

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | JULY 28, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT The Kennedale Economic Development welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Kennedale Economic Development cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

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. Pavick & Associates- Marketing and Strategic plan
2. Finance Report for the Economic Development Corporation
3. 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. EDC Minutes for June 23, 2026

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

1. GW Kennedale LP- Goldwaite LLC, Grant Application
2. EDC Property Acquisition Policy
3. Nearly Famous Burgers & Wings
4. YMCA Update

5. Soda & Snack Machine

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 Kennedale City Council 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 JULY 28, 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, 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 WITH THE EXCEPTION OF THE KENNEDALE ECONOMIC DEVELOPMENT CORPORATION.

MEETING DATE: JULY 28, 2026

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 28, 2026

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

SUBJECT

Pavick & Associates- Marketing and Strategic plan

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 28, 2026

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

SUBJECT

Finance Report for the Economic Development Corporation

ORIGINATED BY

SUMMARY

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	09 June EDC	09 June EDC.pdf
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**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended June, 2026
EXECUTIVE OVERVIEW**

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

FROM Jon Horton, Treasurer

DATE July 28, 2026

SUBJECT Monthly Financial Report for June 2026

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

Results through June represent 75% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$660,351; 63.2% 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 \$173,266; 72.2% of budget
- ◇ EDC Operations expenditures year-to-date \$1,366,884; 112.9% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$555,120; 54.1% of budget
- ◇ Fund Balance year-to-date is \$1,570,982; 256 days of total budgeted expenditures and transfers out.



City of Kennedale, TX

Budget Report Account Summary

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		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	97,812.56	660,351.36	-384,871.64	63.18 %
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	10,446.84	55,831.32	-64,168.68	46.53 %
15-4409-00-00	MISCELLANEOUS INCOME	10,000.00	10,000.00	1,271.97	5,904.49	-4,095.51	59.04 %
15-4412-00-00	LAND PROCEEDS	0.00	0.00	0.00	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	173,265.81	-66,734.19	72.19 %
15-4808-00-00	Rental Fees - Land	18,000.00	18,000.00	3,000.00	27,000.00	9,000.00	150.00 %
Department: 00 - REVENUE Total:		1,438,223.00	1,438,223.00	131,821.36	973,202.98	-465,020.02	67.67%
Revenue Total:		1,438,223.00	1,438,223.00	131,821.36	973,202.98	-465,020.02	67.67%
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	3,723.70	8,716.59	16,283.41	34.87 %
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	71.49	13,036.49	-1,036.49	108.64 %
15-5570-06-01	SPECIAL SERVICES	125,000.00	125,000.00	5,063.82	49,284.06	75,715.94	39.43 %
15-5571-06-01	SPECIAL EVENTS	53,000.00	53,000.00	0.00	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	410,423.22	44,314.78	90.25 %
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	0.00	0.00	92,493.00	0.00 %
15-5800-06-01	LAND	0.00	0.00	46.46	621,978.06	-621,978.06	0.00 %
Department: 06 - ADMINISTRATION Total:		1,210,257.00	1,210,257.00	54,508.05	1,366,883.87	-156,626.87	112.94%
Department: 53 - TOWN SHOPPING CENTER							
15-5403-53-23	BUILDING MAINTENANCE	758,405.00	758,405.00	22,180.60	440,124.95	318,280.05	58.03 %
15-5530-53-23	ELECTRIC SERVICES	0.00	0.00	660.68	5,529.51	-5,529.51	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	1,158.40	20,035.85	161,964.15	11.01 %
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	23,999.68	555,119.63	470,645.37	54.12%
Expense Total:		2,236,022.00	2,236,022.00	78,507.73	1,922,003.50	314,018.50	85.96%
Fund: 15 - EDC4B FUND Surplus (Deficit):		-797,799.00	-797,799.00	53,313.63	-948,800.52	-151,001.52	118.93%
Fund: 95 - EDC4B BOND RESERVE FUND							
Revenue							
Department: 00 - REVENUE							
95-4401-00-00	INVESTMENT INCOME	6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59 %
Department: 00 - REVENUE Total:		6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Revenue Total:		6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Fund: 95 - EDC4B BOND RESERVE FUND Total:		6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Report Surplus (Deficit):		-791,299.00	-791,299.00	54,122.92	-945,122.20	-153,823.20	119.44%

