



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | JUNE 23, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. WORKSHOP

A. Pavlik & Associates Strategic Plan

III. 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
2. Town Center Development Update

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. May 26, 2026 EDC Minutes

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

1. EDC Land Purchase Property Policy
2. 25th Anniversary Challenge Coins

IV. 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 board will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

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

VI. ADJOURNMENT



Barbara Dahl,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JUNE 23, 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 LEAST THREE (3) BUSINESS 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 POTENTIAL QUORUM OF THE KENNEDALE CITY COUNCIL, 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, WITH THE EXCEPTION OF THE KENNEDALE ECONOMIC DEVELOPMENT CORPORATION.

MEETING DATE: JUNE 23, 2026

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 23, 2026

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

SUBJECT

Finance Report for the Economic Development Corporation

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	08 May EDC	08 May EDC.pdf
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**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended May, 2026
EXECUTIVE OVERVIEW**

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

FROM Jon Horton, Treasurer

DATE June 23, 2026

SUBJECT Monthly Financial Report for May 2026

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

Results through May represent 67%% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$562,539; 53.8% 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 \$153,976; 64.2% of budget
- ◇ EDC Operations expenditures year-to-date \$1,312,376; 108.4% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$531,120; 51.8% of budget
- ◇ Fund Balance year-to-date is \$1,517,668; 248 days of total budgeted expenditures and transfers out.



City of Kennedale, TX

Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 05/31/2026

		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	126,396.18	562,538.80	-482,684.20	53.82 %
15-4104-00-00	EVENT DONATIONS	5,000.00	5,000.00	0.00	25,850.00	20,850.00	517.00 %
15-4401-00-00	INVESTMENT INCOME	120,000.00	120,000.00	3,504.64	45,384.48	-74,615.52	37.82 %
15-4409-00-00	MISCELLANEOUS INCOME	10,000.00	10,000.00	647.83	4,632.52	-5,367.48	46.33 %
15-4412-00-00	LAND PROCEEDS	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00 %
15-4805-00-23	RENTAL FEES-SHOPPING CTR	240,000.00	240,000.00	19,289.99	153,975.82	-86,024.18	64.16 %
15-4808-00-00	Rental Fees - Land	18,000.00	18,000.00	3,000.00	24,000.00	6,000.00	133.33 %
Department: 00 - REVENUE Total:		1,438,223.00	1,438,223.00	177,838.64	841,381.62	-596,841.38	58.50%
Revenue Total:		1,438,223.00	1,438,223.00	177,838.64	841,381.62	-596,841.38	58.50%
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	4,992.89	20,007.11	19.97 %
15-5501-06-01	ADVERTISING	7,000.00	7,000.00	0.00	1,428.00	5,572.00	20.40 %
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	0.00	12,965.00	-965.00	108.04 %
15-5570-06-01	SPECIAL SERVICES	125,000.00	125,000.00	774.78	44,220.24	80,779.76	35.38 %
15-5571-06-01	SPECIAL EVENTS	53,000.00	53,000.00	3,120.00	54,948.82	-1,948.82	103.68 %
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	364,820.64	89,917.36	80.23 %
15-5615-06-01	FUNCTIONAL GRANT	125,000.00	125,000.00	0.00	30,266.62	94,733.38	24.21 %
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	14,248.00	14,248.00	0.00	14,247.50	0.50	100.00 %
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	100,000.00	100,000.00	0.00	100,000.00	0.00	100.00 %
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	-3,120.00	0.00	92,493.00	0.00 %
15-5800-06-01	LAND	0.00	0.00	451,933.40	621,931.60	-621,931.60	0.00 %
Department: 06 - ADMINISTRATION Total:		1,210,257.00	1,210,257.00	498,310.76	1,312,375.82	-102,118.82	108.44%
Department: 53 - TOWN SHOPPING CENTER							
15-5403-53-23	BUILDING MAINTENANCE	758,405.00	758,405.00	195,180.23	417,944.35	340,460.65	55.11 %
15-5530-53-23	ELECTRIC SERVICES	0.00	0.00	610.77	4,868.83	-4,868.83	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	7,608.84	18,877.45	163,122.55	10.37 %
15-5870-53-23	OTHER EQUIPMENT	70,000.00	70,000.00	0.00	68,130.00	1,870.00	97.33 %
Department: 53 - TOWN SHOPPING CENTER Total:		1,025,765.00	1,025,765.00	203,399.84	531,119.95	494,645.05	51.78%
Expense Total:		2,236,022.00	2,236,022.00	701,710.60	1,843,495.77	392,526.23	82.45%
Fund: 15 - EDC4B FUND Surplus (Deficit):		-797,799.00	-797,799.00	-523,871.96	-1,002,114.15	-204,315.15	125.61%
Fund: 95 - EDC4B BOND RESERVE FUND							
Revenue							
Department: 00 - REVENUE							
95-4401-00-00	INVESTMENT INCOME	6,500.00	6,500.00	241.91	2,869.03	-3,630.97	44.14 %
Department: 00 - REVENUE Total:		6,500.00	6,500.00	241.91	2,869.03	-3,630.97	44.14%
Revenue Total:		6,500.00	6,500.00	241.91	2,869.03	-3,630.97	44.14%
Fund: 95 - EDC4B BOND RESERVE FUND Total:		6,500.00	6,500.00	241.91	2,869.03	-3,630.97	44.14%
Report Surplus (Deficit):		-791,299.00	-791,299.00	-523,630.05	-999,245.12	-207,946.12	126.28%

Budget Report

For Fiscal: 2025-2026 Period Ending: 05/31/2026

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	177,838.64	841,381.62	-596,841.38	58.50%
Revenue Total:	1,438,223.00	1,438,223.00	177,838.64	841,381.62	-596,841.38	58.50%
Expense						
06 - ADMINISTRATION	1,210,257.00	1,210,257.00	498,310.76	1,312,375.82	-102,118.82	108.44%
53 - TOWN SHOPPING CENTER	1,025,765.00	1,025,765.00	203,399.84	531,119.95	494,645.05	51.78%
Expense Total:	2,236,022.00	2,236,022.00	701,710.60	1,843,495.77	392,526.23	82.45%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	-523,871.96	-1,002,114.15	-204,315.15	125.61%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	6,500.00	6,500.00	241.91	2,869.03	-3,630.97	44.14%
Revenue Total:	6,500.00	6,500.00	241.91	2,869.03	-3,630.97	44.14%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	241.91	2,869.03	-3,630.97	44.14%
Report Surplus (Deficit):	-791,299.00	-791,299.00	-523,630.05	-999,245.12	-207,946.12	126.28%

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	-523,871.96	-1,002,114.15	-204,315.15
95 - EDC4B BOND RESERVE FUND	6,500.00	6,500.00	241.91	2,869.03	-3,630.97
Report Surplus (Deficit):	-791,299.00	-791,299.00	-523,630.05	-999,245.12	-207,946.12

MEETING DATE: JUNE 23, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.

SUBJECT

Town Center Development Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 23, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 23, 2026

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.B.1.

SUBJECT

May 26, 2026 EDC Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	May 26, 2026 Economic Development Corporation Meeting Minutes	May 26, 2026 Economic Development Corporation Meeting Minutes.docx
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | MAY 26, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

PRESENT:

EDC Member Vice President Marcel Terry
EDC Member Place 3 Kenneth Michels
EDC Member Place 5 Dustin Verona
EDC Member Place 7 David Glover

ABSENT:

EDC Member President Mark Yeary - Excused
EDC Member Place 1 Tyson Eubanks- Excused
EDC Member Place 4 Ryon Ray- Excused

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

There was no public comment

II. WORK SESSION

- A. Economic Development Budget Workshop- Treasurer, Jon Horton gave a presentation as to the status of the current budget and FY 2027 budget. One of the big takeaways is that the EDC budgets for five grants and we have only received two applications. This is providing us savings. Executive Director/City Manager Mr Hull suggested to only offer two grants for the upcoming fiscal year. There were several questions regarding as to how those funds get reallocated.

It was also suggested to increase the budget for the Hometown Christmas event to \$75,000. We also need to earmark the coming years and focus on the shopping center and event donations. We will also need to increase the legal services due to all of the increased land purchases, we are utilizing legal services more frequently.

The YMCA renovations is a large part of the budget. However, once that project is completed, we will have increased revenue at the Town Center.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Finance Report for the Economic Development Corporation -Finance Report for the Economic Development Corporation - Finance Director Jon Horton gave an updated Financial Reports for the Economic Development Corporation. Results through April represent 58.33% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$436,143; 41.2% 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 \$134,656; 56.1% of budget
 - ◇ EDC Operations expenditures year-to-date \$814,065; 67.3% of budget
 - ◇ EDC Town Shopping Center expenditures year-to-date \$327,720; 32% of budget
 - ◇ Fund Balance year-to-date is \$2,041,540; 333 days of total budgeted expenditures and transfers out.
2. Town Center Development Update – The YMCA is progressing nicely. We did have to replace a sewer line that had been leaking and crumbly. The framing, electrical and sheet rock should be hung by next week.

There was an unfortunate incident with a vehicle striking one of the businesses in the Town Center. There was a shattered door and some foundation issues that have since been corrected.

We do have a new business potentially coming into building #4 and we are still searching for a tenant for building #3.

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. Approve the Minutes from the May 11, 2026 Meeting.

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

EDC Member Place 5 Dustin Verona 2nd the motion

Motion Passes 4-0

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

1. 9-11 Memorial 25th Anniversary Challenge Coins – Mr. Hull presented some options regarding the Challenge Coins for the 9-11 Memorial. After much discussion, Mr. Hull will take all the suggestions back to the

designer and makes some changes and get some additions options and proofs.

IV. EXECUTIVE SESSION

EDC Member Place 3 Kenneth Michels moved to recess into executive session.

EDC Member Place 7 Dave Glover 2nd the motion

Motion Passes 4-0

The EDC recessed their regular meeting at 6:42pm.

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

1. Description: Future Land Purchase
2. YMCA Contract

V. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION The EDC Board Reconvened into their regular meeting at 7:36p.m.

VI. ADJOURNMENT

There being no further business Vice President Terry adjourned the meeting at 7:36PM

APPROVED:

ATTEST:

MEETING DATE: JUNE 23, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JUNE 23, 2026

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

SUBJECT

EDC Land Purchase Property Policy

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	EDC Property Acquisition Policy	EDC Property Acquisition Policy.docx
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Kennedale EDC - Property Acquisition Policy

Purpose

This policy establishes a consistent baseline process for EDC acquisitions of property that has previously been used for **commercial** or **industrial** purposes.

Environmental Assessment Requirements

Prior to purchase, the EDC shall obtain a Phase I Environmental Site Assessment completed in accordance with ASTM standards. If the Phase I identifies recognized environmental concerns, a Phase II assessment including soil or groundwater testing where appropriate — shall also be required before the purchase proceeds.

Appraisal Requirement

The EDC shall obtain an independent appraisal of the property prior to acquisition.

Version History

Version	Date	Comments
1.0	May 26, 2026	Initial Draft

MEETING DATE: JUNE 23, 2026

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

SUBJECT

25th Anniversary Challenge Coins

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	C-234166 City of Kennedale 9-11 25th Anniversary Coin Texas	C-234166 City of Kennedale 9-11 25th Anniversary Coin Texas.jpg
2.	6.16 City of Kennedale 9-11 Coins Estimate 43911	6.16 City of Kennedale 9-11 Coins Estimate 43911.pdf

C-234166

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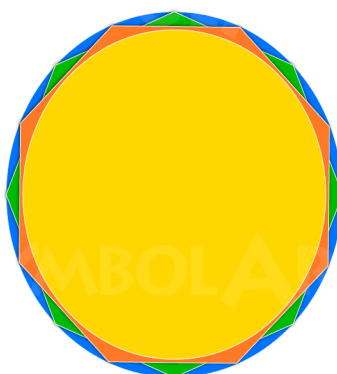
Front Side



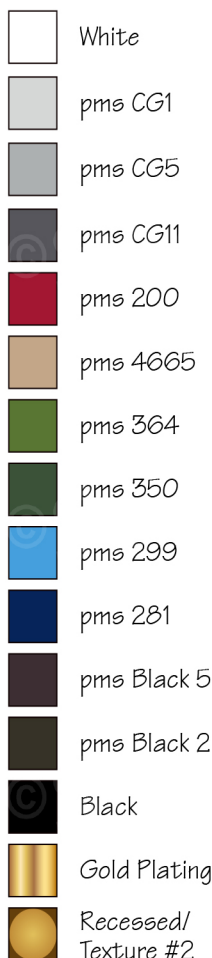
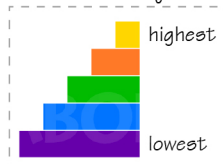
Reverse Side



1.75"
(Product Size)



Levels Key



Project name:	Project #	Date:	Sales Rep:	Version #:	Artist:
City of Kennedale 9-11 25th Anniversary Coin Texas	C-234166	6/9/26	LELE	7 LC	AC
Reference #:	Materials:	Color/Process:	Attachment:	Packaging:	
None	Zinc Alloy	Imit. Hard Enamel	None	Coin Pouch	

BADGES ♦ **KEYCHAINS** ♦ **MEDALS** ♦ **BUCKLES** ♦ **COINS** ♦ **APPAREL** ♦ **AWARDS** ♦ **RINGS** ♦ **PATCHES** ♦ **PINS**



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SymbolArts LLC
6083 S 1550 E
Ogden UT 84405-5006
United States

Estimate #43911

Date: 6/16/2026

Bill To

City of Kennedale
405 Municipal Dr
Kennedale TX 76060
United States

Ship To

Darrell Hull
City of Kennedale
405 Municipal Dr
Kennedale TX 76060
United States

TOTAL

\$3,420.50

Expires: 7/16/2026

Expires	Exp. Close	Sales Rep	Shipping Method
7/16/2026	6/28/2026	Leota, Leah	UPS® Ground

Quantity	Item	Options	Rate	Amount
500	C-234166 COIN 1.75" City of Kennedale 9-11 25th Anniversary Coin Texas		\$6.52	\$3,260.00
Subtotal				\$3,260.00
Tax Total (%)				\$0.00
Shipping Cost				\$160.50

Total

\$3,420.50

Once approved, client accepts responsibility for content and copy. Molds will be made on final approval of artwork and estimate. Any corrections made after the molds or product are made are subject to additional cost and new die service charges. Changes to order may not be made after 24-48 hours.



43911