

# **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 1 with an amendment and ,2,3, and 4. **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.

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

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

4. Approval of purchase of property (6720 Oak Crest Dr. and 6732 Oak Crest Dr. Fort Worth, TX 76140) of up to \$200,000.

### **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:**

  
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PRESIDENT

**ATTEST:**

  
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BOARD OR COMMISSION SECRETARY