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

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	131,821.36	973,202.98	-465,020.02	67.67%
Revenue Total:	1,438,223.00	1,438,223.00	131,821.36	973,202.98	-465,020.02	67.67%
Expense						
06 - ADMINISTRATION	1,210,257.00	1,210,257.00	54,508.05	1,366,883.87	-156,626.87	112.94%
53 - TOWN SHOPPING CENTER	1,025,765.00	1,025,765.00	23,999.68	555,119.63	470,645.37	54.12%
Expense Total:	2,236,022.00	2,236,022.00	78,507.73	1,922,003.50	314,018.50	85.96%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	53,313.63	-948,800.52	-151,001.52	118.93%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Revenue Total:	6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Report Surplus (Deficit):	-791,299.00	-791,299.00	54,122.92	-945,122.20	-153,823.20	119.44%

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	53,313.63	-948,800.52	-151,001.52
95 - EDC4B BOND RESERVE FUND	6,500.00	6,500.00	809.29	3,678.32	-2,821.68
Report Surplus (Deficit):	-791,299.00	-791,299.00	54,122.92	-945,122.20	-153,823.20

MEETING DATE: JULY 28, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.3.

SUBJECT

Town Center Development Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 28, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE KENNEDALE EDC BOARD OF DIRECTORS

MEETING DATE: JULY 28, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.1.

SUBJECT

EDC Minutes for June 23, 2026

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	June 23, 2026 Economic Development Corporation Meeting Minutes=	June 23, 2026 Economic Development Corporation Meeting Minutes=.pdf
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

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

PRESENT:

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

ABSENT: NONE

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

There was no public comment

II. WORK SESSION

Pavlik & Associates presented an extensive, hands on work session regarding the SWOT Analysis. This is Phase 1; Aligning on Direction, opportunities and where to focus. The EDC worked on Strengths, Weaknesses, Opportunities and Threats. All of these tools will help to lead us to future goals and opportunities for the City of Kennedale.

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.

EDC FUND (15)

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.

2. Town Center Development Update –.

Craig Hughes- Town Center land owner was present and updated the EDC on the progress of the Town Center. The old Dollar General is There are some potential new tenants with some possible restaurants looking to move into the town center. They have been inquiring about a liquor license and other various options. The YMCA is progressing nicely and Craig is hoping that they are up and running by November. There were also some ideas as to how to utilize the little yellow building formally housed by the Chamber. There is hopes in getting a nice sit down restaurant.

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 26, 2026 Meeting.

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

EDC Member Place 5 Tyson Eubanks 2nd the motion

Motion Passes 7-0

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

1. EDC Member Place 7 Glover presented his Land Purchase Property Policy suggestion. It was clarified that this is for Industrial and commercial properties only. it was also questioned as to if this should be a policy or a bylaw. Members reviewed, discussed and made suggestions and it was decided to table until next month.

2. 9-11 Memorial 25th Anniversary Challenge Coins – Mr. Hull presented reported that the Challenge Coins for the September 11th, 2001 25th Anniversary. Memorial coins have been ordered and they will arrive soon.

VI. ADJOURNMENT

There being no further business, David Glover moved to Adjourn
Motion 2nd by Ryon Ray
adjourned the meeting at 8:24PM

APPROVED:

ATTEST:

MEETING DATE: JULY 28, 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: JULY 28, 2026

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

SUBJECT

GW Kennedale LP- Goldwaite LLC, Grant Application

ORIGINATED BY

SUMMARY

RECOMMENDATION

Approve

ATTACHMENTS

1.	Kennedale_EDC_Presentation_Goldwaite	Kennedale_EDC_Presentation_Goldwaite.pdf
2.	KEDC Grant Application FY26 Update - Goldwaite 705 W. Kennedale Parkway (1)_Redacted	KEDC Grant Application FY26 Update - Goldwaite 705 W. Kennedale Parkway (1)_Redacted.pdf



705-711 W. KENNEDALE PARKWAY
EDC PRESENTATION



EXECUTIVE SUMMARY

LANDSCAPE GRANT REQUEST — 705–711 W. KENNEDALE PARKWAY

Goldwaite has acquired and is actively redeveloping the commercial property at 705–711 W. Kennedale Parkway. Since taking ownership, we have completed a series of capital improvements that have modernized the building and strengthened its presence along one of Kennedale’s primary corridors. To complete this transformation, we are requesting grant support from the Kennedale Economic Development Corporation to fund new landscaping along the property’s Kennedale Parkway frontage.

\$25,000 *requested EDC funds*

Grant to fund new streetscape landscaping along the property’s Kennedale Parkway frontage.

Proven Commitment

Multiple capital improvements already completed at the property — detailed on the following pages.

High-Visibility Corridor

Improves the appearance of a prominent Kennedale Parkway frontage seen by daily traffic.

Shared Economic Benefit

Stronger curb appeal supports leasing, the local tax base, and neighboring property values.

Shovel-Ready

The landscape design is complete; grant funding lets us move directly to installation.

CAPITAL IMPROVEMENTS

CURRENT CONDITION



Today, the Kennedale Parkway frontage is unlandscaped — bare ground and gravel with no plantings, screening, or streetscape improvements to define the property's most visible edge.

CAPITAL IMPROVEMENTS

PROPOSED LANDSCAPE RENDERING



The proposed plan adds street trees, layered planting beds, and a finished streetscape that elevates the corridor and complements the completed building improvements.

THE PROPOSED PLAN

SCOPE OF WORK & FUNDING REQUEST

SCOPE OF WORK

- New 30-gallon crape myrtle trees, plus trimming of existing crape myrtles
- Red yucca and muhly grass plantings
- Decomposed granite installed over filter fabric
- Medium boulder accents
- Removal and haul-off of existing plant material and soil
- Irrigation system (design-build: labor and materials)

FUNDING REQUEST

\$25,000

EDC grant requested

Trees, shrubs & grasses	\$2,571.37
Decomposed granite & fabric	\$20,044.50
Boulder accents	\$1,357.30
Site prep, removal & haul-off	\$12,113.04
Irrigation (design-build)	\$4,507.41
Subtotal	\$40,593.62
Tax	\$3,150.31
Total project cost	\$43,743.93
EDC grant requested	\$25,000.00
Owner contribution	\$18,743.93

Per Site Landscape Development estimate #34461, signed 5/8/2026.

