KENNEDALE
Kennedale Economic Development Corporation
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ECONOMIC DEVELOPMENT CORPORATION MINUTES

BOARD OF DIRECTORS REGULAR MEETING | MAY 25, 2021 AT 6:00 PM
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

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 6:08 p.m.

II. ROLL CALL

Participating in Person: President Mark Yeary, Place 6; Councilmember Julie Jacobson, Place 1; Darold Tippey, Place 4 Josh Altom, Place 5; **Via Videoconference:** Marcel Terry, Place 2, April Coltharp, Place 7; **Absent:** Andrew Schaffer, Place 3. **Staff Participating in Person***: City Manager and EDC Executive Director George Campbell, Director of Planning and Economic Development Melissa Dailey, Director of Finance and Information Technology Lakeita Sutton, Board Secretary Rosie Ericson*

Immediately following roll call, President Yeary adjourned into Executive Session at 6:09 p.m.

III. EXECUTIVE SESSION

The Board may consult with its attorney pertaining to any matter in which the duty of its 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. The Board will also meet in closed session pursuant to §551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property:

A. Discussion regarding the Development Agreement for TownCenter

B. Sale of 13-acre EDC-owned property on Linda Road, known as Lot1A2, Block 1 of the Harris Corporation Addition

C. Lease Agreement regarding 1170 E. Kennedale Pkwy

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

The Board reconvened into open session at 6:50 p.m.

Motion To Approve. **Action** Authorize the Executive Director to negotiate finalize and recommend the contract of sale 13-acre EDC-owned property on Linda Road and present it to the City Council. **Motion By** Altom **Seconded By** Tippey. **Motion passes 4-0-1**, with Councilmember Jacobson abstaining.

V. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce Report

Executive Director George Campbell noted that the Chamber Board had not been very active in the past year, but had recently met twice via videoconference and plan to hold a luncheon on June 16 with keynote speaker Victor Vandergriff, TxDOT Transportation Commissioner for North Texas, who has vast knowledge of the transportation infrastructure statewide. Campbell also noted that the annual golf tournament fundraiser on May 24 included 21 teams.

B. Board member reports and announcements

There were no announcements at this time.

C. Staff reports and announcements

There were no announcements at this time.

VI. REGULAR ITEMS

A. Elect a Vice President of the Economic Development Corporation Board

Motion To Approve. **Action** Appoint Josh Altom as EDC Vice President. **Motion By** Tippey **Seconded By** Coltharp**. Motion passes unanimously**

B. Consider approval of the minutes from the March 23, 2021 regular meeting

Motion To Approve. **Action** Approve the minutes from the March 23, 2021 regular meeting. **Motion By** Coltharp and **Seconded By** Altom. **Motion passes unanimously**

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

Director of Finance Lakeita Sutton stated that the average sales tax received was $44,334 and that cash available was $811,000.

Motion To Approve. **Action** Approve the KEDC Financial Report for March 2021. **Motion By** Tippey **Seconded By** Altom. **Motion passes unanimously.**

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

Director of Finance Lakeita Sutton stated that for the month of April the average sales tax was $30,071 and that the ending cash balance was $854,539 with revenues at 54.4% with expenditures at 68% for the month of April.

Motion To Approve. **Action** Approve the KEDC Financial Report for April 2021. **Motion By** Tippey **Seconded By** Altom. **Motion passes unanimously**.

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

Executive Director George Campbell recommended approval of this fifth lease extension agreement, which expired in November 2020. There was some discussion of the history of this agreement, the options available, and the different parties involved. Councilmember Jacobson requested a copy of the original agreement. Mr. Campbell stated that the Pennington Family had the option to purchase the land, but that the proceeds would benefit the Bloxom Foundation – rather than the EDC. Therefore, the Board has continued to extend the lease year by year so that the EDC would continue to receive revenue from the lease.

Motion To Approve. **Action** Approve the lease extension for Red's Roadhouse 1170 E. Kennedale Parkway through November 2021. **Motion By** Altom. **Seconded By** Coltharp. **Motion passes 4-1-0**, with Councilmember Jacobson voting against.

F. Authorize the Executive Director to make an application for the rezoning of the 13-acre EDC on Linda Road, known as Lot 1A2, Block 1 of the Harris Corporation Addition, from Industrial (I) to Neighborhood Village (NV)

Richard Weber, *2703 Crestmoor Ct., Arlington TX 76016,* spoke against this item.

Motion To Approve. **Action** Authorize the Executive Director to make an application for rezoning and submit the application to the City Council for consideration on the 13-acre EDC on Linda Road, known as Lot1A2, Block 1 of the Harris Corporation Addition, from Industrial (I) to Neighborhood Village (NV). **Motion By** Tippey. **Seconded By** Terry. **Motion passes 4-0-1**, with Councilmember Jacobson abstaining.

G. Authorize the Executive Director to negotiate, finalize and execute a lease agreement with Etron, Inc. for the lease of 201 W Kennedale Parkway, Building 1 in TownCenter, and forward the same to City Council for its approval

Executive Director George Campbell gave an overview of the space vacated by V-Fit that would, under this agreement, be used by Etron for both warehouse and retail purposes at full market rent, with Etron providing the necessary interior renovations.

Motion to Approve. **Action** Authorize the Executive Director to negotiate finalize and execute a lease agreement with Etron for the lease of 201 W Kennedale Parkway Building 1 in TownCenter upon the approval from the City Council. **Motion By** Councilmember Jacobson **Seconded By** Altom. **Motion passes unanimously.**

VII. ADJOURNMENT

Motion To Adjourn. **Actio**n Adjourn. **Motion By** Coltharp, **Seconded By** Altom. **Motion passes unanimously.**

President Yeary adjourned the meeting at 7:48 p.m.

APPROVED:

EDC PRESIDENT, MARK YEARY

ATTEST:

ROSIE ERICSON, BOARD SECRETARY