KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | JUNE 25, 2024 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 6:03 p.m.

A. ROLL CALL

PRESENT: Tyson Eubanks, Marcel Terry, Kenneth Michels, David Glover; ABSENT: Jerod Reeves

STAFF: *Executive Director Darrell Hull, City Secretary Bobbie Jo Taylor, Treasurer Jonathan Horton*

II. PUBLIC COMMENT

No comments were offered by the public.

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Financial Reports for the Economic Development Corporation

Treasurer Jonathan Horton gave an update on the financial reports for the EDC.

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

C. CONSENT AGENDA

1. May 28, 2024, Economic Development Corporation Minutes

PL 3 Michels motioned to approve the consent agenda.

PL 6 Yeary seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 4-0

D. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss and take action on a Park Donation for Kennedale Community Theater in the Park.

City Manager Darrell Hull advised the Board of a request for sponsorship from the Kennedale Community Theater in the Park.

The board held discussion on the matter to include the generated business visits that the theater could potentially bring into the Town Center area of Kennedale.

PL 1 Eubanks motioned to approve a spotlight sponsorship in the amount of $1,000.00.

PL 3 Michels seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 4-0

2. Discuss and take action on an Economic Development Funding grant application as submitted by Mr. Wally's Pickles.

Ms. Ruth Hernandez presented a request for EDC Grant Funding for Mr. Wally's Pickles in the amount of $24,517.42 for upgrades and implementation of a new program.

The board held discussions with Ms. Hernandez including the upcoming business plan to hold future classes for canning operations at the location in Town Center. Ms. Hernandez and the board went through her business plan in detail including the need for equipment such as a commercial refrigerator. The board had concerns regarding reimbursing a business for produce as listed in the request by Ms. Hernandez. The consensus of the board was to approve the EDC Grant without the cost of the produce.

Place 4 Nevarez motioned to approve grant funding to Mr. Wally's Pickles up to $21,000.00.

PL 3 Michels seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 4-0

3. Discuss and take action on an Economic Development Funding grant application as submitted by Valentino's NY Pizza.

A representative from Mr. Valentino's NY Pizza was not in attendance. The City Manager requested the item be tabled.

PL 3 Michels motioned to table the Economic Development Funding grant application from Valentino's NY Pizza.

PL 1 Eubanks seconded the motion.
No oppositions, PL 4 Nevarez abstained.
Vote: The motion to approve carried: 4-0-1

4. Discuss and take action on an Economic Development Funding grant application as submitted by Thrive Coffee.

Ms. Patara Williams presented a request for EDC Grant Funding for Thrive Coffee in the amount of $25,000.00 in order to complete renovations, purchase remaining equipment, and cover essential operational costs.

The board held discussions with Ms. Williams including the condition of the building prior to leasing, the remaining equipment purchases, and labor. The board discussed and reviewed the applicants' business plan and receipts that were submitted for approval.

Place 1 Eubanks motioned to approve grant funding to Thrive Coffee in the amount of $25,000.00.

PL 4 Nevarez seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 4-0

5. Discuss and take action on an Economic Development Incentive Agreement between the City of Kennedale, Texas, Quick Roofing, LLC and QR Purchasing, LLC.

City Manager Darrell Hull explained that the 380 agreement is between the City of Kennedale and Quick Roofing, LLC and QR Purchasing and that there is no action required by the EDC Board.

6. Discuss and take action on a purchase of Placer.ai Software.

Community Development Director Nathan Gonzales advised the board of the information that is gained if the city had access to the software to be purchased from Placer.ai. Mr. Gonzales explained that the information comes from GPS data of cellular phones and could be used to track information on visitors to commercial or special events. Mr. Gonzales advised that the software would be able to help staff with marketing in a specific geographical areas.

City Manager Hull added that the data to be accessed by staff would be valuable information to future and current business owners. Mr. Hull stated that the intent is to add the data onto the EDC Website so that it would be easily accessed by business owners.

Place 7 Glover motioned to approve the purchase of Place.ai Software.

PL 1 Eubanks seconded the motion.
No oppositions, No abstentions.
Vote: The motion to approve carried unanimously: 4-0

7. Discuss and take action on the YMCA Lease Agreement for 205 W. Kennedale Parkway

No discussion or action.

8. Update and Discussion regarding the upcoming 2024-2025 Fiscal Year EDC Budget

Finance Director Jonathan Horton and City Manager Hull discussed the upcoming budget with the EDC Board.

The board advised that they would like to increase funding for grants and sponsorships, and add funding for facade improvements along Kennedale Parkway.

Mr. Horton relayed to the board that the city council has an upcoming budget workshop on July 8th. Mr. Horton advised that he would be using the information provided by the board to be included in the update to the council.

IV. EXECUTIVE SESSION

No Executive Session

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

VI. ADJOURNMENT

PL 1 Eubanks motioned to adjourn the meeting.

PL 3 Michels seconded the motion.
There being no further business, President Yeary adjourned the meeting at 8:01 p.m.

APPROVED:

PRESIDING OFFICER

ATTEST:

BOARD OR COMMISSION SECRETARY