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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | MAY 11, 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 President Mark Yeary
EDC Vice President Marcel Terry
EDC Place 1 Tyson Eubanks
EDC Place 3 Kenneth Michels
EDC Place 4 Ryon Ray
EDC Place 5 Dustin Verona
EDC Place 7 David Glover

ABSENT: NONE

STAFF: Executive Director/City Manager Darrell Hull, Treasurer Jonathan Horton, Deputy City Secretary Tina Cox

There was no public comment.

II. WORK SESSION

A. WORK SESSION REPORTS

No reports to discuss.

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

No discussion required.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Finance Report for the Economic Development Corporation

Results through March represent 50.0% of the fiscal year.

EDC FUND (15)

- Sales tax revenues received year-to-date are $356,090; 34.1% of the 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 are $115,396; 48.1% of the budget.
- EDC Operations expenditures year-to-date are $608,067; 50.2% of the budget.
- EDC Town Shopping Center expenditures year-to-date are $242, 958; 23.7% of the budget.
- Fund Balance year-to-date is $2,030,720; 331 days of total budgeted expenditures and transfers out.

EDC Member Tyson Eubanks inquired about the maturity date of the 2007 Bond. Treasurer Jon Horton directed him to the debt schedule listed under the Finance tab on the City's website, where that specific bond information is available.

2. Economic Development Corporation Annual Report

Treasurer Horton gave the yearly Economic Development Report. Highlights of the report included:

- Revenue sources, which included sales tax numbers, event donations, investment income, sign revenue, rental income from land and the Town Center and miscellaneous revenue. The total amount of the revenue was reported to be $1,532,035.
- Purchase of 811 W. Kennedale Parkway.
- Remodel of the old General Dollar store site.
- The sale of the EDC-owned property at 600 W. Kennedale Parkway.
- Future revenue from the retail project located at 616 W. Kennedale Parkway.
- Future revenue from the hospitality project located at 300 Bolen Road.
- Kennedale Oaks Townhomes broke ground on the project.
- The previous site of the Dollar General and the new site of the DG Market (Dollar General Market).
- Clean-up projects on Kennedale Parkway include Beard's Towing, LBK Roofing, and First Fence. Texas Damage Baseball located at 621 North Little School Rd was also highlighted in the presentation.
- EDC Grants for the last three years were discussed with EDC Member Tyson Eubanks requesting a status update on the grants that were made in 2024. Treasurer Horton stated all the grants were complete and reimbursement has been submitted. EDC Vice-President Terry wanted clarification on the businesses who received the grants, to which Mr. Hull gave his response.
- 380 Agreements with Quick Roofing and Southwest Ambulance were presented as being on target with projected timelines.
- Attendance numbers for the Town Center Car Show and Hometown Christmas were presented and though the numbers were low for Hometown

Christmas due to the weather, the numbers for the car show have been increasing over the last few years.

Following the presentation, Treasurer Horton clarified the corporation's current revenue sources and projected future financial numbers for EDC members.

When asked about the upcoming Hometown Christmas event, Executive Director Hull confirmed that a traditional fireworks show would take place. However, he noted that a drone show will not be included this fiscal year unless external donations are secured to fund it.

3. Town Center Development Update

Executive Director Hull updated the board on the ongoing renovation of Building One. He explained that due to the building's age, contractors encountered unforeseen plumbing and electrical issues during remodeling, which have impacted projected revenue numbers.

Following Director Hull's briefing, Treasurer Horton provided an update on the installation and placement of the EV chargers. Horton then addressed questions from Economic Development Corporation (EDC) members Glover, Eubanks, and Ray regarding the project's overall costs and anticipated financial benefits for the city.

B. CONSENT AGENDA

1. March 24, 2026 EDC Minutes

EDC Member Place 3 Kenneth Michels moved to approve the Consent Agenda.
EDC Member Dustin Verona seconded the motion.
Motion passes unanimously 5-0.

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

1. Pavlik and Associates Strategic Action Plan and Market Analyst Contract

Executive Director Hull introduced Linda Pavlik and Kate Lattimore Norris from Pavlik and Associates, who returned to address the board regarding contract approval, the Strategic Action Plan, and the Market Analysis.

During the session, the board raised several questions concerning project timelines, survey completions, Phase 5 Key Performance Indicators (KPIs), potential options, and the scope of City Council involvement. Representatives from Pavlik and Associates, alongside Director Hull, provided detailed clarifications on all points. Following the discussion, the board floor opened for a formal motion.

EDC Member David Glover Place 7 made the motion to approve the Pavlik and Associates Strategic Action Plan and Market Analysis Contract.
EDC Member Ryon Ray Place 4 seconded the motion.
MOTION passed unanimously 5-0.

2. Policy Review and Requirements for Applicable Real Estate Acquisitions
   EDC Member David Glover proposed establishing a formal land acquisition policy for the corporation. His proposed policy included the following requirements:
   - **Environmental Assessments**: A mandatory Phase I Environmental Site Assessment (ASTM standard) for any property previously used for commercial or industrial purposes. If concerns are found, a Phase II assessment—including soil or groundwater testing—must follow.
   - **Property Appraisals**: A mandatory independent property appraisal prior to purchase.
   - **Cost Allocation**: The seller must cover all costs associated with both the assessments and the appraisal.

   During the subsequent board discussion, a majority of members supported the concept but expressed concerns regarding the strictness of the language. Members requested more flexibility regarding assessments and cost responsibilities. Specifically, EDC Member Michels voiced his concern that an overly restrictive policy could cause the city to miss out on valuable land acquisitions. EDC Member Glover clarified that the environmental studies are primarily intended to protect the city from unknown liabilities. He concluded by stating he would revise the policy and present an updated draft at the next meeting.

3. Environmental Site Assessments
   This was a part of item two.
4. Cost Responsibility
   This was a part of item two.
5. Independent Property Appraisal
   This was a part of item two.

6. 9-11 Memorial 25th Anniversary
   Executive Director Darrell Hull briefed the board on the upcoming 9/11 Memorial Anniversary event at the Town Center plaza and park. He proposed marketing the 9/11 center using custom challenge coins and requested board feedback.

   The board expressed overall support for the idea and raised questions regarding pricing and local sourcing. Director Hull estimated the cost at approximately $1,000 per 200 coins and stated he would bring physical samples to the next EDC meeting in June. He noted that he was currently unaware of any local vendors capable of producing them. In response to an inquiry from EDC Member Ryon Ray regarding alternative promotional items, Hull stated he would consider options like T-shirts, provided corporate sponsorships are secured to cover the costs.

IV. EXECUTIVE SESSION

There was no executive session.

A. ***PURSUANT TO §551.071*** *— Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

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

C. ***PURSUANT TO §551.087*** *— (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

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

No items to discuss.

VI. ADJOURNMENT

EDC Member Tyson Eubanks Place 1 made a motion to adjourn.
EDC Member Ryon Ray Place 4 made a motion to adjourn.

There being no further business, President Yeary adjourned the meeting at 7:42 p.m.

APPROVED:

PRESIDING OFFICER, MARK YEARY

ATTEST:

CITY SECRETARY, BARBARA DAHL

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