KENNEDALE
Kennedale Economic
Development Corporation
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ECONOMIC DEVELOPMENT CORPORATION MINUTES

BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 26, 2019 at 7:00 PM
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 7:01 p.m.

II. WORK SESSION

A. Continued discussion of EDC goals and objectives with regard to economic development incentives, collaboration strategies for economic development with the City of Kennedale and/or potential developers; EDC project criteria; and EDC staffing

City Manager George Campbell stated that following a presentation by Director of Planning and Economic Development Melissa Dailey regarding the 2012 Comprehensive Plan during the January 22, 2019 meeting, that it was staff's understanding that the direction of the EDC Board was to continue moving toward the goals stated within that document unless and until it might be updated. He added that the Board had requested direction from Council regarding their objectives for the EDC, and that Council had come to a consensus that they would ask that the Board inventory properties owned by the EDC and determine best uses for each. He added that a tour was being planned for the Board to view each land parcel owned; and that if the Board had any questions or comments to report to the City Council, he would facilitate that.

There was some discussion among the board of the need to develop specific goals, to market the land inventory, to continue to actively identify and attract appropriate uses for land owned, and to ensure that all decisions and objectives supported the Comprehensive Plan.

Dailey noted that the Comprehensive Plan is an overarching vision of a pattern of development, rather than a linear list of goals; and should be coupled with what the market currently demands.

III. REGULAR SESSION

President Yeary convened the Regular Session at 7:12 p.m.

IV. ROLL CALL

Present: President Mark Yeary, Place 6; Johnny Trevino, Place 1; Joshua Altom, Place 2; Ronald Whitley, Place 3; Darold Tippey, Place 4; April Coltharp, Place 7; **Absent:** Vice President Ralph Grimes, Place 5; **Staff:** *City Manager George Campbell, Director of Planning and Economic Development Melissa Dailey, Finance Director Brady Olsen, Permits Clerk Melinda Middleton*

V. MINUTES APPROVAL

A. Consider approval of the minutes from the January 22, 2019 Regular Meeting

Motion To Approve the minutes from January 22, 2019. **Action** Approve, **Moved By** Coltharp, **Seconded By** Whitley. **Motion passes 5-0-1, with Donald Tippey abstaining due to his absence from the January 22, 2019 meeting.**

VI. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for January 2019

Finance Director Brady Olsen noted a large one-time sales tax payment due to the correction of an error by the State Comptroller Office.

Motion To Approve the Financial Report for January 2019. **Action** Approve, **Moved By** Coltharp **Seconded By** Tippey. **Motion passes unanimously.**

VII. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce Report

President Yeary noted that Ralph Grimes was absent, so there would not be a formal report from the Chamber. City Manager George Campbell noted that there was a Chamber board meeting the following day, Wednesday, February 27.

President Yeary recessed to Executive Session at 7:20 p.m.

VIII. EXECUTIVE SESSION

A. Potential development of Harris Corporation Addition, Block 1 Lot 1A2 (S Dick Price Road)

B. Harris Corporation Addition, Block 1 Lot 1A2 (S Dick Price Road)

IX. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

President Yeary reconvened the meeting at 7:55 p.m.

He announced that the next meeting would be Tuesday, March 26, at 7:00 p.m.

In response to Board member Ron Whitley's question regarding the status of the Village of Hammack Creek development, City Manager George Campbell noted that, at their Tuesday, February 19 Regular Meeting, the City Council adopted a Resolution of Support for an application to the Texas Department of Housing and Community Affairs (TDHCA) 2019 Housing Credit Program by OM Housing, LLC to partially finance this mixed-use development.

There was no action at this time.

X. ADJOURNMENT

Motion To Adjourn. **Action** Adjourn, **Moved By** Whitley, **Seconded By** Altom. **Motion passes Unanimously.**

President Yeary adjourned the meeting at 8:00 p.m.

APPROVED:

MARK YEARY, PRESIDENT

ATTEST:

LESLIE GALLOWAY, CITY SECRETARY