CAPITAL IMPROVEMENT UPDATE

Before



After

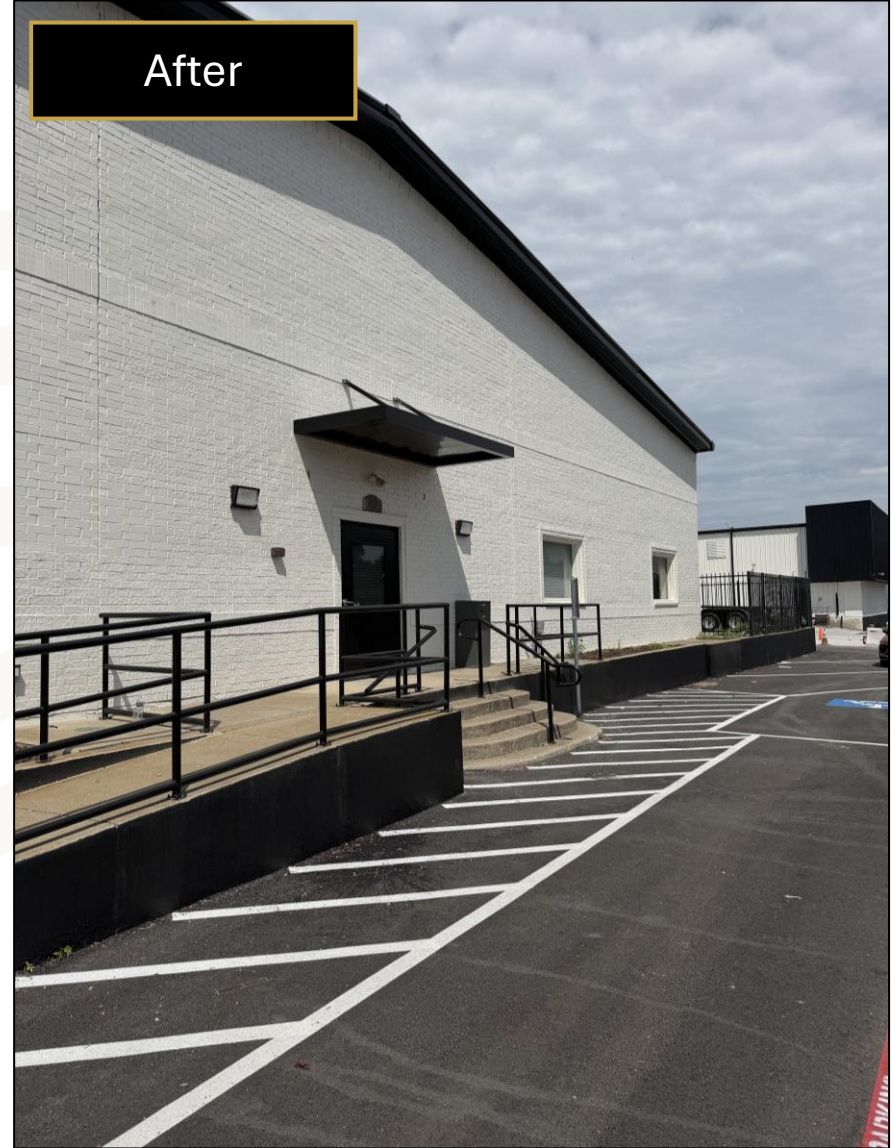


CAPITAL IMPROVEMENT UPDATE

Before



After



CAPITAL IMPROVEMENT UPDATE

Before



After



INVESTMENT TO DATE

OUR COMMITMENT TO KENNEDALE

\$ [975,00]

invested in capital improvements to
date

[10]

improvement projects completed

[115,000]

square feet revitalized

COMMUNITY IMPACT

- Revitalizes a prominent property on a primary Kennedale corridor
- Strengthens the local tax base and supports future tenancy and jobs
- Sets a standard of quality that encourages reinvestment nearby
- Landscaping completes a multi-phase private investment already underway

The requested \$25,000 completes the final and most visible phase of a substantial private investment in Kennedale.

CONTACTS

KC Kronbach

kck@goldwaite.com
(214) 335-4084

Steve Cramer

cramer@goldwaite.com
(720) 339-8381

Mitch Miller

mmiller@goldwaite.com
(469) 585-2008

Zane Smith

zsmith@goldwaite.com
(936) 240-0462





Economic Development Grant Application

Legal Business Name: GW Kennedale LP

Doing Business As (If Applicable): Goldwaite LLC

Business Structure:

- | | |
|---|--|
| ☐ Individual/sole proprietor | ☒ Partnership |
| ☐ Corporation | ☐ Trust/estate |
| ☐ Limited Liability Company (LLC) | ☐ Other: _____ |

Texas Secretary of State File Number: [REDACTED]

Texas Taxpayer Number: [REDACTED]

Kennedale Address: 705 W. Kennedale Parkway Building A - E

Mailing Address: 5710 LBJ Expressway Suite 420
(If different) Dallas, TX 75240

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

Facade Improvement (50% Match) \$

Property Improvement (50% Match) \$ 25,000

Capital Equipment Grant (100% Match) \$

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

Enhance landscaping with drought resistant landscaping with decomposed granite hard scape along Kennedale Parkway. The plan is to beautify the property along Kennedale Parkway and also improve site lines for the ingress and egress of the property to help reduce future potential accidents when entering and leaving the property.

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: Mitch Miller
Title: Partner
Phone Number: [REDACTED]
E-Mail: [REDACTED]

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: Miller William M.  Digitally signed by William M. Miller
Date: 2026.04.30 15:07:13 -05'00'

Printed Name: Mitch Miller
Date: 4/30/2026

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: JULY 28, 2026

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

SUBJECT

EDC Property Acquisition Policy

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	EDC Property Acquisition Policy_v2	EDC Property Acquisition Policy_v2.pdf
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Kennedale EDC - Property Acquisition Policy

Purpose

This policy establishes a consistent baseline process for Economic Development Corporation (EDC) acquisitions of property that has previously been used for commercial or industrial purposes and whose purchase price is \$100,000 or greater.

Pre-Purchase Requirements

For each property meeting the above criteria, the EDC shall vote on whether to proceed with each of the following activities prior to undertaking them.

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
2.0	June 28, 2026	Added Pre-Purchase Requirements section

MEETING DATE: JULY 28, 2026

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

SUBJECT

Nearly Famous Burgers & Wings

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 28, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.4.

SUBJECT

YMCA Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 28, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.5.

SUBJECT

Soda & Snack Machine

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	screenshot-Soda & Snack Machine	screenshot-Soda & Snack Machine.png
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