



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | JANUARY 28, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Kennedale Economic Development Corporation welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The EDC cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board

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. City Manager Updates

380 Agreement

2. Financial Reports for the Economic Development Corporation

B. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. November 26, 2024, Economic Development Corporation Minutes

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

1. Discuss an update with CP2 Consultation Services regarding Economic Development in the City of Kennedale.
2. Discuss an update regarding the Development of the property located at 600 W. Kennedale Parkway.
3. Discuss the finalized Grant Application Process and Forms.
4. Discuss an update regarding the building remodel located at 201 W.

Kennedale Parkway Suite #111, the current location of the Dollar General.

5. Discuss and take action to fund the roundabout project located at Mansfield Cardinal Rd., and Little School Rd.

IV. EXECUTIVE SESSION

The Kennedale City Council reserves the rights 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 ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VI. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JANUARY 28, 2025 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.

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.

A QUORUM OF THE KENNEDALE CITY COUNCIL, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD,

BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

MEETING DATE: JANUARY 28, 2025

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

SUBJECT

REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JANUARY 28, 2025

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

SUBJECT

City Manager Updates

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JANUARY 28, 2025

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

SUBJECT

380 Agreement

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended December 31, 2024
EXECUTIVE OVERVIEW

TO Members of the Economic Development Corporation
Darrell Hull, Executive Director

FROM Jon Horton, Treasurer

DATE January 28, 2025

SUBJECT Monthly Financial Report for December 2024

Below is an overview of the monthly financial results for the current fiscal year through December. Detail schedules for each fund are attached for your review.

Results through December represent 25.0% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$68,407; 6.9% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◇ Rental fees for the Shopping Center year-to-date \$92,203; 29.7% of total budget
- ◇ EDC Operations expenditures year-to-date \$179,379; 15.2% of total budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$33,061; 12.2% of total budget
- ◇ Fund Balance year-to-date is \$2,149,232; 645 days of total budgeted expenditures and transfers out.



City of Kennedale, TX

Budget Report for Short Fiscals Group Summary

For Fiscal: 2024-2025 Period Ending: 12/31/2024

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 15 - EDC4B FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	1,105,973.00	1,105,973.00	77,563.66	102,554.29	-1,003,418.71	90.73%
23 - TownCenter	310,807.00	310,807.00	27,626.29	92,203.41	-218,603.59	70.33%
Department: 00 - REVENUE Total:	1,416,780.00	1,416,780.00	105,189.95	194,757.70	-1,222,022.30	86.25%
Revenue Total:	1,416,780.00	1,416,780.00	105,189.95	194,757.70	-1,222,022.30	86.25%
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	1,178,393.00	1,178,393.00	61,039.03	179,378.54	999,014.46	84.78%
06 - Debt Service	168,213.00	168,213.00	5,122.89	25,640.64	142,572.36	84.76%
Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	66,161.92	205,019.18	1,141,586.82	84.78%
Department: 53 - TOWN SHOPPING CENTER						
23 - TownCenter	106,740.00	270,740.00	2,760.62	33,060.83	237,679.17	87.79%
Department: 53 - TOWN SHOPPING CENTER Total:	106,740.00	270,740.00	2,760.62	33,060.83	237,679.17	87.79%
Expense Total:	1,453,346.00	1,617,346.00	68,922.54	238,080.01	1,379,265.99	85.28%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	36,267.41	-43,322.31	157,243.69	78.40%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	5,457.00	5,457.00	562.09	1,322.71	-4,134.29	75.76%
Department: 00 - REVENUE Total:	5,457.00	5,457.00	562.09	1,322.71	-4,134.29	75.76%
Revenue Total:	5,457.00	5,457.00	562.09	1,322.71	-4,134.29	75.76%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	562.09	1,322.71	-4,134.29	75.76%
Report Surplus (Deficit):	-31,109.00	-195,109.00	36,829.50	-41,999.60	153,109.40	78.47%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
15 - EDC4B FUND	-36,566.00	-200,566.00	36,267.41	-43,322.31	157,243.69
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	562.09	1,322.71	-4,134.29
Report Surplus (Deficit):	-31,109.00	-195,109.00	36,829.50	-41,999.60	153,109.40

MEETING DATE: JANUARY 28, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.

SUBJECT

CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JANUARY 28, 2025

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

SUBJECT

November 26, 2024, Economic Development Corporation Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	November 26, 2024, EDC Minutes	November 26, 2024, EDC Minutes.pdf
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KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | NOVEMBER 26, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

President Yeary called the meeting to order at 6:02 p.m.

A. ROLL CALL

Place 1 Eubanks and Place 5 Verona were not in attendance. All other board members were present.

II. PUBLIC COMMENT

No members of the public appeared to speak before the board.

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. CONSENT AGENDA

1. October 22, 2024, Economic Development Corporation Minutes
2. Discuss and take action on a Policy implementing Qualifications for the City of Kennedale Economic Development Funding Grants.

Place 3 Michels made a motion to approve the consent agenda.

PL 7 Glover seconded the motion.
No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 5-0

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

1. Discuss and take action on a proposed contract for EDC Consultation Services with CP2 Consultants.

The EDC Board discussed the proposed Consultation Service to be provided by CP2 Consultants, with City Manager Darrell Hull. City Manager Hull emphasized that he is seeking approval from the EDC to move forward with the proposed contract. He clarified that the contract would be for one year, during which CP2 Consultants would collaborate with the EDC to establish a vision and priorities that are distinct from those of the city.

Place 7 Glover made a motion to approve a proposed contract for EDC Consultation Services with CP2 Consultants.

PL 4 Nevarez seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 5-0

2. Discuss and take action as required to sell the property located at 600 W. Kennedale Parkway.

City Manager Hull informed the Board that efforts have been underway to establish development on the three-acre parcel located at Bowman Springs and Kennedale Parkway. He noted that the land is narrow, making it challenging to attract developers due to restrictions on site widths and setbacks. Mr. Hull mentioned that a 380 agreement with a developer would be required for the sale of the property. The Board then discussed potential development options for the site, including a drive-through car wash or other local retail establishments.

Place 7 Glover made a motion to approve that the City Manager enter into negotiations to sell the property located at 600 W. Kennedale Parkway with a minimum purchase price of \$25,000.00.

PL 4 Nevarez seconded the motion.

No oppositions, No abstentions.

Vote: The motion to approve carried unanimously: 5-0

3. Discuss and take action as required to sell the property located at 1109 W. Kennedale Parkway.

City Manager Hull and the EDC Board discussed a potential development for the property located at 1109 W. Kennedale Parkway. Mr. Hull expressed his hope to attract a retail establishment for the site.

No Action

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.*

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

V. ADJOURNMENT

Place 4 Nevarez made a motion to adjourn.

Vice-President Terry seconded the motion.

There being no further business the meeting was adjourned at 6:58 p.m.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: JANUARY 28, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JANUARY 28, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.1.

SUBJECT

Discuss an update with CP2 Consultation Services regarding Economic Development in the City of Kennedale.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	January 25 Consulting Report	January 25 Consulting Report.pdf
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January 2025 Report

**Kennedale EDC & Chamber of Commerce
CP2 Consultants**

Recap

Our focus this month, per our meeting with the Chamber Board of Directors in December, was to research and gather comprehensive data on the Kennedale business community in view of a redesign of the Chamber's membership services in the coming months. This same information will also provide value to the EDC as it builds a profile of our business community, including what its strengths and opportunities are relevant to others looking to do business in Kennedale.

- Designed and marketed business survey with 59 companies responding as of 1/21
- Met individually with 12 local businesses to learn how the Chamber can provide relevant services and brainstorm how to increase their business
- Began the process of helping the Chamber Board revise its bylaws
- Researched and recommended a comprehensive CRM to enhance communications
- Scheduled spring golf tournament fundraiser

Next Steps

We'll continue to further our understanding of the business community by increasing the number of responses to the business survey, especially by non-chamber members, and follow up on survey responses by meeting with as many local business owners as possible. The annual ICSC Red River event this month will allow us multiple meetings with site selectors to market Town Center's space to sit-down restaurants and create nightlife in Kennedale. We also expect to begin marketing the golf tournament to increase participation and revenues.

MEETING DATE: JANUARY 28, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.2.

SUBJECT

Discuss an update regarding the Development of the property located at 600 W. Kennedale Parkway.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JANUARY 28, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.3.

SUBJECT

Discuss the finalized Grant Application Process and Forms.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Qualifications for the Kennedale Economic Development Funding Grants Letterhead	Qualifications for the Kennedale Economic Development Funding Grants Letterhead.pdf
2.	KEDC Grant Application	KEDC Grant Application.pdf
3.	KEDC Grant Application EXAMPLE 1	KEDC Grant Application EXAMPLE 1.pdf

Qualifications for the Kennedale Economic Development Corporation Funding Grants

Section 1: Program Overview

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City limits of Kennedale, Texas and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability. This program is sponsored, funded, and monitored by the Kennedale Economic Development Corporation (KEDC) Board of Directors who may amend, adjust, or eliminate this program at any time.

EDC Staff will review all documents submitted with the application to determine completeness prior to presenting to the Board of Directors who will render an approval or denial for each application. No application will be moved to the agenda for review by the Board of Directors until deemed complete by the EDC Staff.

The grant will open for funding bi-annually. Applications will be accepted from October 1 — November 30 with anticipation of funding to be awarded during the January Board of Directors Meeting, and from March 1 — April 30 with anticipation of funding to be awarded during the June Board of Directors Meeting.

Section 2: Type of Improvements allowed by Grant

Grant Type and <i>Description</i>	Match Type* (100% or 50%)
Façade Improvement – <i>Improvements to storefronts including but not limited to painting, reconstruction, signs, or remodeling.</i>	50%
Property Improvement – <i>Items such as but not limited to landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.</i>	50%
Capital Equipment Grant – <i>Equipment with a useful life longer than 1 year used in the productive operations of the company.</i>	100%

***Match Type** definitions: For **100% Match**, every dollar spent by the grant recipient towards the approved grant will be reimbursable up to the Grant Amount. For **50% Match**, only half of the actual funds spent by the grant recipient are eligible for reimbursement up to the Grant Amount.

Section 3: Eligibility

- A. All business buildings and facilities located within the City at the time of adoption of these guidelines shall be eligible for this program.
- B. Any new business planning to locate within the City, or any business currently located within the city limits, shall be eligible for this program.
- C. A *business* is defined as an occupation, profession, or trade in the purchase or sale of goods or services in an attempt to make a profit.
- D. The proposed project must comply with applicable regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
- E. All applicants must be current and provide KEDC with documentation providing they are current with all Ad Valorem Taxes.
- F. All applicants must include business formation documents, Assumed Name Certificate or other documentation proving the existence of the business with application and Sales Tax Permit as required by the Texas Comptroller office.
- G. *Grants may NOT be used for refinancing existing loans, working capital, inventory, permits, inspections, home occupations, back of house interior remodeling with the exception of customer occupied spaces ("front of the house"), and new construction.*
- H. Grant recipients must be, or become, members of the Kennedale Chamber of Commerce (Chamber fees are non-reimbursable expenses under this grant).

Section 4: Guidelines

- A. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
- B. If the grant applicant operates within a leased facility, then the grant request must also be approved in writing by the property owner. Copies of a lease agreement and proof of ownership of the leased facility shall be required.
- C. A business [or property owner] may apply for one (1) or more of the three (3) types of grants per physical location (address) set forth herein within any fiscal year (October 1 to September 30). A business that receives grant funding during a fiscal year shall be precluded from making subsequent applications for funding in the following 1 fiscal year(s).
- D. The maximum amount of funding available to any one applicant, business establishment, or property owner at one physical location (address) shall be \$25,000 per fiscal year.
- E. All grants are reimbursement grants and will only be funded *after* completion of the project in accordance with drawings and specifications approved by the Kennedale Economic Development Corporation Board of Directors and after the applicant submits to the KEDC proof of paid receipts for all applicable labor and materials. Digital photographs of the completed work shall also be required.
- F. Reimbursement grants are a cash payment of up to the approved percentage of funds expended by the applicant on the improvements and are not to exceed the limits of \$25,000. In-kind contributions to the improvements by the applicant will not be considered as an expenditure by the applicant. Only cash expenditures by the applicant may be used in calculating the cost of improvements.
- G. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the KEDC Board of Directors. Thereafter, any modifications must first receive written approval by either the KEDC Board or the KEDC Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.

