATE: MARCH 24, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 24, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM II.B.1.

SUBJECT

February 24, 2026 EDC Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	February 24, 2026 Economic Development Corporation Minutes	February 24, 2026 Economic Development Corporation Minutes.docx
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | FEBRUARY 24, 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 5 Dustin Verona

EDC Members Absent- Ryon Ray & 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

1. Jason Claunch and Reid Cleeter with Catalyst Commercial presented a Market Analyst/Strategic Plan option for the EDC. Catalyst would like to review the existing plan and be able to understand the communities needs and goals. Catalyst would like to be able to align Kennedale with the current market and to update our strategic plan. The Strategic Plan is our road map to guide us toward our mission, vision, priorities as well as our actions and goals for Kennedale.

Catalyst has worked in the area for some time. They have worked with various communities bringing 1,800 projects all across the United States. Mr. Claunch stated that they love working with cities and EDC's in order to help advance their goals. This plan is intended to be specifically around Kennedale's core values. Catalyst would like to use this opportunity to get Kennedale organized and focused and ultimately executing as a team. In addition to market studies and strategic plans, they do a ton of Special Project acquisitions and corridors and work with a number of our regional partners to advance those goals. They are

wanting to seek and identify the mission and vision and goals for the EDC to give us direction. This gives us something to engage with retailers and developers to support Kennedale's market position.

Executive Director/ City Manager Hull asked the presenters if they would define what exactly a Market Analysis actually is and what data do we get and how that would be a benefit to Kennedale? Mr. Claunch answered that the Market analysis will specifically focus on retail opportunities at a high level. Also housing capacity and demand for the residential side as well as industrial velocity and jobs. The primary focus will be increasing sales tax and providing additional employment. Catalyst did mention that other community amenities also attract retail and that would also be something that they would focus on as well.

Mr. Hull noted that Kennedale has major thoroughfares that come into our city; Kennedale Parkway, Business 287 and Little School Road and Sublett that comes in from Arlington. A majority of our population is on our eastern side of our city. There are 5 or 6 grocery stores just outside of our city. A lot of Kennedale citizens have requested a grocery store on the west side but the market is not conducive to having another grocery store so close.

Mr. Claunch stated that this would be investigated in the plan as it is important to set that foundation in the study. Catalyst does work with several major grocers. It is also important to know and learn what our growth pattern. Which again, would be a part of the study. Catalyst does work with the majority of national developers as well. The market study could be completed in 4-6 weeks. The primary focus is retail with an emphasis on commercial retail, industrial and then residential, both owner and occupied.

Mr. Hull stated that he would like to hold a workshop with both the City Council and the EDC coming together as one and to come up with a vision in order to allow greater implementation. It is very beneficial to have an outsider coming and see the vision of the city and be able to assist with the implementation.

EDC Member Place 5 Verona wanted clarification as to if the quote, given to us by Catalyst, included all the steps that were just discussed. Mr. Claunch stated that the quote does in fact cover all the workshops and the work scope as well as deliverables. Additional demands can be discussed.

2. Finance Report for the Economic Development Corporation Jon Horton, Treasurer delivered the EDC Monthly Financial Report

Results through January represent 33.3% of the fiscal year.

EDC FUND (15)

◇ Sales tax revenues received year-to-date \$180,410; 17.3% 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 \$76,816; 32% of budget

◇ EDC Operations expenditures year-to-date \$412,172; 39.8% of budget

◇ EDC Town Shopping Center expenditures year-to-date \$237,554; 23.16% of budget

◇ Fund Balance year-to-date is \$1,927,808; 314 days of total budgeted expenditures and transfers out.

EDC Vice President, Marcel Terry asked for the itemized financial report. Mr. Horton stated that he is getting the itemized financial report. Mr. Horton was giving the report quarterly but is now giving a monthly report with significantly more data, as requested.

EDC Member Place 1, Tyson Eubanks asked why the 5% jump was on the year over year, that goes from 12% to 17%.? Mr. Horton stated that their factors including a 380 agreement that was a little more active, as well as inflation.

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. February 3, 2026 EDC Minutes –
EDC Member Place 3, Kenneth Michels motioned to approve the consent agenda
EDC Member Place 1, Tyson Eubanks 2nd the motion
No Oppositions, No Abstentions
Motion passed unanimously 5-0

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

There was no Executive Session.

