



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | MARCH 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 3 Kenneth Michels
EDC Member Place 4 Ryon Ray
EDC Member Place 5 Dustin Verona

ABSENT:

EDC Member Place 1 Tyson Eubanks
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

Finance Report for the Economic Development Corporation -
Finance Director Jon Horton gave an updated Financial Report
for the Economic Development Corporation.

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.

EDC Member Vice President Terry asked a couple of questions for Mr. Horton regarding what are considered "Legal Services", "Special Services" and "Special Events". Mr. Horton clarified that Legal Services is our Attorneys thru TOASE. The Special Services are the contract Labors and Special event is our Hometown Christmas event.

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

EDC Member Place 3 Kenneth Michels moved to approve the Consent Agenda.

EDC Member Place 5 Verona 2nd the motion
Motion Passes 5-0

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

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

Finance Director/Treasurer Jon Horton gave a brief presentation regarding the need to update the EDC grant paperwork including the grant qualification and the application. Due to the fact that the Chamber of Commerce is no longer active, we need to remove the questions regarding membership to that organization.

Here are the proposed changes:

- Section 3, Paragraph H: Remove "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: Update to "bi-annually" from "quarterly." This to align with the Program
- Remove question on page 1: "Are you a member of the Kennedale Area Chamber of Commerce?"

EDC Member Place 3 Michels moved to update the EDC grant qualification and application

EDC Member Place 4 Ray 2nd the motion
Motion Passes 5-0

2. Pavlik & Associates Strategic Plan & Marketing Analyst-

Linda Pavlik and Kate Lattimore Norris presented what a Strategic Plan using their firm would look like. Because we did just do a Community Survey, we are not starting from scratch. We have strong community participation as well as clear input and priorities and expectations. This allows a level of clarity. The survey resulted in the need for everyday retail services like grocery stores and restaurants. Corridor improvements, as well as development that strengthens quality of life was also a priority. Part of their responsibilities will be to define realistic development opportunities as well as creating a clear and implementable strategy. They recognize that understanding the market is important but understanding what the community will support is more important. Pavlik and Associates are suggesting that they meet with the City Manager to develop the projects scope, timeline and costs associated. Then they can have a better understanding as to the strengths, weaknesses, opportunities and threats and they can report back with their findings.

After lots of discussion and questions, Mr. Hull suggested that we bring back some ideas and recommendations for the next month's meeting.

3. Potential Land Purchase of 6705, 6711, 6715 & 6725 E Oak Crest Dr, Kennedale. The legal description/address is Lots 1, 2, and 3, Block 10, OAK CREST ADDITION, an Addition in Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-C, Page 81, Plat Records of Tarrant County, Texas. Executive Director/City Manager Hull suggested that we clean up this property and develop it into something that the City could be proud of. There is approximately 17 acres at this location. This could be a very valuable purchase for our strategic plan and market analysis and is in a very high area for development. Additionally, this will eliminate 3 salvage yards. This also fits within the strategic plan for Imagine 2009 and Imagine 2015. EDC Member Ray asked about the purchase price. Mr. Hull answered that the purchase price is \$1.5 million dollars. He is suggesting that the EDC puts a down payment of \$500,000. Once the purchase is made, we will payback the one million dollars obligation of the loan over the next three years. The interest rate will be 3.85%

EDC Member Ray Place 4 made a motion to purchase these properties.

EDC Member Place 3 Michels seconded the motion.

Motion passes 4-1 with EDC Member Terry voting against this motion

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.

****There was no Executive Session**

V. ADJOURNMENT

EDC Member Michels Place 3 made a motion to adjourn.
EDC Member Place 5 Verona seconded the motion.


There being no further business President Yearly adjourned the meeting at 7:04PM

APPROVED:

ATTEST:



Mark Yearly, Chairman
Yearly



Barbara Dahl, City Secretary
Tina Cox, Deputy City Secretary