KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

ECONOMIC DEVELOPMENT CORPORATION AGENDA

REGULAR MEETING VIA VIDEOCONFERENCE
MARCH 23, 2021 AT 6:00 PM

MEMBERS OF THE PUBLIC MAY JOIN BY VISITING HTTPS://US02WEB.ZOOM.US/J/7732695410 AND/OR BY DIALING 1-877-853-5257 (TOLL-FREE) AND USING ACCESS CODE 773-269-5410

I. CALL TO ORDER

II. ROLL CALL

III. EXECUTIVE SESSION

The Economic Development Corporation (EDC) reserves the right to meet in Executive Session at any time during this meeting (which will be accomplished by the Board, its Attorney, and any necessary staff temporarily disconnecting from the public VideoConference to convene in a separate private VideoConference and/or by placing members of the public and uninvolved staff into a waiting room) pursuant to the below cited sections of the Texas Government Code:

A. **PURSUANT TO §551.071** — Consultation with the Corporation's Attorney pertaining to any matter in which the duty of the Corporation's 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, and the following:

   1. TownCenter Lease Agreement with V-FIT Martial Arts

   2. Review and discuss Kennedale Town Center development and management agreements

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

   1. Discuss potential development of 13-acre EDC-owned property on Linda Road

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 (1):*

   1. Discuss potential development of 13-acre EDC-owned property on Linda Road

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

V. REGULAR ITEMS

A. Consider approval of the minutes from the December 17, 2020 regular meeting

B. Review and accept the KEDC Financial Report for December 2020

C. Review and accept the KEDC Financial Report for January 2021

D. Review and accept the KEDC Financial Report for February 2021

E. Elect a vice president of the Economic Development Corporation Board

VI. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce Report

B. Board member reports and announcements

C. Staff reports and announcements

VII. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MARCH 23, 2021 ECONOMIC DEVELOPMENT CORPORATION 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 SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

Leslie E. Galloway

LESLIE E. GALLOWAY, CITY SECRETARY

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.

CREATED 3/19/2021 2:39 PM

POSTED ___________ (DATE) ___________ (TIME)

STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.A.1.

SUBJECT
TownCenter Lease Agreement with V-FIT Martial Arts

ORIGINATED BY
George Campbell, City Manager

SUMMARY
The Executive Director and City Attorney will provide an update on the status of the V-Fit lease

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.A.2.

SUBJECT
Review and discuss Kennedale Town Center development and management agreements

ORIGINATED BY
George Campbell, City Manager
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
The Executive Director and Director of Planning and Economic Development will give a verbal report regarding proposed changes to the current development and management agreement

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.B.1.

SUBJECT
Discuss potential development of 13-acre EDC-owned property on Linda Road

ORIGINATED BY
George Campbell, City Manager
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
The Executive Director and Director of Planning and Economic Development will provide a verbal report regarding a development proposal for this 13-acre site.

Board discussion and direction are appreciated.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.C.1.

SUBJECT
Discuss potential development of 13-acre EDC-owned property on Linda Road

ORIGINATED BY
George Campbell, City Manager
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
The Executive Director and Director of Planning and Economic Development will provide a verbal report regarding a development proposal for this 13-acre site.

Board discussion and direction are appreciated.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.A.

SUBJECT
Consider approval of the minutes from the December 17, 2020 regular meeting

ORIGINATED BY
Rosie Ericson, Board Secretary

SUMMARY
Please see the attached minutes for your approval.

RECOMMENDATION

ATTACHMENTS

1.	2020_12.17 EDC Draft Minutes WATERMARK	2020_12.17 EDC Draft Minutes WATERMARK.doc

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ECONOMIC DEVELOPMENT CORPORATION MINUTES

REGULAR MEETING VIA VIDEOCONFERENCE | DECEMBER 17, 2020 AT 6:00 PM

MEMBERS OF THE PUBLIC MAY JOIN BY VISITING WWW.CITYOFKENNEDALE.COM/JOINMEETING AND/OR BY DIALING 1-877-853-5257 (TOLL-FREE) AND USING ACCESS CODE 76060 –76060

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 6:03 p.m.

II. ROLL CALL

Present: President Mark Yeary, Place 6, Mayor Pro Tem Sandra Lee, Place 5, Darold Tippey, Place 4: April Coltharp, Place 7; **Absent:** Vice President Johnny Trevino, resigned, Andrew Schaffer, Place 3, Cesar Guerra, Place 2.
Staff: *City Manager and EDC Director George Campbell, Director of Planning and Economic Development Melissa Dailey, Finance Director Lakeita Sutton, Board Secretary Rosie Ericson*

III. EXECUTIVE SESSION

After Roll Call the Board adjourned into Executive Session at 6:11 p.m.

A. **PURSUANT TO §551.071** — Consultation with the Corporation's Attorney pertaining to any matter in which the duty of the Corporation's 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, and the following:

1. Performance Agreement and Contract of Sale regarding 6820 Oak Crest Drive
2. TownCenter Lease Agreement with V-FIT Martial Arts
3. Economic Development Agreement with Karmali Holdings, Inc.
4. Possession and Use Agreement and Sale of 6713 Oak Crest Drive West

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

1. Sale of 6820 Oak Crest Drive
2. TownCenter Lease Agreement with V-FIT Martial Arts
3. Sale of 6713 Oak Crest Drive West

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

The Board reconvened into Regular Session at 7:05 p.m.

Motion To Approve. **Action** Approve authorizing the Executive Director George Campbell to negotiate, finalize and execute agreement for the contract and sale of 6820 Oak Crest Drive as discussed in Executive Session.
Motion by Coltharp **Seconded by** Tippey. **Motion passed unanimously.**

Motion To Approve **Action** Approve authorizing the Executive Director George Campbell to negotiate finalizes and execute agreement for the contract and sale of 6713 Oak Crest W.
tion by Tippey **Seconded by** Lee. **Motion passed unanimously.**

V. REGULAR ITEMS

A. Consider approval of the minutes from the October 27, 2020 regular meeting

Motion to Approve. **Action** Approve the minutes from the October 27, 2020 regular meeting. **Motion by** Coltharp **Seconded by** Tippey**. Motion passed unanimously.**

B. Review and accept the KEDC Financial Report for October 2020

Motion To Approve **Action** Approve the KEDC Financial report for October 2020. **Motion by** Coltharp **Seconded by** Tippey. **Motion passed unanimously**.

C. Review and accept the KEDC Financial Report for November 2020

Motion To Approve **Action** Approve the KEDC Financial report for November 2020**. Motion by** Coltharp **Seconded by** Tippey. **Motion passed unanimously.**

D. Consider approval to direct staff to authorize an application for rezoning of 6820 Oak Crest Drive to NV "Neighborhood Village"

Motion To Approve **Action** To direct EDC staff to authorize application for rezoning 6820 Oak Crest to NV "Neighborhood Village" **Motion by** Coltharp **Seconded by** Lee **Motion passed unanimously.**

VI. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce Report

None at this time.

B. Board member reports and announcements

None at this time.

C. Staff reports and announcements

None at this time.

VII. ADJOURNMENT

Motion to Adjourn. **Action** Adjourn. **Moved by** Coltharp S**econded by** Lee. **Motion passed unanimously.**

President Yeary adjourned the meeting at 7:19 p.m.

APPROVED: **ATTEST:**

EDC PRESIDENT, MARK YEARY

ROSIE ERICSON, BOARD SECRETARY

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.B.

SUBJECT
Review and accept the KEDC Financial Report for December 2020

ORIGINATED BY
Lakeita Sutton, Director of Finance and Information Technology

SUMMARY
These financial reports will be distributed prior to the meeting.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.C.

SUBJECT
Review and accept the KEDC Financial Report for January 2021

ORIGINATED BY
Lakeita Sutton, Director of Finance and Information Technology

SUMMARY
These financial reports will be distributed prior to the meeting.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.D.

SUBJECT
Review and accept the KEDC Financial Report for February 2021

ORIGINATED BY
Lakeita Sutton, Director of Finance and Information Technology

SUMMARY
These financial reports will be distributed prior to the meeting.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.E.

SUBJECT
Elect a vice president of the Economic Development Corporation Board

ORIGINATED BY
George Campbell, City Manager

SUMMARY
Following the resignation of Johnny Trevino, it is now appropriate that the Board elect another member to serve as Vice President. Any member is eligible for such appointment. Board discussion and consideration is requested.

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

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

SUBJECT
Chamber of Commerce Report

ORIGINATED BY
George Campbell, City Manager

SUMMARY
At this time, Executive Director George Campbell, a member of the Kennedale Area Chamber of Commerce (KACC) Board of Directors, may provide updates and announcements from the Chamber.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM VI.B.

SUBJECT
Board member reports and announcements

ORIGINATED BY
George Campbell, City Manager

SUMMARY
At this time, any member of the EDC Board of Directors may offer updates to the Board.

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MARCH 23, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM VI.C.

SUBJECT
Staff reports and announcements

ORIGINATED BY
George Campbell, City Manager
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
At this time, Executive Director George Campbell, Director of Planning and Economic Development Melissa Dailey, and/or any other staff member may offer updates to the Board.

RECOMMENDATION

ATTACHMENTS