KENNEDALE
Building Board of Appeals
www.cityofkennedale.com

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | DECEMBER 27, 2022 AT 6:00 PM
CITY 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
   - Simple Simons
   - Mr. Wally's Pickles
   - Design Concept of new Town Center building
3. Updates from or regarding the Chamber of Commerce

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 October 25, 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:*

   1. Karmali Holdings

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

C. ***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.*

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 DECEMBER 27, 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.

ROSIE Q. ERICSSON, 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.

KENNEDALE
You're Here, Your Home
www.cityofkennedale.com

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: DECEMBER 27, 2022

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

SUBJECT
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.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

KENNEDALE
You're Here, Your Home
www.cityofkennedale.com

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: DECEMBER 27, 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

KENNEDALE
You're Here, Your Home
www.cityofkennedale.com

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: DECEMBER 27, 2022

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

SUBJECT
Updates from Staff
- Simple Simons
- Mr. Wally's Pickles
- Design Concept of new Town Center building

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

KENNEDALE
You're Here, Your Home
www.cityofkennedale.com

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: DECEMBER 27, 2022

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

SUBJECT
Approval of the minutes from the October 25, 2022 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

KENNEDALE
Building Board of Appeals
www.cityofkennedale.com

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

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

I. CALL TO ORDER

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

A. ROLL CALL

PRESENT: Marcel Terry, Vice President, Place 2; Councilmember James Connor, Place 3; Darold Tippey, Place 4; Jerod Reeves, Place 5; David Dickinson-Cuniff, Place 7 ABSENT: Mark Yeary, President, Place 6. ***Staff:*** *Darrell Hull, Executive Director of the EDC and City Manager; Administrative Assistant Rosie Ericson*

II. 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

   None at this time

3. Updates from or regarding the Chamber of Commerce

   Chamber Board member and City Manager gave an update on the Kennedale Chamber of Commerce events. The annual Chamber golf tournament scheduled for October 24th was rained out and rescheduled for November 7, 2022. The monthly luncheon had guest speaker Jonathan Boyston owner of Dissent Athletics, next months guest speaker will be Fire Chief James Brown.

4. Update on Kennedale's Hometown Christmas Celebration

   Executive Director and City Manager gave an overview of the Kennedale Hometown Christmas events being held November 26-27, 2022 in the Town Town Center, including tree lighting, ugly sweater contest; music performances and vendors.

B. VISITOR AND CITIZEN FORUM

None at this time

C. ITEMS FOR INDIVIDUAL CONSIDERATION

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

   Motion To Approve. Action Approve. Approve the minutes from the September 27, 2022 regular meeting **Moved By** Connor **Seconded By** Tippey

   Motion passes unanimously.

2. Financial Reports for the EDC

   Motion To Table **Action** Table the financial reports for the EDC until Finance Department does further research some of the inaccuracies that were noticed by the Board. **Moved By** Connor **Seconded By** Tippey

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

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

Vice President Marcel Terry adjourned the meeting at 6:06 p.m.

APPROVED: **ATTEST:**

CHAIR: MARK YEARY

BOARD SECRETARY: ROSIE ERICSON

KENNEDALE
You're Here, Your Home
www.cityofkennedale.com

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: DECEMBER 27, 2022

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

SUBJECT: Financial Reports for the EDC

ORIGINATED BY: Tanisha Sherman

SUMMARY Financials were unavailable at the time of the posting.

RECOMMENDATION

ATTACHMENTS

KENNEDALE
You're Here, Your Home
www.cityofkennedale.com

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: DECEMBER 27, 2022

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

SUBJECT
Karmali Holdings

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS