

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

**REGULAR MEETING | OCTOBER 25, 2022 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060**

I. CALL TO ORDER

To address the Kennedale Economic Development Corporation Board of Directors regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Kennedale Economic Development Corporation Board of Directors as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Kennedale Economic Development Corporation Board of Directors reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

A. ROLL CALL

II. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Updates from members of the Kennedale Economic Development Corporation Board of Directors
2. Updates from Staff
3. Updates from or regarding the Chamber of Commerce
4. Update on Kennedale's Hometown Christmas Celebration

B. VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale Economic Development Corporation Board of Directors about items not on the agenda. Rules and procedures for addressing the Kennedale Economic Development Corporation Board of Directors are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale Economic Development Corporation Board of Directors considers that item.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the September 27, 2022 Regular meeting
2. Financial Reports for the EDC

III. EXECUTIVE SESSION

The Kennedale Economic Development Corporation Board of Directors reserves the right to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

- A. **PURSUANT TO §551.071** — Consultation with the City Attorney pertaining to any matter in which the duty of the City 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:
- B. **PURSUANT TO §551.074** — Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee; and the following:
- C. **PURSUANT TO §551.072** — Deliberation regarding the purchase, exchange, lease, or value of real property:
- D. **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):

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

V. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE OCTOBER 25, 2022 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS 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.



NICOLE S. ERICKSON, 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.



MEETING DATE: OCTOBER 25, 2022

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM II.A.1.

SUBJECT

Updates from members of the Kennedale Economic Development Corporation Board of Directors

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



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STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: OCTOBER 25, 2022

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM II.A.4.

SUBJECT

Update on Kennedale's Hometown Christmas Celebration

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: OCTOBER 25, 2022

AGENDA ITEM NUMBER: REGULAR SESSION ITEM II.B.

SUBJECT

VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale Economic Development Corporation Board of Directors about items not on the agenda. Rules and procedures for addressing the Kennedale Economic Development Corporation Board of Directors are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale Economic Development Corporation Board of Directors considers that item.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



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STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: OCTOBER 25, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.C.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



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STAFF REPORT **to the Kennedale Economic Development Corporation Board of Directors**

MEETING DATE: OCTOBER 25, 2022

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.C.1.

SUBJECT

Approval of the minutes from the September 27, 2022 Regular meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION MINUTES

REGULAR MEETING | SEPTEMBER 27, 2022 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

President Yeary called the meeting to order at 6:04 p.m.

A. ROLL CALL

PRESENT: President Mary Yeary, Place 6; James Connor, Marcel Terry, Place 2; James Connor Place 3; Jerrod Reeves, Place 5; David Dickinson-Cuniff Place 7.

ABSENT: Darold Tippey, Place 4. **Staff:** City Manager/Executive Director Darrell Hull, James Cowey, Director Community Development and Public Works: Administrative Assistant Rosie Ericson

II. VISITOR AND CITIZEN FORUM

None at this time

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Updates from members of the Kennedale Economic Development Corporation Board of Directors

None at this time

2. Updates from Staff

Darrell Hull, City Manager/Executive Director of the EDC gave an update on Kennedale's Hometown Christmas that will be held Nov. 26-28, 2022. The Town Center as well as the shopping center will be decorated with lights.

3. Updates from or regarding the Chamber of Commerce

4. City Manager Darrell Hull gave a brief update. Inaudible low volume. October 24th is the annual Chamber of Commerce Golf Tournament at Terra Verde

5. Update on Kennedale TownCenter by Craig Hughes

This item was taken out of order; began reports and announcements with Item 4 presented by Craig Hughes of Hughes Commercial Development. Mr. Hughes was happy to report that Building 6 is 100% leased. New tenant Mr. Wally's pickles is open for business. Emory Grace salon is in a larger space and Simply Simon's pizza has taken over their old space. Keatrin Technology Solutions a cyber security consulting business has leased office space in

building 6. Coming in November to building 7 is Daquiri Domain. Lastly Mr. Hughes stated they are designing and pricing approximately 11,118 SF that will be building 3. The building will have a nice sit-down restaurant space with outdoor dining and covered patio.

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the August 23, 2022 regular meeting

Motion To Approve. Action Approve. Approve the minutes from the August 23, regular meeting "as is" **Moved By** Connor **Seconded By** Terry **Motion passes unanimously.**

2. Financial Reports for the EDC

Councilmember Connor/Board member gave a brief update on the EDC financials that Ms. LaMere discussed with him on the EDC financials as the City currently does not have a Director of Finance. Mr. Connor stated that the EDC financials are very healthy and that everything is on track.

Motion To: Approve **Action** Approve the Financial Reports for the EDC as presented. **Moved By:** Connor **Seconded By:** Dickinson-Cuniff. **Motion passes unanimously.**

President Yeary went out of order to give Craig Hughes time to arrive for TownCenter update. Recessed into Executive Session at 6:05 p.m.

IV. EXECUTIVE SESSION

A. **PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City 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:*

B. **PURSUANT TO §551.074** — *Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee; and the following:*

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

1. Discussion on EDC Properties

D. **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:*

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

President Yeary reconvened into Regular Session at 6:45 p.m.

VI. ADJOURNMENT

Motion To Adjourn. Action Adjourn. Motion to Adjourn Moved By: Connor
Seconded By Dickinson-Cuniff. **Motion passes unanimously.**

President Yeary adjourned the meeting at 7:25 p.m.

APPROVED

ATTEST:

PRESIDENT, MARK YEARY

BOARD SECRETARY, ROSIE ERICSON

UNAPPROVED UNTIL APPROVED BY EDC BOARD



MEETING DATE: OCTOBER 25, 2022

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM II.C.2.

SUBJECT: Financial Reports for the EDC

ORIGINATED BY: Tanisha Sherman

SUMMARY: The financials were not available at the time of posting. We will have them on the Dais at the meeting.

RECOMMENDATION

ATTACHMENTS