

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | SEPTEMBER 26, 2023 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. WORK SESSION

A. WORK SESSION REPORTS

1. Discussion on KEDC grant application
2. Discussion on approved budget for FY 2023-2024

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

III. 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.

B. CONSENT AGENDA

1. Approval of the minutes from the August 22, 2023 regular meeting.

IV. 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.

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

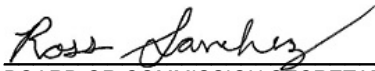
C. PURSUANT TO §551.087 — *(1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental 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.*

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

VI. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE SEPTEMBER 26, 2023 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.



BOARD OR COMMISSION 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.



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STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM II.A.

SUBJECT
WORK SESSION REPORTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM II.A.1.

SUBJECT

Discussion on KEDC grant application

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Economic Development Incentives Application (2)	Economic Development Incentives Application (2).pdf
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ECONOMIC DEVELOPMENT CORPORATION

APPLICATION PROCESS FOR ECONOMIC DEVELOPMENT INCENTIVES

Kennedale Economic Development is committed to supporting new and existing businesses within the City of Kennedale through the use of available incentives. Below is a brief outline of the process of applying these incentives.

ALL REQUESTS FOR INCENTIVES MUST BE RECEIVED PRIOR TO RECEIVING A BUILDING PERMIT AND COMMENCING CONSTRUCTION.

- Contract to purchase a building or parcel of land.
- Provide detailed list of necessary improvements and estimated costs provided by engineers/architects. Primary drivers for incentives are new or retained employment and capital investment.
- Complete an application (located at www.cityofkennedale.com) and submit to the KEDC office (City Manager's office) at 405 Municipal Dr, Kennedale, Texas, or email to rsanchez@cityofkennedale.com, along with a brief letter explaining the project, the amount of assistance being requested and why the assistance is needed. Include any required supporting documentation such as site plans, cost estimates, etc.
- Upon receipt of the application documents, KEDC staff will conduct an economic impact/cost/benefit analysis to determine the value of the project to the City of Kennedale.
- This project is then presented to the KEDC Board of Directors at the regular monthly meeting, which is scheduled to occur the last Tuesday of every month. All documents MUST be received no later than 2 Fridays prior to the scheduled meeting. Otherwise, it will be on the following months agenda. For example: To be placed on the _____ agenda, all documents will need to be received by 5:00 PM on Friday, _____
- The KEDC Board of Directors will review the information and make a decision on whether or not to recommend assistance and the amount of any assistance they decide to recommend.
- The City Attorney prepares a legal document known as the Economic Development Performance Agreement. Once the applicant accepts the terms of the agreement, it is then presented to City Council for consideration. APPROVAL BY THE KEDC DOES NOT GUARANTEE APPROVAL BY CITY COUNCIL.
- If approved by Council, the agreement is signed by the President of the KEDC Board and the applicant.
- APPROVED INCENTIVE MONIES WILL NOT BE PAID UNTIL THE PROJECT IS COMPLETE AND A CERTIFICATE OF OCCUPANCY, SUPPORTING INVOICES AND RECEIPTS ARE SUBMITTED TO KEDC. PLEASE ALLOW UP TO 30 DAYS TO RECEIVE REIMBURSEMENT.



ECONOMIC DEVELOPMENT CORPORATION

APPLICATION FOR GRANT OF ECONOMIC DEVELOPMENT FUNDS

Full legal name of Applicant: _____

Address of Applicant: _____

Name & title of person authorized to sign on behalf of Applicant: _____

Amount of KEDC funds requested: \$ _____

Proposed use of the KEDC funds: _____

If yes, what is the address of property Applicant is seeking to acquire?: _____

Is Applicant seeking to relocate to the City of Kennedale?: ☐ YES ☐ NO

Is Applicant seeking to expand an existing facility in the City of Kennedale?: ☐ YES ☐ NO

If yes, what is the square footage of the existing facility and what is the square footage of the proposed expansion?: _____

If yes, what is the approximate cost of the proposed expansion?: \$ _____

Is Applicant seeking to construct a new facility in the City of Kennedale?: ☐ YES ☐ NO

If yes, what is the proposed square footage of the facility to be constructed?: _____

If yes, what is the approximate cost of the proposed construction?: _____

Does Applicant currently own title to the property which will benefit from the expenditure of KEDC funds?: ☐ YES ☐ NO

If no, does the Applicant have a contract pending to purchase the property?: ☐ YES ☐ NO