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

V. ADJOURNMENT

EDC Member Place 5, Dustin Verona motioned to adjourn
EDC Member Place 1, Tyson Eubanks 2nd the motion

Meeting was adjourned at 6:32 p.m.

APPROVED:

ATTEST:

MEETING DATE: MARCH 24, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 24, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.C.1.

SUBJECT

Discuss and take action on updated Grant Qualifications and Application

ORIGINATED BY

SUMMARY

The following updates were applied to the Qualifications for the Kennedale Economic Development Corporation Funding Grants:

- Section 3, Paragraph H: Removed "Grant recipients must be, or become, members of the Kennedale Chamber of Commerce (Chamber fees are non-reimbursable expenses under this grant)."
- Section 4, Paragraph Q: Updated to "bi-annually" from "quarterly." This to align with the Program Overview.

The following update was applied to the Economic Development Grant Application:

- Removed question on page 1: "Are you a member of the Kennedale Area Chamber of Commerce?" Items following this question were moved to fill the vacated space.

RECOMMENDATION

Approve

ATTACHMENTS

1.	Qualifications for the Kennedale Economic Development Funding Grants Letterhead FY26 Update	Qualifications for the Kennedale Economic Development Funding Grants Letterhead FY26 Update.pdf
2.	KEDC Grant Application FY26 Update	KEDC Grant Application FY26 Update.pdf



Qualifications for the Kennedale Economic Development Corporation Funding Grants

Section 1: Program Overview

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City limits of Kennedale, Texas and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability. This program is sponsored, funded, and monitored by the Kennedale Economic Development Corporation (KEDC) Board of Directors who may amend, adjust, or eliminate this program at any time.

EDC Staff will review all documents submitted with the application to determine completeness prior to presenting to the Board of Directors who will render an approval or denial for each application. No application will be moved to the agenda for review by the Board of Directors until deemed complete by the EDC Staff.

The grant will open for funding bi-annually. Applications will be accepted from October 1 – November 30 with anticipation of funding to be awarded during the January Board of Directors Meeting, and from March 1 – April 30 with anticipation of funding to be awarded during the June Board of Directors Meeting.

Section 2: Type of Improvements allowed by Grant

Grant Type and Description	Match Type* (100% or 50%)
Façade Improvement – Improvements to storefronts including but not limited to painting, reconstruction, signs, or remodeling.	50%
Property Improvement – Items such as but not limited to landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.	50%
Capital Equipment Grant – Equipment with a useful life longer than 1 year used in the productive operations of the company.	100%

***Match Type** definitions: For **100% Match**, every dollar spent by the grant recipient towards the approved grant will be reimbursable up to the Grant Amount. For **50% Match**, only half of the actual funds spent by the grant recipient are eligible for reimbursement up to the Grant Amount.

Section 3: Eligibility

- A. All business buildings and facilities located within the City at the time of adoption of these guidelines shall be eligible for this program.
- B. Any new business planning to locate within the City, or any business currently located within the city limits, shall be eligible for this program.
- C. *A business* is defined as an occupation, profession, or trade in the purchase or sale of goods or services in an attempt to make a profit.
- D. The proposed project must comply with applicable regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
- E. All applicants must be current and provide KEDC with documentation providing they are current with all Ad Valorem Taxes.
- F. All applicants must include business formation documents, Assumed Name Certificate or other documentation proving the existence of the business with application and Sales Tax Permit as required by the Texas Comptroller office.
- G. Grants may NOT be used for refinancing existing loans, working capital, inventory, permits, inspections, home occupations, back of house interior remodeling with the exception of customer occupied spaces ("front of the house"), and new construction.

Section 4: Guidelines

- A. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
- B. If the grant applicant operates within a leased facility, then the grant request must also be approved in writing by the property owner. Copies of a lease agreement and proof of ownership of the leased facility shall be required.
- C. A business [or property owner] may apply for one (1) or more of the three (3) types of grants per physical location (address) set forth herein within any fiscal year (October 1 to September 30). A business that receives grant funding during a fiscal year shall be precluded from making subsequent applications for funding in the following 1 fiscal year(s).
- D. The maximum amount of funding available to any one applicant, business establishment, or property owner at one physical location (address) shall be \$25,000 per fiscal year.
- E. All grants are reimbursement grants and will only be funded *after* completion of the project in accordance with drawings and specifications approved by the Kennedale Economic Development Corporation Board of Directors and after the applicant submits to the KEDC proof of paid receipts for all applicable labor and materials. Digital photographs of the completed work shall also be required.
- F. Reimbursement grants are a cash payment of up to the approved percentage of funds expended by the applicant on the improvements and are not to exceed the limits of \$25,000. In-kind contributions to the improvements by the applicant will not be considered as an expenditure by the applicant. Only cash expenditures by the applicant may be used in calculating the cost of improvements.
- G. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the KEDC Board of Directors. Thereafter, any modifications must first receive written approval by either the KEDC Board or the KEDC Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.

- H. The applicant shall be responsible for obtaining all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.
- I. The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
- J. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the KEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
- K. Grant recipients will only be reimbursed for expenses incurred after the grant approval date.
- L. The applicant must complete the improvement project within twelve (12) months of receiving written approval from the KEDC. Failure to complete the improvements within the required time period shall result in the loss of the grant funds allocated for the project.
- M. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred and subsequently closes, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the KEDC the grant money received.
- N. The applicant must agree that, in the event of default of its obligations, the applicant shall repay to the KEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the KEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the City of Kennedale.
- O. The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). Failure to do so will disqualify applicant from any reimbursement.

- P. The KEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the KEDC under paragraphs M, N, and O of this Section, and in such action may recover court costs and reasonable attorney's fees.
- Q. The KEDC shall review and vote on grant applicants bi-annually; all grants require a minimum of 30 days to review prior to being presented to the KEDC board for approval.

By signing below I acknowledge the following:
I am authorized to act on behalf of the applicant entity.
I have read and fully understand the contents of this document.
I agree to the terms and conditions stated above.

Signature: _____

Printed Name: _____

Date: _____



Economic Development Grant Application

KENNEDALE
Economic Development
Corporation

Legal Business Name: _____

Doing Business As (If Applicable): _____

Business Structure:

Individual/sole proprietor

Partnership

Corporation

Trust/estate

Limited Liability Company (LLC)

Other: _____

Texas Secretary of State File Number: _____

Texas Taxpayer Number: _____

Kennedale Address: _____

Mailing Address: _____

(If different) _____

Select the grant type, and amount, you are applying for:

Facade Improvement (50% Match) \$ _____

Property Improvement (50% Match) \$ _____

Capital Equipment Grant (100% Match) \$ _____

Total (not to exceed \$25,000) \$ _____

Yes No

Are you seeking to expand an existing facility within the City of Kennedale?

Are you seeking to construct a new facility within the City of Kennedale?

Do you currently own title to the property the grant will support?

Will the expenditure of KEDC funds result in the creation or retention of "primary jobs" as defined in Section 501.002(12) of the Texas Local Government Code?

Please explain the proposed use of all requested funds:

Please attach any supporting documentation. Examples include photos of existing property, a written project improvement plan, plans and drawing of the proposed project, itemized cost spreadsheets, and written quotes submitted by contracts/vendors.

Name of person authorized to act on behalf of applicant: _____

Title: _____

Phone Number: _____

E-Mail: _____

By signing below I certify the following:

I am authorized to act on behalf of the named entity.

All information provided is true and accurate to the best of my knowledge.

Signature:

Printed Name:

Date:

Completed applications* can be submitted in-person or mailed to:
Kennedale Economic Development Corporation
405 Municipal Drive
Kennedale, TX 76060

Completed applications* may also be submitted electronically to:
finance@cityofkennedale.com

*A completed application includes a signed copy of the Qualifications for the
Kennedale Economic Development Corporation Funding Grants.

MEETING DATE: MARCH 24, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.C.2.

SUBJECT

Pavlik & Associates Strategic Plan & Marketing Analyst

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 24, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.C.3.

SUBJECT

Potential Land Purchase of 6705, 6711, 6715 & 6725 E Oak Crest Dr, Kennedale, TX 76019

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS