



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 thorough fairs 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:




