

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | NOVEMBER 28, 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 EDC properties.

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.

1. September and October 2023 EDC financials

B. CONSENT AGENDA

1. Approval of the minutes from the October 24, 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.

1. Discussion on purchase of Eden Rd (Russell, Jesse Survey Abstract 1328 Tract 3B3).

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 NOVEMBER 28, 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.



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

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: NOVEMBER 28, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM II.A.

SUBJECT
WORK SESSION REPORTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: NOVEMBER 28, 2023

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

SUBJECT

Discussion on EDC properties.

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: NOVEMBER 28, 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: NOVEMBER 28, 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



MEETING DATE: NOVEMBER 28, 2023

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

SUBJECT

September and October 2023 EDC financials

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	EDC Financials 10_23	EDC Financials 10_23.pdf
2.	EDC Financials 09_23	EDC Financials 09_23.pdf

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended October 2023

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year (estimated)	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
EDC Fund (15)									
EDC Fund Revenues	\$ 1,058,441	\$ 32,284	\$ 32,284	3.1%	\$ 1,093,807	\$ 29,355	\$ 29,355	2.7%	\$ 1,064,452
EDC Fund Expenditures									
Operations Expenditures	517,532	13,960	13,960	2.7%	714,406	37,966	37,966	5.3%	676,440
Debt Service Expenditures	306,463	20,940	20,940	6.8%	309,200	23,524	23,524	7.6%	285,676
Town Shopping Center Expenditures	73,091	17,014	17,014	23.3%	338,461	-	-	0.0%	338,461
Total EDC Fund Expenditures	897,086	51,913	51,913	5.8%	1,362,067	61,490	61,490	4.5%	1,300,577
Revenues Over (Under) Expenditures	161,355	(19,630)	(19,630)		(268,260)	(32,135)	(32,135)		
Transfers (Out)	(56,124)	-	-	0.0%	(61,520)	(5,127)	(5,127)	8.3%	(56,393)
Net Change in Fund Balance	105,231	(19,630)	(19,630)		(329,780)	(37,262)	(37,262)		
Beginning Fund Balance - October 1	2,005,520		2,005,520		2,110,751		2,110,751		
Ending Fund Balance - year-to-date	\$ 2,110,751		\$ 1,985,890		\$ 1,780,971		\$ 2,073,489		
Average Daily Annual Expenditures	\$ 2,612				\$ 3,900				
Days of Fund Balance	808		760		457		532		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 4,350	\$ 145	\$ 145	3.3%	\$ 2,800	\$ 584	\$ 584	20.9%	\$ 2,216
EDC Bond Reserve Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	4,350	145	145		2,800	584	584		
Beginning Fund Balance - October 1	126,575		126,575		130,925		130,925		
Ending Fund Balance - year-to-date	\$ 130,925		\$ 126,720		\$ 133,725		\$ 131,509		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2023

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
EDC Fund (15)									
EDC Fund Revenues	\$ 977,174	\$ 113,633	\$ 977,174	100.0%	\$ 1,019,621	\$ 180,309	\$ 1,058,441	103.8%	\$ (38,820)
EDC Fund Expenditures									
Operations Expenditures	100,598	27,863	100,598	100.0%	583,292	54,061	517,531	88.7%	65,761
Debt Service Expenditures	173,383	(136,059)	173,383	100.0%	314,347	-	306,463	97.5%	7,884
Town Shopping Center Expenditures	59,662	3,559	59,662	100.0%	66,089	6,004	73,091	110.6%	(7,002)
Total EDC Fund Expenditures	333,643	(104,637)	333,643	100.0%	963,728	60,065	897,085	93.1%	66,643
Revenues Over (Under) Expenditures	643,531	218,270	643,531		55,893	120,244	161,356		
Transfers (Out)	(286,796)	(153,096)	(286,796)	0.0%	(56,124)	(4,677)	(56,124)	100.0%	-
Net Change in Fund Balance	356,735	65,175	356,735		(231)	115,567	105,232		
Beginning Fund Balance - October 1	1,251,693		1,251,693		2,005,520		2,005,520		
Prior Period Adjustment	397,092		397,092		-		-		
Ending Fund Balance - year-to-date	\$ 2,005,520		\$ 2,005,520		\$ 2,005,289		\$ 2,110,752		
Average Daily Annual Expenditures	\$ 1,700				\$ 2,794				
Days of Fund Balance	1,180		1,180		718		755		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 851	\$ 235	\$ 851	100.0%	\$ 1,500	\$ 593	\$ 4,350	290.0%	\$ (2,850)
EDC Bond Reserve Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	851	235	851		1,500	593	4,350		
Beginning Fund Balance - October 1	125,724		125,724		126,575		126,575		
Ending Fund Balance - year-to-date	\$ 126,575		\$ 126,575		\$ 128,075		\$ 130,925		



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

STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: NOVEMBER 28, 2023

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: NOVEMBER 28, 2023

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

SUBJECT

Approval of the minutes from the October 24, 2023 regular meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes Unsigned (10.24.23)	Minutes Unsigned (10.24.23).doc
----	-----------------------------	---------------------------------

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | OCTOBER 24, 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 6:15 p.m.

A. ROLL CALL

PRESENT: Tyson Eubanks, Place 1; Marcel Terry, Place 2; Brad Horton, Place 3
ABSENT: Jerrod Reeves, Place 5 **CITY STAFF:** Darrell Hull, City Manager; Ross Sanchez, Administrative Assistant

II. WORK SESSION

A. WORK SESSION REPORTS

1. Discussion on Trunk-or-Treat event.

2. Discussion on Hometown Christmas.

3. Discussion on the sale of EDC property (1109 W Kennedale) to a developer.

City Manager Darrell Hull discussed the potential sale of 1109 W Kennedale to a developer that's looking at putting a Springhill Hotel on the property. The offer proposed was \$200,000.

4. Discussion on the sale of EDC property (600 W Kennedale) to a developer.

City Manager Darrell Hull discussed the potential sale of 600 W Kennedale to a developer that's looking at putting a strip center on the property. City Manager Hull stated that the sale would be for \$50,000.

5. Discussion on purchase of property (6720 Oak Crest Dr. and 6732 Oak Crest Dr. Fort Worth, TX 76140).

City Manager Darrell Hull expressed interest in the purchase of property (6720 Oak Crest Dr. and 6732 Oak Crest Dr, Fort Worth, TX 76140). The asking price for the property is \$200,000. If purchased, City Manager Darrell Hull indicated the desire to put a railstop on the property. City Manager Darrell Hull requested from the EDC Board to get approval to negotiate on the purchase of the property.

6. Discussion on purchase of land on 201 Village St. property next to the Kennedale ball park.

City Manager Darrell Hull expressed interest in beginning negotiations on the property of 201 Village St. If acquired, City Manager Darrell Hull expressed interest in utilizing the property for sporting fields.

7. Discussion on KEDC grant application for 1032 Kennedale Sublett Rd.

City Manager Darrell Hull stated that the property owner of 621 Kennedale Pkwy is looking to build a 30,000 sq ft. warehouse on the property. He has applied for the KEDC grant of funds. He has asked for tax abatements and incentives.

The address for the grant should be 621 Kennedale Pkwy. It is not 1032 Kennedale Sublett Rd.

8. Discussion on the sale of EDC property (6704 Lindale Rd) to a developer.

City Manager Darrell Hull stated that he has been in negotiation with a developer of the sale of 6704 Lindale Rd. The developer wants to put an electronic interstate sign. The developer has offered \$100,000 on this parcel. City Manager Darrell Hull expressed interest in leasing the land to the developer instead of selling the land. The EDC Board members agreed leasing would be better than selling the property.

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

Motion Approve. **Action** Approve CONSENT AGENDA Items 2,3, and 1 and 4 with amendments, **Moved By** Councilman Horton, **Seconded By** Tyson Eubanks. **Motion passed unanimously.**

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

City Manager Hull proposed a change to item II.A.1 stating, "The veteran's fountain has received multiple bids ranging around \$85,000." Minutes have been adjusted.

Motion Approve. **Action** Approve with the correction to the August 22, 2023 minutes. **Moved By** None. **Seconded By** None. **Motion passed unanimously.**

2. Approval of the sale of EDC property (600 W Kennedale) to a developer.

Motion to approve the sale of EDC property (600 W Kennedale) to a developer for \$50,000, **Moved By** None, **Seconded By** None. **Motion passed unanimously.**

3. Approval of the sale of EDC property (1109 W Kennedale) to a developer.

Motion to approve the sale of EDC property (1109 W Kennedale) to a developer for \$200,000. **Moved By** None, **Seconded By** None. **Motion passed/failed unanimously.**

4. Approval of purchase of property (6720 Oak Crest Dr. and 6732 Oak Crest Dr. Fort Worth, TX 76140).

Motion to approve with correction to indicate a cap of \$200,000 on purchase of property (6720 Oak Crest Dr. and 6732 Oak Crest Dr. Fort Worth, TX 76140)., **Moved By** Horton, **Seconded By** Eubanks. **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 7:36pm

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY



MEETING DATE: NOVEMBER 28, 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: NOVEMBER 28, 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: NOVEMBER 28, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.B.1.

SUBJECT

Discussion on purchase of Eden Rd (Russell, Jesse Survey Abstract 1328 Tract 3B3).

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: NOVEMBER 28, 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