If yes, what is the closing date of the purchase contract? _____

If Applicant's request for KEDC funds is granted, what is the total amount of capital expenditures Applicant intends to make (including the cost of equipment to be located on the property) with respect to Applicant's proposed relocation or construction?: \$ _____

Will the expenditure of KEDC funds result in the creation or retention of "primary jobs" as such term is defined in Section 501.002(12) of the Texas Local Government Code?: ☐ YES ☐ NO

If yes, how many primary jobs will be created or retained within the next five years? _____

If yes, which of the following types of facilities will the requested KEDC funds be used to help develop, retain or expand? (Check all that apply):

- | | |
|---|--|
| ☐ manufacturing and industrial | ☐ distribution centers |
| ☐ research and development | ☐ recycling |
| ☐ military | ☐ regional or national corporate headquarters |
| ☐ small warehouse | ☐ other related improvements: _____ |

If the expenditure of KEDC funds will not result in the creation or retention of primary jobs, will such expenditure be used to construct public infrastructure necessary to promote or develop a new or expanding business?: ☐ YES ☐ NO

If yes, which of the following types of infrastructure will the grant of KEDC funds be used to construct? (check all that apply):

- | | |
|--|--|
| ☐ streets and roads | ☐ drainage |
| ☐ rail spurs | ☐ site improvements |
| ☐ water and sewer utilities | ☐ telecommunications |
| ☐ electric utilities | ☐ internet improvements |
| ☐ gas utilities | ☐ other related improvements: _____ |

If the expenditure of KEDC funds will not result in the creation or retention of primary jobs, will such expenditure result in Applicant's hiring of additional full-time employees?: ☐ YES ☐ NO

If yes, how many additional full-time employees will be hired within the next five years?: _____

Will the expenditure of KEDC funds be used for job training as provided in Sections 501.102 and 501.162 of the Texas Local Government Code?: ☐ YES ☐ NO

Will the expenditure of KEDC funds be used to undertake a project the primary purpose of which is to provide any of the following: (1) a transportation facility; (2) a solid waste disposal facility; (3) a sewage facility; (4) a facility for furnishing water to the general public; or (5) an air or water pollution control facility?: ☐ YES ☐ NO

If yes, will the facility benefit a property acquired for a project that has another primary purpose?: ☐ YES ☐ NO

NOTICE: In the event the Board determines that Applicant is eligible for a grant of KEDC funds, Applicant will be required to sign a performance agreement meeting the requirements of Section 501.158 of the Texas Local Government Code. The performance agreement is subject to the approval of both the KEDC Board and the Kennedale City Council. By signing this application, you acknowledge and represent that all of the answers and information provided in this application are true and correct.

TO THIS APPLICATION - PLEASE ATTACH:

1. PHOTOS OF EXISTING PROPERTY INTENDED FOR UPGRADING AND/OR DEVELOPMENT,
2. A WRITTEN PROJECT IMPROVEMENT/DEVELOPMENT DESCRIPTION,
3. PLANS AND DRAWINGS OF THE PROPOSED UNDERTAKING, AND
4. AN ITEMIZED COST SPREADSHEET BACKED BY WRITTEN QUOTES SUBMITTED BY CONTRACTORS/VENDORS/SUPPLIERS.

Signature: _____

Date: _____



ECONOMIC DEVELOPMENT CORPORATION



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM II.A.2.

SUBJECT

Discussion on approved budget for FY 2023-2024

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM II.A.3.

SUBJECT

Discussion on sale of EDC Properties.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	600 W Kennedale Pkwy	600 W Kennedale Pkwy.pdf
2.	1109 W Kennedale Pkwy	1109 W Kennedale Pkwy.pdf

Filter by: ☒ Residential ☒ Personal Business ☒ Commercial ☐ Mineral

Results per page: 10

Account, Owner, Address

Search

 04478924 (Commercial)

 600 W KENNEDALE PKWY, KENNEDALE

 Interactive Map

Property Type: Commercial

Legal Description: WOODLEA ACRES ADDITION Block 1 Lot 8

AIN: 47685----1----8

State Code: C1C

Year Built: 0

Agent of Authority: No Agent on record.

Protest Deadline Date: 2023-05-30

Site Number: 80370357

Site Name: CITY OF KENNEDALE

Site Class: LandVacantComm - Vacant Land -Commercial

Number of Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area: 0

Net Leasable Area: 0

Land Sqft: 132,858

Land Acres: 3.0500

Pool:

None

- Property Value
- Geolocation
- Taxing Units
- Ownership
- Exemptions
- Documents

5 Years historical Value

Year	Land Appr.	Imprv. Appr.	Total Appr.	Land Mkt.	Imprv. Mkt.	Total Mkt.
2023	\$116,915	\$0	\$116,915	\$116,915	\$0	\$116,915
2022	\$116,915	\$0	\$116,915	\$116,915	\$0	\$116,915
2021	\$116,915	\$0	\$116,915	\$116,915	\$0	\$116,915
2020	\$116,915	\$0	\$116,915	\$116,915	\$0	\$116,915
2019	\$116,915	\$0	\$116,915	\$116,915	\$0	\$116,915
2018	\$116,915	\$0	\$116,915	\$116,915	\$0	\$116,915



Information: Information relating to the current year should be considered a “work in progress”.

Prior year data is informational only and does not necessarily replicate the values [published by Tarrant County Tax Office](#).

The information provided is purely for ad valorem taxation purposes.

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Tarrant Appraisal District

2500 Handley-Ederville Road

Fort Worth, Texas 76118-6909

United States

 [Contact us Here](#)

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 41706366 (Commercial)

 1109 W KENNEDALE PKWY, KENNEDALE

 Interactive Map

Property Type: Commercial

Legal Description: OAK CREST ADDITION Block 4 Lot 1R
PER PLAT D214052742

AIN: 30390----4----1R

State Code: C1C

Year Built: 0

Agent of Authority: No Agent on record.

Protest Deadline Date: 2023-05-30

Site Number: 141706366

Site Name: VACANT LAND 141706366

Site Class: LandVacantComm - Vacant Land -Commercial

Number of Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area: 0

Net Leasable Area: 0

Land Sqft: 85,178

Land Acres: 1.9550

Pool:

None

Property Value

Geolocation

Taxing Units

Ownership

Exemptions

Documents

5 Years historical Value

Year	Land Appr.	Imprv. Appr.	Total Appr.	Land Mkt.	Imprv. Mkt.	Total Mkt.
2023	\$511,068	\$0	\$511,068	\$511,068	\$0	\$511,068
2022	\$511,068	\$0	\$511,068	\$511,068	\$0	\$511,068
2021	\$511,068	\$0	\$511,068	\$511,068	\$0	\$511,068
2020	\$511,068	\$0	\$511,068	\$511,068	\$0	\$511,068
2019	\$511,068	\$0	\$511,068	\$511,068	\$0	\$511,068
2018	\$511,068	\$0	\$511,068	\$511,068	\$0	\$511,068



Information: Information relating to the current year should be considered a “work in progress”.
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MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM II.B.

SUBJECT

DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.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



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STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.1.

SUBJECT

Approval of the minutes from the August 22, 2023 regular meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes unsigned (1)	Minutes unsigned (1).doc
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | AUGUST 22, 2023 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, Place 2; Brad Horton, Place 3; Jerrod Reeves, Place 5; David Dickinson-Cuniff, Place 7 ; **ABSENT:** Tyson Eubanks, Place 1; Darold Tippey, Place 4 **CITY STAFF:** Darrell Hull, City Manager; Ross Sanchez, Administrative Assistant

II. WORK SESSION

A. WORK SESSION REPORTS

1. Discussion of the budget for the 2023-2024 Fiscal Year.

City Manager Darrell Hull gave an overview of the FY 24 budget and also detailed some of the maintenance costs for EDC-owned properties. \$57,000 is allocated to go for maintenance on the chamber building. \$12,000 was moved over to go towards TownCenter maintenance. The veteran's fountain has received multiple bids and the cost of the bid that is going to be accepted will be \$85,000.

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

III. 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.

B. CONSENT AGENDA

1. Approval of the minutes from the July 25, 2023 regular meeting.

Motion to approve. Action Approval of the minutes from the July 25, 2023 Regular Meeting, **Moved By** Brad Horton, **Seconded By** Marcel Terry. **Motion passed unanimously**

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.

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

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.*

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

VI. ADJOURNMENT

President Mark Yeary adjourned the meeting at 6:58pm

APPROVED:

ATTEST:

PRESIDENT MARK YEARY

BOARD SECRETARY ROSS SANCHEZ



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.A.

SUBJECT

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.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.B.

SUBJECT

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 26, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.C.

SUBJECT

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.*

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS