



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | APRIL 22, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249

I. CALL TO ORDER

A. ROLL CALL

II. 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. 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.

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

1. Discuss an update with CP2Consultation Services for Economic Development in the City of Kennedale.

2. Discuss and take action on a proposal for interior design services for the YMCA Kennedale location.

III. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during 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



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE APRIL 22, 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: APRIL 22, 2025

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: APRIL 22, 2025

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

SUBJECT

Financial Reports for the Economic Development Corporation

ORIGINATED BY

SUMMARY

RECOMMENDATION

No Action Required

ATTACHMENTS

1.	06 March Report for EDC	06 March Report for EDC.pdf
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**KENNEDALE
ECONOMIC DEVELOPMENT CORPORATION
MONTHLY FINANCIAL REPORT
Month Ended March, 2025
EXECUTIVE OVERVIEW**

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

FROM Jon Horton, Treasurer

DATE April 22, 2025

SUBJECT Monthly Financial Report for March 2025

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

Results through March represent 50.0% of the fiscal year.

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$298,678; 30.2% 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 \$167,706.06; 54% of total budget
- ◇ EDC Operations expenditures year-to-date \$405,733; 34.4% of total budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$47,707; 17.6% of total budget
- ◇ Fund Balance year-to-date is \$2,244,512; 674 days of total budgeted expenditures and transfers out.



Budget Report for Short Fiscals Group Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 15 - EDC4B FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	1,105,973.00	1,105,973.00	111,426.56	373,553.20	-732,419.80	33.78%
23 - TownCenter	310,807.00	310,807.00	19,108.91	167,709.06	-143,097.94	53.96%
Department: 00 - REVENUE Total:	1,416,780.00	1,416,780.00	130,535.47	541,262.26	-875,517.74	38.20%
Revenue Total:	1,416,780.00	1,416,780.00	130,535.47	541,262.26	-875,517.74	38.20%
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	1,178,393.00	1,178,393.00	47,185.42	405,732.90	772,660.10	34.43%
06 - Debt Service	168,213.00	168,213.00	0.00	35,865.04	132,347.96	21.32%
Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	47,185.42	441,597.94	905,008.06	32.79%
Department: 53 - TOWN SHOPPING CENTER						
23 - TownCenter	106,740.00	270,740.00	4,160.99	47,706.62	223,033.38	17.62%
Department: 53 - TOWN SHOPPING CENTER Total:	106,740.00	270,740.00	4,160.99	47,706.62	223,033.38	17.62%
Expense Total:	1,453,346.00	1,617,346.00	51,346.41	489,304.56	1,128,041.44	30.25%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	79,189.06	51,957.70	252,523.70	-25.91%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	5,457.00	5,457.00	533.78	2,663.67	-2,793.33	48.81%
Department: 00 - REVENUE Total:	5,457.00	5,457.00	533.78	2,663.67	-2,793.33	48.81%
Revenue Total:	5,457.00	5,457.00	533.78	2,663.67	-2,793.33	48.81%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	533.78	2,663.67	-2,793.33	48.81%
Report Surplus (Deficit):	-31,109.00	-195,109.00	79,722.84	54,621.37	249,730.37	-28.00%

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	79,189.06	51,957.70	252,523.70
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	533.78	2,663.67	-2,793.33
Report Surplus (Deficit):	-31,109.00	-195,109.00	79,722.84	54,621.37	249,730.37

MEETING DATE: APRIL 22, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: APRIL 22, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: APRIL 22, 2025

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

SUBJECT

Discuss an update with CP2Consultation Services for Economic Development in the City of Kennedale.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	April 25 Consulting Report	April 25 Consulting Report.pdf
2.	Restaurant Relative Fit Scores-1	Restaurant Relative Fit Scores-1.pdf



April 2025 Report

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

Recap

In April we met with 14 Kennedale businesses to discuss their challenges, successes and future plans. Immediately, this information helped us create and present the 2024 EDC Annual Report, but long term it will allow us to partner with businesses in specific ways that benefit the community, such as:

- LBK partnering in fundraising on baseball field improvements
- Equipment Share partnering in costs and employee man hours for community improvement processes
- Glider Express interested in developing nature trails/park area
- RE Watson connected with workforce training solutions

Using PlacerAI and ESRI data sets, business interviews, the Comprehensive Land Use Plan and Council's stated priorities for Economic Development, we've identified the key objectives where we suggest our focus can bring the most value this year:

- Aggressive outreach to potential restaurants
- Branding and communication that Kennedale is ready for smart growth
- Creation of a TIRZ in the Oakcrest Neighborhood and across Bus 287 to raise funds for redevelopment
- Business retention and expansion efforts, encouraging community development efforts
- Possible rehab of of AT&T owned wedge at Pkwy and Municipal Drive to enhance the visibility and aesthetic of Town Center

RESTAURANT RELATIVE FIT SCORE LIST									
Filters Data:									
Chain Operate in State:	TRUE								
Category & Sub-category	Fast Food & QSR, Restaurants								
Nearest Location (mi):	5.38 - 40								
Expansion Rate State Lev	High Growth (>30%)								
Potential Tenants	Sub Category	Drive Time (min)	Min Size	Max Size	Nearest Location (mi)	Relative Fit Score	Demographic Fit Score	Cannibalization	
TaMolly's	Restaurai	Mexican Res	11	10431.5	10431.5	27.31	100.01	96.33	1.23
Ojeda's	Restaurai	Tex-Mex Rest	15	8255.59	8255.59	21.6	99.45	97	2.61
Our Place Restaurant	Restaurai	Restaurant	11	12697.6	12697.63	23.07	98.04	96.67	5.07
Te'Jun The Texas Cajun	Restaurai	Restaurant	11	8518.35	8518.35	25.4	97.94	97.67	6.17
Hibachio	Restaurai	Japanese Res	12	3566	3566	28.1	97.69	93.67	0
Campuzano Mexican Fo	Restaurai	Mexican Res	11	3566.37	3566.37	27.17	97.34	96.33	5.97
Babe's Chicken Dinner H	Restaurai	American Re	14	13494.1	13494.12	16.44	96.69	96	5.92
San Martin Bakery and R	Restaurai	Restaurant	11	8804.57	8804.57	26.95	94.53	92.67	3.43
Cuquitas Mexican Rreta	Restaurai	Mexican Res	11	6196.84	6196.84	36.25	93.95	90	0
Juicy Seafood and Bar	Restaurai	Seafood Rest	16	10807.1	10807.08	36.69	93.9	90	1.2
Los Molcajetes	Restaurai	Mexican Res	11	5618.22	5618.22	14.83	93.66	94	9.96
West Side Cafe	Restaurai	Restaurant	11	6069.77	6069.77	13.95	93.59	95.67	10.99
Taqueria Mexicano Grille	Restaurai	Mexican Res	11	5485.54	5485.54	21.42	92.96	94.67	9.26
Tipico's	Restaurai	Mexican Res	11	3318.37	3318.37	25.18	92.58	89.33	2.9
Bistro B	Restaurai	Asian Restau	12	10439.6	10439.62	34.9	92.41	88.67	3.78
La Salsa Verde Taqueria	Restaurai	Mexican Res	11	3413.71	3413.71	36.34	92.31	85.67	0
Griff's Hamburgers	Fast Food	Fast Food Re	13	3268.2	3268.2	35.7	91.23	84.33	0
King Buffet Restaurant	Restaurai	Restaurant	11	11767.9	11767.85	23.93	90.61	86.33	4.81
Guanataco	Restaurai	Mexican Res	11	3241.95	3241.95	14.11	89.97	94.67	14.33
La Paisanita Taqueria	Restaurai	Mexican Res	11	2548.97	2548.97	24.09	89.66	87.33	2.52

Frescos Cocina Mexicana	Restauran	Mexican Res	11	6063.83	6063.83	9.34	88.84	92.67	13.75
Esperanzas Restaurant &	Restauran	Mexican Res	11	16342.7	16342.7	11.48	88.2	98.33	23.49
Babe's Chicken	Restauran	Restaurant	11	11244	11243.98	12.93	87.11	91	15.86
Our Place Restaurant	Restauran	American Re	14	6922.77	6922.77	8.12	87.08	98.67	26.36
Rio Mambo	Restauran	Mexican Res	11	5410.75	5410.75	33.74	87.05	87	6.37
Taqueria Taxco	Restauran	Mexican Res	11	4020.46	4020.46	24.43	86.61	84	4.59
Jalapenos Lemon Pepper	Restauran	Tex-Mex Rest	15	6178.23	6178.23	18.91	85.79	81.67	0
Ojedas	Restauran	Mexican Res	11	10137.9	10137.88	25.92	85.68	85.33	7.56
Yes! Buffet	Restauran	Buffet	20	13314.7	13314.66	12.8	85.24	82.33	2.25
Taqueria El Si Hay	Restauran	Mexican Res	11	610.97	610.97	24	85.05	81.67	1.23
Taqueria Taxco	Restauran	Mexican Res	11	3234.58	3234.58	8.21	84.52	94.33	22.1
Blue Goose Cantina	Restauran	Restaurant	11	8535.19	8535.19	10.96	84.44	97.33	28.72
Tio Tony's Mexican Resta	Restauran	Mexican Res	11	6887.21	6887.21	18.3	84.34	91.67	17.9
Gorditas	Fast Food	Fast Food Re	13	2598.24	2598.24	24.72	84.1	81.67	2.51
Boo Ray's of New Orleans	Restauran	Restaurant	11	8903.32	8903.32	28.38	83.71	89.33	15.15
Stumpy's Lakeside Grill	Restauran	Restaurant	11	6822.84	6822.84	36.4	83.06	83.67	8.98
Super Mercado Mexico	Restauran	Mexican Res	11	5368.25	5368.25	29.25	82.19	77	0
Kay Bailey Hutchison Co	Restauran	Restaurant	11	1386509	1386509	26.17	80.83	72.67	35.27
Rodeo Goat	Fast Food	Fast Food Re	13	14743.6	14743.56	33.17	80.76	77	0.6
Uno China Super Buffet	Restauran	Buffet	20	12689	12689.01	18.97	79.95	80	10.17
El Arroyo	Restauran	Mexican Res	11	10521.4	10521.44	5.48	79.49	94.33	31.76
Paleteria La Mexicana	Restauran	Mexican Res	11	N/A	N/A	14.06	78.63	79	7.15
CosMc's	Fast Food	Fast Food Re	13	2788.71	4324.8	10.84	77.97	78.33	4.96
Oldwest Cafe Of Denton	Restauran	American Re	14	5343.94	5343.94	37.44	76.89	76	5.05
Pho Bac	Restauran	Vietnamese F	17	3537.12	3537.12	36.76	76.64	75	3.97
Terry Black's Barbecue	Restauran	BBQ Joint	15	6973.6	6973.6	27.61	76.5	79.33	19.91
Te Deseo	Restauran	Latin America	8	9122.78	9122.78	26.25	76.17	79.67	11.69
Railhead BBQ	Restauran	BBQ Joint	15	9583.18	9583.18	24.27	75.96	74.67	4.09
Mercado Juarez	Restauran	Mexican Res	11	15627.5	15627.5	10.7	75.11	97	41.8
Piranha Killer Ramen	Restauran	Japanese Res	12	5006.59	5006.59	7.3	74.98	99	44.8
Asian Star Buffet	Restauran	Restaurant	11	14447	14446.99	32.98	74.98	70	0

MEETING DATE: APRIL 22, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.C.2.

SUBJECT

Discuss and take action on a proposal for interior design services for the YMCA Kennedale location.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	GHC Kennedale Proposal	GHC Kennedale Proposal.pdf
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March 13, 2025

Mr. Eric Tucker
President & CEO
Arlington-Mansfield Area YMCA
1148 W. Pioneer Parkway
Arlington, Texas 76013
erict@amaymca.org

Mr. Darrell Hull
City Manager and EDC Executive Director
City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060
dhull@cityofkennedale.com

RE: YMCA Kennedale
Kennedale, Texas

LETTER OF PROPOSAL FOR INTERIOR DESIGN SERVICES

Dear Eric and Darrell,

Thank you for the opportunity to work with you on the new YMCA Kennedale location. It was great meeting with this week and we are looking forward to creating a great space for the citizens of Kennedale.

PROJECT SCOPE

Scope of work will include providing design services for the renovation of the existing Dollar General into the YMCA Kennedale space. We will renovate the space to include group exercise classes, Cardio & Strength area, Cycling Studios, Hydromassage Suites, Indoor running/walking track, Massage chairs, and restroom renovation. Total square footage is approximately 10,000 sf.

The design will be based on the program provided by the YMCA and the guidelines adopted by the State. All MEP services will be design build by Hutcherson Construction.

PROJECT SERVICES

We propose to include in our basic service fee the following services:

- Interior Design
- Structural Consultant

FIELD VERIFICATION

- Field verification of space.
- Generate CAD files to reflect current conditions.
- Input space plan into cad. Provide up to 2 additional space plan options for review.
- Review plan for code compliance.
- One meeting is estimated for this phase of the project. Upon approval of this phase by YMCA and City of Kennedale, GHC will continue to the next phase.

SCHEMATIC/DESIGN DEVELOPMENT

- This phase covers the further development of the space plan including any design elements, detailed location of equipment, and detailed layout of generic furniture.
- Initial meeting will take place to coordinate all finishes, furniture, equipment and any other Mechanical Electrical and Plumbing (MEP) requirements for the space. All design features will be reviewed by cut sheets, hand sketches or photographs for approval by YMCA and City of Kennedale.

- All finishes and materials will be what was used in the Mansfield project. GHC will verify all finishes are currently available. GHC will provide a digital finish board indicating finishes selected by YMCA.
- Develop design and details for new exterior storefront and fence around the outdoor patio.
- Two meetings are estimated for this phase of work. Upon approval of the finish palette and design plan by YMCA and City of Kennedale, GHC will continue to the next phase.

CONSTRUCTION DOCUMENTATION

A standard Construction Documents set will be issued for this phase of the project.

- TAS standards and guidelines.
 - Demolition Plan.
 - Architectural Floor Plans; site location map; plan details and wall types; new electrical outlets and data locations.
 - Reflected Ceiling Plan and details.
 - Room Finish Schedule.
 - Door Schedule; window and door opening schedule.
 - Interior millwork elevations
 - General notes on drawings to establish “building standard” which will be utilized and adapted to meet the needs of the project and will be included in the drawing set.
- Coordinate with MEP subcontractors from general contractor.
 - Coordinate the appropriate architectural support documentation needed in obtaining review and approvals from City of Kennedale staff and boards.
 - Provide Construction Documents required to complete the project. Develop a set of drawings in enough detail to receive competitive bids and in enough detail to install the systems in accordance with applicable codes.
 - One meeting is estimated for this phase of work. Upon approval by YMCA and City of Kennedale, GHC will issue drawings to YMCA and City of Kennedale for permitting and to TAS – Registered Accessibility Specialist for plan review,

CONSTRUCTION ADMINISTRATION CONSULTATION

GHC will provide Construction Administration services during the Construction phase of the project on an hourly bases not to exceed amount. This fee includes review of shop drawings, answer RFI's, and (10) site visits.

PROFESSIONAL FEES

Basic Architectural Services (lump sum):

Interior Design Fee Breakdown by Phase:

Field Verification	\$	5,000
Schematic/Design Development	\$	8,000
Construction Documents	\$	13,500
Construction Administration – hourly not to exceed	\$	6,500
Structural Consultant – hourly not to exceed	\$	5,000
Total Basic Services:	\$	38,000

REIMBURSABLE EXPENSES

Reimbursable Expenses will be billed at 1.1 our net cost, and include travel, reproduction, shipping/delivery, long distance telephone/fax, mileage @ current government rate, and supplies required specifically for the project. We will work diligently to minimize these expenses, and you will be billed only for our costs incurred.

Grace Hebert Curtis Architects, LLC

Fred J. Grace, III, retired

ghc-arch.com

ADDITIONAL SERVICES

Revisions beyond those specified above in Basic Services, including selection of FFE, Art, and Signage. These additional services will be performed only at the request of YMCA/City of Kennedale at our hourly rates listed on Exhibit 'A'.

BILLING SCHEDULE

Billing will occur at the end of each month for the work completed (%) and expenses for that month. Payment is due within 30 days of the invoice date.

PROFESSIONAL LIABILITY INSURANCE

We are insured with Professional Liability Insurance. Certificate can be provided upon request.

We trust that this proposal meets with your expectations. We truly appreciate this opportunity and look forward to working with you on this project.

END OF PROPOSAL

Sincerely,



Tamara Bopp, RID, IIDA
Principal
Grace Hebert Curtis Architects, LLC

Encl: Exhibit 'A' GHC Hourly Rates Proposal
Exhibit 'B' YMCA Program

ACCEPTED BY:

(signature)

Darrell Hull, City of Kennedale

(date)

(signature)

Eric Tucker, YMCA

(date)

SCHEDULE OF ARCHITECTURAL FEES
HOURLY RATE SCHEDULE

EXHIBIT 'A'



Principals

Architectural	\$	275.00
LA Registered Interior Designer	\$	225.00

Architectural

Sr. Licensed Architect/Sr. Project Manager	\$	205.00
Associate/Architect	\$	205.00
Licensed Architect/Project Manager	\$	150.00
Senior Intern Architect	\$	135.00
Computer Modeling (3-D)	\$	120.00
Intern Architect	\$	100.00
Draftsman	\$	70.00

Interior Design

Sr. Interior Designer/Sr. Project Manager	\$	160.00
Associate/Licensed Interior Designer	\$	160.00
Licensed Interior Designer	\$	120.00
Intern Interior Designer	\$	85.00

Administration

Clerical	\$	65.00
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Other

Expert Witness Testimony/Court Appearance/Deposition	1.2 x above hourly rates
Professional Engineers & Consultants	1.1 x Direct Cost
Postage	1.1 x Actual Cost
Printing	1.1 x Actual Cost
Automobile Travel	per IRS regulations
Other Travel, Meals, Transportation, etc.	1.1 x Actual Cost

Note - hourly rates subject to change annually based on the Consumer Price Index

EXHIBIT 'B'

ARLINGTON-MANSFIELD AREA YMCA



North Arlington YMCA
1005 Skyline Dr.
Arlington, TX 76011 (817)
548-9622

Central Arlington YMCA
2200 S. Davis Dr.
Arlington, TX 76013 (817)
274-9622

South Arlington YMCA
7120 S. Cooper St.
Arlington, TX 76001 (817)
419-9629

Mansfield YMCA
78 Regency Pkwy.
Mansfield, TX 76063
(817) 612-3200

Kennedale YMCA
405 Municipal Dr.
Kennedale, TX 76060
(817) 419-9629

amaymca.org/join

MEMBER BENEFITS & AMENITIES

	NORTH YMCA	CENTRAL YMCA	SOUTH YMCA	MANSFIELD YMCA	KENNEDALE YMCA Coming Soon!
Access to over 2,600 YMCA Locations Nationwide	✓	✓	✓	✓	✓
Group Exercise Classes	✓	✓	✓	✓	✓
Bring-A-Friend Fridays (18+)	✓	✓	✓	✓	✓
Cardio & Strength Equipment	✓	✓	✓	✓	✓
Childcare While You Workout	✓	✓	✓	✓	✓
Cycling Studios & Classes	✓		✓	✓	✓
Functional Training	✓	✓	✓	✓	✓
Gym Access (Basketball, Pickleball, etc.)	✓	✓	✓		
Hydromassage Suites	✓		✓	✓	✓
Indoor Running/Walking Track	✓			✓	✓
Massage Chairs	✓			✓	✓
Music Studio				✓	
Personal Training	✓	✓	✓	✓	✓
Pool Access (Indoor & Outdoor)		✓	✓		
Saturday Evening Childcare	✓	✓	✓	✓	✓
Saunas	✓		✓	✓	
Senior Activities & Programs	✓	✓	✓	✓	✓
Showers	✓	✓	✓	✓	✓
Special Events & Theme Nights	✓	✓	✓	✓	✓
STEM & E-Sports Center				✓	
Summer Camp & After School Care	✓*	✓*	✓*	✓*	✓*
Swim Lessons	✓*	✓*	✓*	✓*	✓*
Virtual Fitness, Mobile App & Wi-Fi	✓	✓	✓	✓	✓
Support Groups	✓	✓	✓	✓	✓
Youth Sports	✓*	✓*	✓*	✓*	✓*

Key: ✓* Indicates a Member Fee. Members save over 50% on program fees on these popular programs.