KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

ECONOMIC DEVELOPMENT CORPORATION MINUTES
REGULAR MEETING VIA VIDEOCONFERENCE
OCTOBER 27, 2020 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

President Mary Yeary called the meeting to order at 6:00 p.m.

II. ROLL CALL

Present: President Mark Yeary, Place 6; Andrew Schaffer Place 3; Darold Tippey, Place 4: April Coltharp, Place 7; **Absent:** Vice President Johnny Trevino, Place 1, Cesar Guerra, Place 2, Mayor Pro Tem Sandra Lee, Place 5; ***Staff**: City Manager and EDC Director George Campbell, Director of Planning and Economic Development Melissa Dailey, Board Secretary Rosie Ericson*

III. WORK SESSION

A. Presentation and discussion of development proposal for 6820 Oak Crest Dr. W.

Director of Planning and Economic Development Melissa Dailey gave a brief overview of the property and the potential development of this property for single-family homes. EDC Director George Campbell introduced Josh Nason, Associate Professor at UTA College of Architecture, Planning, and Public Affairs (CAPPA) who gave an overview of his year-long Parallel Construction class. Two students – Marcos and Marissa – then shared a presentation created during the design workshop portion of this class about affordable housing options for this property. Following the presentation, Dailey noted that the zoning of the property was unique and that this discussion would continue during a future meeting.

B. Presentation and discussion of potential EDC future initiatives.

Director of Planning and Economic Development Melissa Dailey shared a presentation and gave a brief update on the EDC properties and future considerations. Dailey stated that staff would put out an expression of interest on the property next to Burger King, which would be available for a high-density mixed use development. Regarding the property on Linda and Gail Road, Dailey stated that staff was still looking to attract a developer, but improvements to Linda Road would likely be necessary. Regarding TownCenter, Dailey stated that staff was engaging a consultant to evaluate the 2-acre parcel. There was some discussion of a median on Kennedale Parkway, what Kennedale is known for, and capitalizing on the existing natural elements. No decisions were made at this time.

Following the Work Session, the Board adjourned into Executive Session at 6:43 p.m.

IV. EXECUTIVE SESSION

A. ***PURSUANT TO §551.072*** *— Deliberate the purchase, exchange, lease or value of real property:*

1. Discuss and consider the potential sale of property located at 600 W. Kennedale Parkway

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

The Board reconvened into Regular Session at 7:03 p.m.

Motion To Approve. **Action** Approve authorizing the Executive Director to negotiate, finalize, and execute the Contract sale and related documents with JBOH that were discussed in Executive Session, **Motion by** Tippey **Seconded by** Coltharp. **Motion passed unanimously.**

VI. REGULAR ITEMS

Consider approval of the minutes from the August 4, 2020 regular meeting

Motion To Approve. **Action** Approve the minutes from the August 4, 2020 regular meeting, **Motion by** Coltharp**, Seconded by** Tippey. **Motion passed unanimously**.

A. Review and accept the KEDC Financial Report for July 2020

Motion To Approve. **Action** Approve the KEDC Financial report July 2020, **Motion by** Coltharp, **Seconded by** Tippey. **Motion passes unanimously.**

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

Motion Approve. **Action** Approve the KEDC Financial report August 2020. **Motion by** Coltharp, **Seconded by** Tippey. **Motion passes unanimously.**

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

Executive Director George Campbell stated the EDC was ending the fiscal year better about $40,000 better than budgeted, noting that these numbers could change to some degree following the audit.

Motion To Approve. **Action** Approve the KEDC Financial report September 2020, **Motion by** Coltharp, **Seconded by** Tippey. **Motion passes unanimously.**

D. Consider alternative dates for upcoming EDC meetings, which are currently scheduled for November 24 and December 22, 2020

Following a brief discussion, the Board decided to hold the next regular meeting on November 24, but to cancel the December meeting.

E. Consider approval to direct staff to apply to rezone 600 W. Kennedale Parkway to "UV" Urban Village.

Motion to Approve **Action** Approve the EDC Executive Director moved forward for rezoning 600 W. Kennedale Parkway to Urban Village (UV), **Motion by** Coltharp, **Seconded by** Tippey. **Motion passes unanimously.**

VII. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce report

City Manager George Campbell noted that the Chamber had not met since the COVID-19 pandemic began, but plans to hold a virtual meeting on Wednesday, October 28 at noon.

B. Board member reports and announcements

None at this time.

C. Staff reports and announcements

None at this time.

VIII. ADJOURNMENT

Motion To Adjourn. **Action** Adjourn. **Moved by** Tippey, **Seconded by** Coltharp. **Motion passed unanimously.**

President Yeary adjourned the meeting at 7:20 p.m.

APPROVED:

PRESIDENT MARK YEARY

ATTEST:

Rosie Ericson

BOARD SECRETARY, ROSIE ERICSON