



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 Yeary
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.

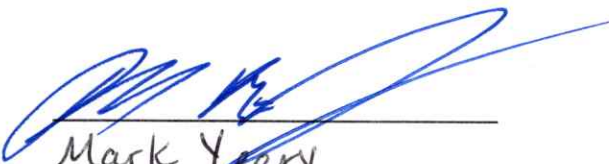
2. 9-11 Memorial 25th Anniversary Challenge Coins – Mr. Hull presented reported that the Challenge Coins for the September 11th, 2001 25th Anniversary. Memorial coins have been ordered and they will arrive soon.

VI. ADJOURNMENT

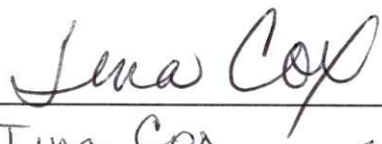
There being no further business, David Glover moved to Adjourn
Motion 2nd by Ryon Ray
adjourned the meeting at 8:24PM

APPROVED:

ATTEST:



Mark Yeary
EDC Board President



Tina Cox
Interim City Secretary