



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

**ECONOMIC DEVELOPMENT CORPORATION MINUTES
BOARD OF DIRECTORS REGULAR MEETING
NOVEMBER 18, 2019 AT 7:00 PM
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present: President Mark Yeary, Place 6; Cesar Guerra, Place 2; Andrew Schaeffer, Place 3; Mayor Pro Tem Lee, Place 5; April Coltharp, Place 6; **Absent:** Johnny Trevino, Place 1; Darold Tippey, Place 4; **Staff:** City Manager and EDC Executive Director George Campbell, Director of Planning and Economic Development Melissa Dailey; Director of Finance and Information Technology Lakeita Sutton and Board Secretary Rosie Ericson

III. REGULAR ITEMS

- A. Consider approval of the minutes from the September 24, 2019 regular meeting

Motion Approve. **Action** Approve the minutes from the September 24, 2019 regular meeting. **Moved By** Mayor Pro Tem Lee. **Seconded By** Coltharp. **Motion passed unanimously.**

- B. Review and accept the KEDC Financial Report for September 2019

Director of Finance and Information Technology Lakeita Sutton stated that, for the month of September 2019, the EDC Fund received \$47,327 in sales tax revenue, noting that the monthly financial reports also included detailed information on the TownCenter and Debt Service Funds. She added that across the combined EDC Funds, unaudited numbers showed FY2018–19 ending at a surplus of \$169,000.

Motion Approve. **Action** Approve the KEDC Financial Report for September 2019. **Moved By** Mayor Pro Tem Lee. **Seconded By** Coltharp. **Motion passed unanimously.**

- C. Review and accept the KEDC Financial Report for October 2019

Sutton stated that, for the first month of FY2019–20, the EDC Fund received \$45,962 in sales tax revenue, which exceeded the five-year average. She added that page 3 showed all revenues and expenditures across all EDC Funds, noting that the month ended in a surplus of \$12,593.

Motion Approve. **Action** Approve the KEDC Financial Report for October 2019. **Moved By** Coltharp. **Seconded By** Mayor Pro Tem Lee. **Motion passed unanimously.**

- D. Discuss and consider approval of Lease extension for Red's Roadhouse 1170 E. Kennedale Parkway

City Manager and EDC Executive Director George Campbell gave a brief overview of the lease-purchase agreement, noting that no changes were suggested at this

time and that staff recommended approval. President Mark Yeary noted that by keeping the term at 12 months, the Board could evaluate the rent more regularly.

Motion Approve. **Action** Approve a lease extension for Red's Roadhouse at the current rate for the next twelve months. **Moved By** Coltharp. **Seconded By** Mayor Pro Tem Lee. **Motion passed unanimously.**

IV. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce report

Campbell stated that Representative Bill Zedler and Senator Beverly Powell would speak at the "State of the State" luncheon on January 20, that the next meeting of Board would be January 27, and that the recent golf tournament was a success.

B. Board member reports and announcements

There was some discussion regarding the potential of cancelling or rescheduling the December regular meeting date, as it falls on December 24.

C. Staff reports and announcements

Director of Planning and Economic Development Melissa Dailey stated that the construction plans submitted by Tru by Hilton we recently approved by staff, that a permit had been issued for grading and clearing, and full building plans were expected soon.

Dailey stated that, after reviewing comparable sales staff was recommending listing 7215 Bloxom Road at \$85,000; and 7224 Bloxom Road at \$75,000. Dailey was available to answer questions regarding properties owned by the EDC.

V. EXECUTIVE SESSION

THE EDC BOARD DID NOT RECESS TO EXECUTIVE SESSION AT THIS TIME.

A. The Economic Development Corporation (EDC) will meet in closed session pursuant to §551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property:

1. Discuss Lease extension for Red's Roadhouse 1170 E. Kennedale Parkway

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

VII. ADJOURNMENT

Motion Adjourn. **Action** Adjourn. **Motion By** Mayor Pro Tem Lee. **Seconded By** Tippey. **Motioned passed unanimously.**

President Yeary Adjourned the meeting at 7:18 p.m.

APPROVED:


EDC PRESIDENT MARK YEARY

ATTEST:


ROSIE ERICSON, BOARD SECRETARY