- H. The applicant shall be responsible for obtaining all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.
- I. The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
- J. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the KEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
- K. Grant recipients will only be reimbursed for expenses incurred after the grant approval date.
- L. The applicant must complete the improvement project within twelve (12) months of receiving written approval from the KEDC. Failure to complete the improvements within the required time period shall result in the loss of the grant funds allocated for the project.
- M. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred and subsequently closes, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the KEDC the grant money received.
- N. The applicant must agree that, in the event of default of its obligations, the applicant shall repay to the KEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the KEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the City of Kennedale.
- O. The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). Failure to do so will disqualify applicant from any reimbursement.

- P. The KEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the KEDC under paragraphs M, N, and O of this Section, and in such action may recover court costs and reasonable attorney's fees.
- Q. The KEDC shall review and vote on grant applicants quarterly; all grants require a minimum of 30 days to review prior to being presented to the KEDC board for approval.

By signing below I acknowledge the following:

I am authorized to act on behalf of the applicant entity.

I have read and fully understand the contents of this document.

I agree to the terms and conditions stated above.

Signature: _____

Printed Name: _____

Date: _____



Economic Development Grant Application

Legal Business Name: _____

Doing Business As (If Applicable): _____

Business Structure:

Individual/sole proprietor

Partnership

Corporation

Trust/estate

Limited Liability Company (LLC)

Other: _____

Texas Secretary of State File Number: _____

Texas Taxpayer Number: _____

Kennedale Address: _____

Mailing Address: _____

(If different) _____

Are you a member of the Kennedale Area Chamber of Commerce?

Yes

No

Select the grant type, and amount, you are applying for:

Facade Improvement (50% Match) \$ _____

Property Improvement (50% Match) \$ _____

Capital Equipment Grant (100% Match) \$ _____

Total (not to exceed \$25,000) \$ _____

Yes

No

Are you seeking to expand an existing facility within the City of Kennedale?

Are you seeking to construct a new facility within the City of Kennedale?

Do you currently own title to the property the grant will support?

Will the expenditure of KEDC funds result in the creation or retention of "primary jobs" as defined in Section 501.002(12) of the Texas Local Government Code?

Please explain the proposed use of all requested funds:

Please attach any supporting documentation. Examples include photos of existing property, a written project improvement plan, plans and drawing of the proposed project, itemized cost spreadsheets, and written quotes submitted by contracts/vendors.

Name of person authorized to act on behalf of applicant: _____

Title: _____

Phone Number: _____

E-Mail: _____

By signing below I certify the following:

I am authorized to act on behalf of the named entity.

All information provided is true and accurate to the best of my knowledge.

Signature:

Printed Name:

Date:

Completed applications* can be submitted in-person or mailed to:

Kennedale Economic Development Corporation

405 Municipal Drive

Kennedale, TX 76060

Completed applications* may also be submitted electronically to:

finance@cityofkennedale.com

*A completed application includes a signed copy of the Qualifications for the Kennedale Economic Development Corporation Funding Grants.



Economic Development Grant Application

Legal Business Name: Mandalorian Metals, LLC

Doing Business As (If Applicable): _____

Business Structure:

- | | |
|--|------------------------------------|
| ☐ Individual/sole proprietor | ☐ Partnership |
| ☐ Corporation | ☐ Trust/estate |
| ☒ Limited Liability Company (LLC) | ☐ Other: _____ |

Texas Secretary of State File Number: 1234567891

Texas Taxpayer Number: 12345678912

Kennedale Address: 509 Municipal Dr

Mailing Address: PO Box 654564654
(If different) Kennedale, TX 76060

Are you a member of the Kennedale Area Chamber of Commerce?

- ☒ Yes
☐ No

Select the grant type, and amount, you are applying for:

Facade Improvement (50% Match)	\$ <u>10000</u>
Property Improvement (50% Match)	\$ <u>0</u>
Capital Equipment Grant (100% Match)	\$ <u>15000</u>
Total (not to exceed \$25,000)	\$ <u>25000</u>

	Yes	No
Are you seeking to expand an existing facility within the City of Kennedale?	☒	☐
Are you seeking to construct a new facility within the City of Kennedale?	☐	☒
Do you currently own title to the property the grant will support?	☒	☐
Will the expenditure of KEDC funds result in the creation or retention of "primary jobs" as defined in Section 501.002(12) of the Texas Local Government Code?	☒	☐

Please explain the proposed use of all requested funds:

\$20,000 will be spent to upgrade the street facing buildg facade to masonry. The total expected expense for a new milling machine is \$35,000.

SAMPLE

Please attach any supporting documentation. Examples include photos of existing property, a written project improvement plan, plans and drawing of the proposed project, itemized cost spreadsheets, and written quotes submitted by contracts/vendors.

Name of person authorized to act on behalf of applicant: Boba Fett
Title: Managing Member
Phone Number: 555-985-2105
E-Mail: boba@fett.com

By signing below I certify the following:
I am authorized to act on behalf of the named entity.
All information provided is true and accurate to the best of my knowledge.

Signature: 👤👤👤👤👤👤

Printed Name: Boba Fett
Date: 01/22/2025

Completed applications* can be submitted in-person or mailed to:
Kennedale Economic Development Corporation
405 Municipal Drive
Kennedale, TX 76060

Completed applications* may also be submitted electronically to:
finance@cityofkennedale.com

*A completed application includes a signed copy of the Qualifications for the
Kennedale Economic Development Corporation Funding Grants.

Qualifications for the Kennedale Economic Development Corporation Funding Grants

Section 1: Program Overview

The purpose of this program is to promote the development and expansion of new and existing business enterprises within the City limits of Kennedale, Texas and enhance the economic welfare of the citizens of the City by securing and retaining business enterprises and maintaining a higher level of employment, economic activity, and stability. This program is sponsored, funded, and monitored by the Kennedale Economic Development Corporation (KEDC) Board of Directors who may amend, adjust, or eliminate this program at any time.

EDC Staff will review all documents submitted with the application to determine completeness prior to presenting to the Board of Directors who will render an approval or denial for each application. No application will be moved to the agenda for review by the Board of Directors until deemed complete by the EDC Staff.

The grant will open for funding bi-annually. Applications will be accepted from October 1 — November 30 with anticipation of funding to be awarded during the January Board of Directors Meeting, and from March 1 — April 30 with anticipation of funding to be awarded during the June Board of Directors Meeting.

Section 2: Type of Improvements allowed by Grant

Grant Type and Description	Match Type* (100% or 50%)
Façade Improvement – <i>Improvements to storefronts including but not limited to painting, reconstruction, signs, or remodeling.</i>	50%
Property Improvement – <i>Items such as but not limited to landscaping, parking lot resurfacing, striping, driveway improvements, and lighting.</i>	50%
Capital Equipment Grant – <i>Equipment with a useful life longer than 1 year used in the productive operations of the company.</i>	100%

***Match Type** definitions: For **100% Match**, every dollar spent by the grant recipient towards the approved grant will be reimbursable up to the Grant Amount. For **50% Match**, only half of the actual funds spent by the grant recipient are eligible for reimbursement up to the Grant Amount.

Section 3: Eligibility

- A. All business buildings and facilities located within the City at the time of adoption of these guidelines shall be eligible for this program.
- B. Any new business planning to locate within the City, or any business currently located within the city limits, shall be eligible for this program.
- C. A *business* is defined as an occupation, profession, or trade in the purchase or sale of goods or services in an attempt to make a profit.
- D. The proposed project must comply with applicable regulations, city- approved planning studies, comprehensive plan designations, City Ordinances, Building Codes, and Americans with Disabilities Act Guidelines.
- E. All applicants must be current and provide KEDC with documentation providing they are current with all Ad Valorem Taxes.
- F. All applicants must include business formation documents, Assumed Name Certificate or other documentation proving the existence of the business with application and Sales Tax Permit as required by the Texas Comptroller office.
- G. *Grants may NOT be used for refinancing existing loans, working capital, inventory, permits, inspections, home occupations, back of house interior remodeling with the exception of customer occupied spaces ("front of the house"), and new construction.*
- H. Grant recipients must be, or become, members of the Kennedale Chamber of Commerce (Chamber fees are non-reimbursable expenses under this grant).

Section 4: Guidelines

- A. Proof of the applicant's ownership of the subject facility or facilities, or proof that the owner of such facility has approved the application for such grant funds, shall be required.
- B. If the grant applicant operates within a leased facility, then the grant request must also be approved in writing by the property owner. Copies of a lease agreement and proof of ownership of the leased facility shall be required.
- C. A business [or property owner] may apply for one (1) or more of the three (3) types of grants per physical location (address) set forth herein within any fiscal year (October 1 to September 30). A business that receives grant funding during a fiscal year shall be precluded from making subsequent applications for funding in the following 1 fiscal year(s).
- D. The maximum amount of funding available to any one applicant, business establishment, or property owner at one physical location (address) shall be \$25,000 per fiscal year.
- E. All grants are reimbursement grants and will only be funded *after* completion of the project in accordance with drawings and specifications approved by the Kennedale Economic Development Corporation Board of Directors and after the applicant submits to the KEDC proof of paid receipts for all applicable labor and materials. Digital photographs of the completed work shall also be required.
- F. Reimbursement grants are a cash payment of up to the approved percentage of funds expended by the applicant on the improvements and are not to exceed the limits of \$25,000. In-kind contributions to the improvements by the applicant will not be considered as an expenditure by the applicant. Only cash expenditures by the applicant may be used in calculating the cost of improvements.
- G. The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the KEDC Board of Directors. Thereafter, any modifications must first receive written approval by either the KEDC Board or the KEDC Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive grant funding.

- H. The applicant shall be responsible for obtaining all applicable permits related to the improvement project, and failure to do so will render the applicant ineligible to receive grant funding.
- I. The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive grant funding.
- J. Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the KEDC shall have the right, at all reasonable times, to have access to and inspect the work in progress.
- K. Grant recipients will only be reimbursed for expenses incurred after the grant approval date.
- L. The applicant must complete the improvement project within twelve (12) months of receiving written approval from the KEDC. Failure to complete the improvements within the required time period shall result in the loss of the grant funds allocated for the project.
- M. Approval of all applications shall be with the understanding and agreement that, in the event the business (applicant) fails to remain open, or the business or property is sold or transferred and subsequently closes, within twelve (12) months after the funding of the grant, the applicant shall be considered in default of its obligations under the grant, and shall be required to reimburse the KEDC the grant money received.
- N. The applicant must agree that, in the event of default of its obligations, the applicant shall repay to the KEDC the amount of grant funds it has received, with interest, at the rate of 10% per annum, within thirty (30) days after the KEDC notifies the applicant of the default. The form of such payment shall be a cashier's check or money order, made payable to the City of Kennedale.
- O. The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States). Failure to do so will disqualify applicant from any reimbursement.

- P. The KEDC shall have the authority to bring a civil action to recover any amounts that the applicant must repay to the KEDC under paragraphs M, N, and O of this Section, and in such action may recover court costs and reasonable attorney's fees.
- Q. The KEDC shall review and vote on grant applicants quarterly; all grants require a minimum of 30 days to review prior to being presented to the KEDC board for approval.

By signing below I acknowledge the following:

I am authorized to act on behalf of the applicant entity.

I have read and fully understand the contents of this document.

I agree to the terms and conditions stated above.

Signature:  ◆◆

Printed Name: Boba Fett

Date: 1/22/2025

Form 205
(Revised 12/21)

Submit in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555

Filing Fee: \$300



This space reserved for office use.

Certificate of Formation
Limited Liability Company

Article 1 – Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

The name must contain the words "limited liability company," "limited company," or an abbreviation of one of these phrases.

Article 2 – Registered Agent and Registered Office

(See instructions. Select and complete either A or B and complete C.)

☐ A. The initial registered agent is an organization (cannot be entity named above) by the name of:

OR

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

First Name *M.I.* *Last Name* *Suffix*

C. The business address of the registered agent and the registered office address is:

Street Address *City* *TX* *State* *Zip Code*

Article 3—Governing Authority

(Select and complete either A or B and provide the name and address of each initial governing person.)

☐ A. The limited liability company initially has managers. The name and address of each initial manager are set forth below.

☐ B. The limited liability company does not initially have managers. The name and address of each initial member are set forth below.

INITIAL GOVERNING PERSON 1

NAME (Enter the name of either an individual or an organization, but not both.)

IF INDIVIDUAL

First Name *M.I.* *Last Name* *Suffix*

OR

IF ORGANIZATION

Organization Name

ADDRESS

Street or Mailing Address *City* *State* *Country* *Zip Code*

INITIAL GOVERNING PERSON 2				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
OR				
IF ORGANIZATION				
<i>Organization Name</i>				
ADDRESS				
<i>Street or Mailing Address</i>		<i>City</i>	<i>State</i>	<i>Country Zip Code</i>

INITIAL GOVERNING PERSON 3				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
OR				
IF ORGANIZATION				
<i>Organization Name</i>				
ADDRESS				
<i>Street or Mailing Address</i>		<i>City</i>	<i>State</i>	<i>Country Zip Code</i>

Article 4 – Purpose

The purpose for which the company is formed is for the transaction of any and all lawful purposes for which a limited liability company may be organized under the Texas Business Organizations Code.

Initial Mailing Address

(Provide the mailing address to which state franchise tax correspondence should be sent.)

<i>Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Country</i>
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Supplemental Provisions/Information

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer:

Name

Street or Mailing Address

City

State

Zip Code

Effectiveness of Filing (Select either A, B, or C.)

A. ☐ This document becomes effective when the document is filed by the secretary of state.

B. ☐ This document becomes effective at a later date, or a later date and time, not more than 90 days from the date of signing. The later effective date, or date and time is: _____

C. ☐ This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned also affirms that, to the best knowledge of the undersigned, the name provided as the name of the filing entity does not falsely imply an affiliation with a governmental entity. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: _____

Signature of organizer

Printed or typed name of organizer



01-300
(Rev. 1-15/19)

TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

[Redacted Taxpayer Name, Business Location Name, and Physical Location]

TX

NAICS CODE:

DESCRIPTION ON NEXT LINE:

All Other Miscellaneous Store Retailers (except Tobacco Stores)

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY:

EFF:

COUNTY:

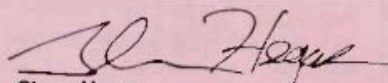
EFF:

SPD:

EFF:

You must obtain a new permit if there is a change of ownership, location, or business location name.

Type of permit
Taxpayer number
Location number
First business date of location


Glenn Hegar
Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.

For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.

If you have any questions regarding sales tax, visit our website at www.comptroller.texas.gov or call us at 1-800-252-5555.

Tatooine Masonry, INC

Proposal for Mandalorian Metals, LLC

\$30,000 for upgraded masonry façade using locally sourced materials. Design seen below:





10x54 TABLE 3HP VERTICAL KNEE MILL

SHRPTMV-1 MFG #: TMV-1

\$35,000

Ships from Supplier. Call/Chat for lead times.

[Click Here To View Stock By Warehouse](#)



QTY

1

Add To Cart

+ Add to List

[Share](#)

Attributes	Documents	Includes	Item Features
Brand	SHARP INDUSTRIES INC		
Amperage Rating	8/4 A		
Country of Origin	TW		
Cross Travel	16.3 in		
Dimensions	5.83 x 6.25 x 7.64 ft		
Horsepower	5 hp		
Knee Travel	15.3 in		
Longitudinal Travel	39 in		
Manufacturer Name	Sharp-Industries, Inc		
Number of Spindle Speeds	3		
Number of T-Slots	3		
Quill Diameter	4.2 in		
Ram Travel	18-1/2 in		
Spindle Speed	60 to 4500 rpm		
Spindle Taper	NST #40		
Spindle to Table Distance	5.375 to 16.9 in		
T-Slot Size	5/8 in W x 2-1/2 in Pitch		
Table Size	10 in L x 54 in W		
Tilting Angle	45/90 deg		

Type	Knee Type Large Capacity Manual Vertical
Voltage Rating	220/440 V

MEETING DATE: JANUARY 28, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.C.4.

SUBJECT

Discuss an update regarding the building remodel located at 201 W. Kennedale Parkway Suite #111, the current location of the Dollar General.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS