

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
November 26, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

- A. Consider approval of minutes from the October 22, 2013 meeting.

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for Sep 2013.

V. STAFF ANNOUNCEMENTS/REPORTS

- A. Updates and information from the Executive Director.
1. TXDOT variance request on Kennedale Parkway
 2. Green Ribbon Grant project status
 3. Form based code
 4. Surplus Warehouse space
 5. 12 at 12 Meetings
 6. Link Street project with Tarrant County

VI. EXECUTIVE SESSION

- A. The Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property.
1. Discuss the sale of Oak Crest pad sites.

VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and

parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirmo, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the November 26, 2013, Kennedale Economic Development Corporation agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



☐ Amethyst G. Cirmo, City Secretary



Date: November 26, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from the October 22, 2013 meeting.

II. Originated by:

Amethyst G. Cirmo, City Secretary and Communications Coordinator

III. Summary:

Please see the attached minutes for approval

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	10.22.2013 EDC Minutes.doc
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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
October 22, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Robert Mundy called the meeting to order at 7:18PM.

II. ROLL CALL

Present: Pat Turner, Robert Mundy, Mark Yeary, Rebecca Mowell, Adrienne Kay, Ronald Whitley, Mike Johnson.

Absent: none

III. MINUTES APPROVAL

A. Consider approval of minutes from the September 24, 2013 meeting.

Motion To approve the minutes as presented. **Action** Approve, **Moved By** Pat Turner **Seconded By** Rebecca Mowell
Motion Passed Unanimously

IV. REGULAR ITEMS

A. Introduction of new members.

New members Michael Johnson, Ronald Whitley, Adrienne Kay introduced themselves and were welcomed by the board.

B. Consider appointing a President to the 2013-2014 Economic Development Corporation.

Motion To appoint Robert Mundy as the 2013-2014 President of the Economic Development Corporation. **Action** Approve, **Moved By** Mark Yeary **Seconded By** Rebecca Mowell
Motion Passed Unanimously

C. Consider appointing a Vice President to the 2013-2014 Economic Development Corporation.

Motion To appoint Mark Yeary as the 2013-2014 Vice President of the Economic Development Corporation. **Action** Approve, **Moved By** Pat Turner **Seconded By** Rebecca Mowell
Motion Passed Unanimously

D. Consider appointing an EDC Board Member to serve on the TownCenter Development District Board.

Motion To appoint Mark Yeary to serve on the TownCenter Development District Board. For 2013-2014. **Action** Approve, **Moved By** Robert Mundy. **Seconded By** Pat Turner.
Motion Passed Unanimously

E. Review and accept the KEDC Financial Report for Aug 2013.

Sakura Moten-Dedrick provided the board with an updated financial report.

Motion To approve the financial report as presented. **Action** Approve, **Moved By** Rebecca Mowell
Seconded By Mark Yeary
Motion Passed Unanimously

F. Consider authorizing the Executive Director to execute a second amendment to the development schedule of the Economic Development Corporation's agreement for development of the Kennedale TownCenter.

Bob Hart presented this item, noting that due to the economy and other factors Cypress Properties has requested a change to the development schedule to allow for additional time to pursue the next phase of the TownCenter Plaza.

Motion To authorize the Executive Director to execute a second amendment to the development schedule of the Economic Development Corporation's agreement for development of the Kennedale TownCenter. **Action** Approve, **Moved By** Rebecca Mowell **Seconded By** Pat Turner
Motion Passed Unanimously

G. Consider making recommendations concerning the proposed form based code in the Employment Center area.

Bob Hart presented the proposed code to the board, noting that the Planning and Zoning Commission and city staff had worked with a professional consultant to develop the proposed draft. Mr. Hart noted that this would be the first area in Kennedale to be developed under form-based zoning.

No action on this item was necessary.

H. Consider setting a regular date and time for Economic Development Corporation meetings.

The board discussed meeting times, and decided to hold regular meetings on the 4th Tuesday of each month at 7:00PM in the Council Chamber at City Hall.

V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from the Executive Director.

Bob Hart gave updates on each of the following items:

1. TXDOT variance request on Kennedale Parkway
Bob Hart noted that in order to attract developers, the City is currently pursuing improved access to Kennedale Parkway in the Employment Center area.
2. Green Ribbon Grant project status
Bob Hart reported that landscaping along Kennedale Parkway had re-started this month and TXDOT should have the project completed shortly.
3. Foxy Propaganda/The Fowler Group
Bob Hart reported that this company has moved in updated the exterior façade of the building, without financial assistance from the EDC.
4. Urgent Plus Care
Bob Hart noted that the urgent care center plans to open in the spring of 2014. The current owners will also have a small space available for rent.
5. Surplus Warehouse space
Bob Hart noted that due to the company's intent to vacate the space, the Economic Development Corporation and Orasi Development are in the processes of developing business

relationships to fill the vacancy.

6. 12 by 12 Meetings

Bob Hart noted that this program with Progressive Waste Solutions, which will begin in 2014, will facilitate quarterly meetings with and between various local businesses. The program will be jointly coordinated with the Kennedale Chamber of Commerce.

7. Link Street meeting with Tarrant County

Bob Hart noted that he had recently met with Tarrant County and that that Link Street project in the Oak Crest area was proceeding as planned.

8. Meeting with TransWestern

Bob Hart noted that due to the recent death of our past contact at TransWestern, the city has been meeting with a new representative and plans to actively promote the sale of EDC owned property.

President Mundy recessed the meeting into executive session at 8:37 PM.

VI. EXECUTIVE SESSION

A. The Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property.

1. Discuss the sale of property at 1000 E Kennedale Parkway.
2. Discuss the sale of Oak Crest pad sites.

VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

President Mundy reopened the regular session at 8:50 PM.

No action pursuant to executive session was necessary.

Bob Hart gave a brief overview of Texas open meetings law.

VIII. ADJOURNMENT

Motion adjourn. **Action** Adjourn, **Moved By** Adrienne Kay, **Seconded By** Rebecca Mowell.
Motion Passed Unanimously

The meeting was adjourned at 9:06 PM.

APPROVED:

President Robert Mundy

ATTEST:

City Secretary Amethyst G. Sloane



Date: November 26, 2013

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for Sep 2013.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	EDC Sep 2013 Financials	20131126 EDC Sep 13 Financials.pdf
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SEP 2013 ECONOMIC DEVELOPMENT CORPORATION FINANCIALS

Budget/Amendment

No changes.

Year-To-Date

- Ad Valorem Tax: Decrease in comparison over this time last year. All MMD taxpayers have been billed accordingly for this fiscal year, but revenue is based solely on when they send in assessments.
- Sales/Beverage Tax: Decrease in comparison over this time last year (see Monthly Graph, 3-Year Historical Graph, 10-Year Historical Data). Please note, sales tax receipts run two months in arrears.
- Investment Earnings: Decrease in comparison over this time last year. Based on record low earning rates.
- Miscellaneous Income: Increase in comparison over this time last year. We received approximately \$84,000 in Feb for the sale of 601 East Kennedale Parkway, as well as approximately \$10,000 for insurance reimbursement on the sign.
- Surplus Sales/Rentals: Decrease in comparison over this time last year. Due to subsidy agreement with Cypress Properties, monthly rental amounts have decreased.
- Transfers: No significant change.
- Personnel: No significant change.
- Supplies: Decrease in comparison over this time last year.
- Maintenance: Decrease in comparison over this time last year.
- Sundry: Decrease in comparison over this time last year.
- Debt: Decrease in comparison over this time last year. Based on bond payment due dates. Last fiscal year included large principal amount that was sent back to state per board's direction and approval.
- Transfers: Slight decrease in comparison over this time last year.
- Capital: Increase in comparison over this time last year. Due to land acquisition purchases tied to Oakcrest/Link/Parkway redevelopment.

Estimate

We anticipate a FY12/13 ending fund balance of (\$393,917). This is (\$543,231) operations / \$29,411 capital bond project / \$119,903 reserve bond.

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

INCOME STATEMENT

15: EDC4B FUND

INCOME STATEMENT	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE
OPERATING REVENUES	1,328,404	1,328,404	650,197	650,197	1,066,682	1,066,682	626,893	668,609	(261,722)
OPERATING EXPENDITURES	(2,840,624)	(2,840,624)	(2,059,659)	(2,059,659)	(942,275)	(942,275)	(1,096,619)	(1,096,619)	609,421
OPERATING INCOME/(LOSS)	(1,512,220)	(1,512,220)	(1,409,462)	(1,409,462)	124,407	124,407	(469,726)	(428,010)	347,699
NONOPERATING REVENUES/(EXPENSES)									
INTEREST EARNINGS	250	250	967	967	250	250	471	471	-
TRANSFERS IN	-	-	-	-	-	-	-	-	-
(TRANSFER OUT)	(153,119)	(153,119)	(153,119)	(153,119)	(151,619)	(151,619)	(151,619)	(151,619)	(1,500)
NET OPERATING INCOME/(LOSS)	(1,665,088)	(1,665,088)	(1,561,614)	(1,561,614)	(26,962)	(26,962)	(620,874)	(579,158)	346,199
 BEGINNING FUND BALANCE	 \$ 1,873,131	 \$ 1,597,540	 \$ 1,597,540	 \$ 1,597,540	 \$ 26,452	 \$ 35,926	 \$ 35,926	 \$ 35,926	 \$ 323,848
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	\$ 208,043	\$ (67,548)	\$ 35,926	\$ 35,926	\$ (510)	\$ 8,964	\$ (584,947)	\$ (543,231)	\$ -
95: EDC4B RESERVE FUND	\$ 120,007	\$ 120,006	\$ 119,862	\$ 119,862	\$ 120,066	\$ 120,062	\$ 119,903	\$ 119,903	\$ 120,066
19: EDC4B CAPITAL BOND FUND	\$ 51,705	\$ 119,383	\$ 46,182	\$ 46,182	\$ -	\$ 46,182	\$ 29,411	\$ 29,411	\$ -
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 379,755	\$ 171,841	\$ 201,970	\$ 201,970	\$ 119,556	\$ 175,208	\$ (435,633)	\$ (393,917)	\$ 120,066

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

15: EDC48 FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	\$ 1,873,131	\$ 1,597,540	\$ 1,597,540	\$ 1,597,540	\$ 26,452	\$ 35,926	\$ 35,926	\$ 35,926	\$ 323,848		
AD VALOREM TAXES	42,466	42,466	54,216	54,216	42,466	42,466	42,167	42,167	-	127.7%	99.3%
SALES/BEVERAGE TAXES	352,666	352,666	387,796	387,796	397,660	397,660	267,481	309,197	44,994	110.0%	67.3%
INVESTMENT EARNINGS	250	250	967	967	250	250	471	471	-	386.8%	188.4%
MISCELLANEOUS INCOME	684,000	684,000	5,250	5,250	395,000	395,000	117,255	117,255	(289,000)	0.8%	29.7%
SURPLUS SALES/RENTALS	249,272	249,272	202,935	202,935	231,556	231,556	199,990	199,990	(17,716)	81.4%	86.4%
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
TOTAL REVENUES	\$ 1,328,654	\$ 1,328,654	\$ 651,164	\$ 651,164	\$ 1,066,932	\$ 1,066,932	\$ 627,365	\$ 669,080	\$(261,722)	49.0%	58.8%
PERSONNEL	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUPPLIES	21,344	21,344	17,044	17,044	17,344	17,344	11,259	11,259	(4,000)	79.9%	64.9%
MAINTENANCE	22,856	22,856	35,397	35,397	22,856	22,856	32,094	32,094	-	154.9%	140.4%
SUNDRY	269,206	269,206	331,483	331,483	265,771	265,771	271,100	271,100	(3,435)	123.1%	102.0%
DEBT	313,243	313,243	1,254,674	1,254,674	165,757	165,757	167,188	167,188	(130,486)	400.5%	100.9%
TRANSFERS	153,119	153,119	153,119	153,119	151,619	151,619	151,619	151,619	(1,500)	100.0%	100.0%
CAPITAL	2,213,975	2,213,975	421,062	421,062	470,548	470,548	614,978	614,978	(470,000)	19.0%	130.7%
TOTAL EXPENDITURES	\$ 2,993,742	\$ 2,993,742	\$ 2,212,778	\$ 2,212,778	\$ 1,093,894	\$ 1,093,894	\$ 1,248,238	\$ 1,248,238	\$(609,421)	73.9%	114.1%
REVENUES OVER EXPENDITURES	\$(1,665,088)	\$(1,665,088)	\$(1,561,614)	\$(1,561,614)	\$ (26,962)	\$ (26,962)	\$ (620,874)	\$ (579,158)			
ENDING FUND BALANCE	\$ 208,043	\$ (67,548)	\$ 35,926	\$ 35,926	\$ (510)	\$ 8,964	\$ (584,947)	\$ (543,231)			
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	6.9%	-2.3%	1.6%	1.6%	0.0%	0.8%	-46.9%	-43.5%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 208,043	\$ (67,548)	\$ 35,926	\$ 35,926	\$ (510)	\$ 8,964	\$ (584,947)	\$ (543,231)	\$ -		

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

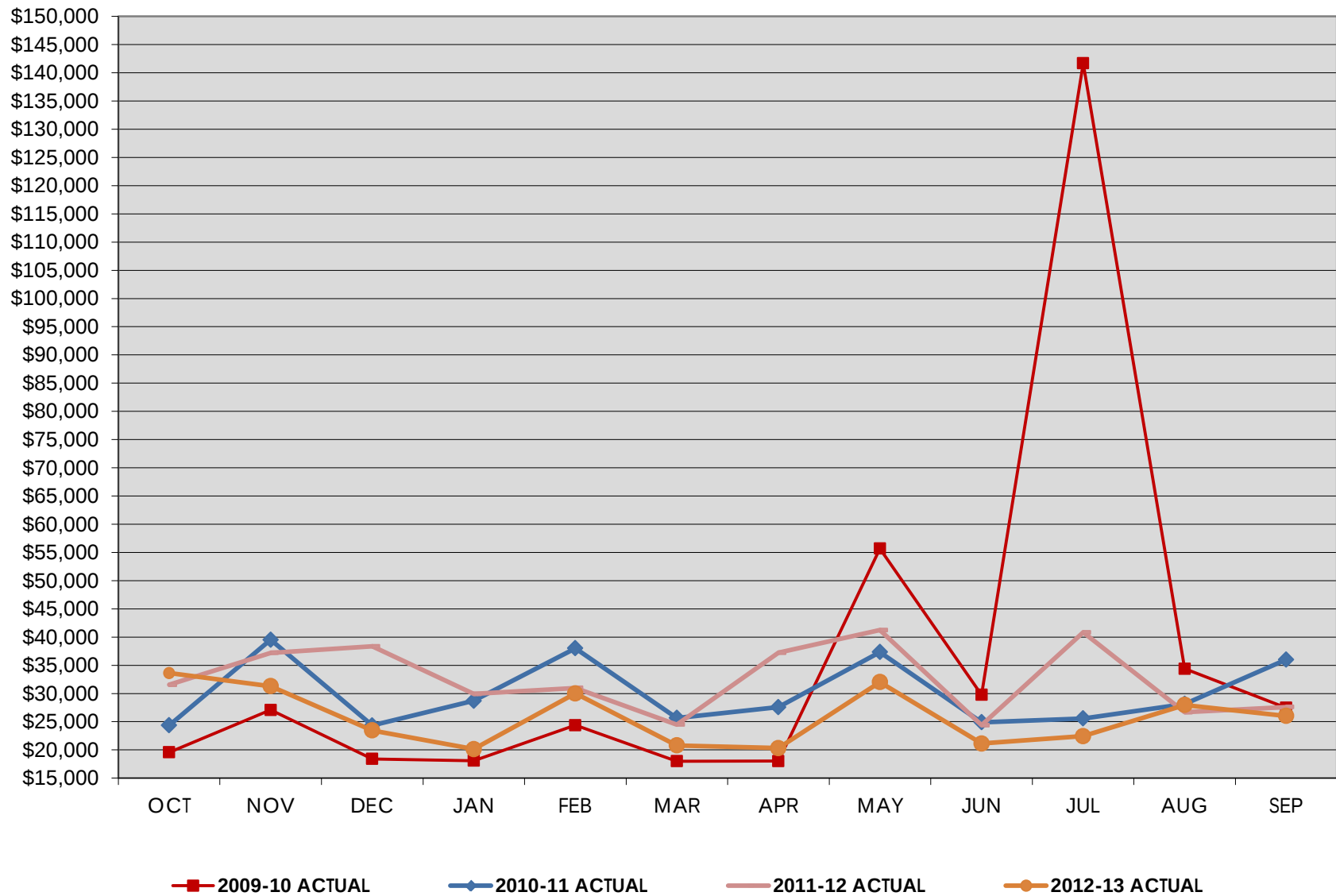
REVENUE LINE ITEM SUMMARY

15: EDC48 FUND

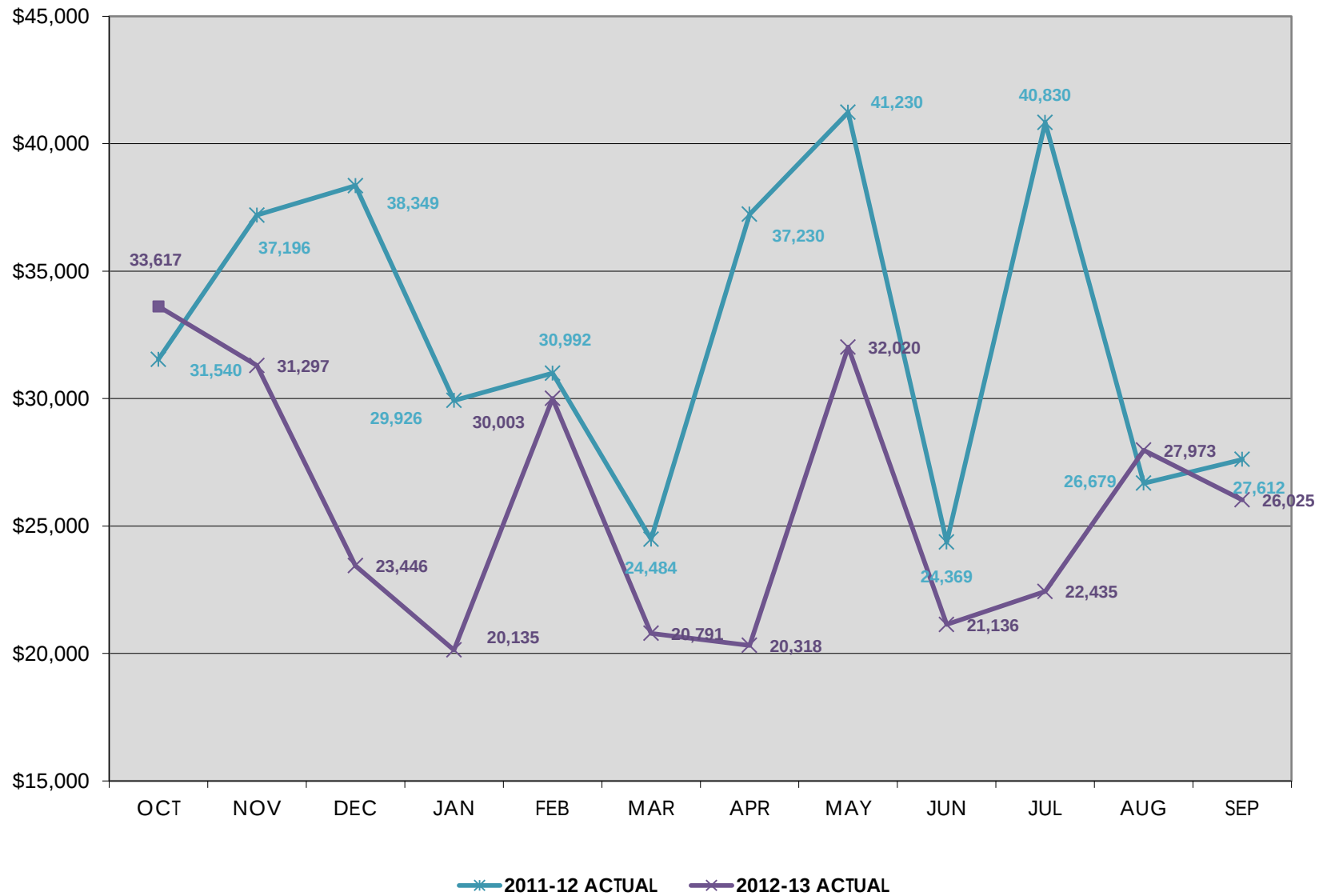
ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4001-00-00	PROPERTY TAX-CURRENT YEAR	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4002-00-00	M M D TAX-CURRENT YEAR	42,466	42,466	54,216	54,216	42,466	42,466	42,167	42,167	-	127.7%	99.3%
	AD VALOREM TAXES	\$ 42,466	\$ 42,466	\$ 54,216	\$ 54,216	\$ 42,466	\$ 42,466	\$ 42,167	\$ 42,167	\$ -	127.7%	99.3%
4081-00-00	SALES TAX	352,666	352,666	387,796	387,796	397,660	397,660	267,481	309,197	44,994	110.0%	67.3%
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	SALES/BEVERAGE TAXES	\$ 352,666	\$ 352,666	\$ 387,796	\$ 387,796	\$ 397,660	\$ 397,660	\$ 267,481	\$ 309,197	\$ 44,994	110.0%	67.3%
4401-00-00	INVESTMENT INCOME	250	250	967	967	250	250	471	471	-	386.8%	188.4%
	INVESTMENT EARNINGS	\$ 250	\$ 250	\$ 967	\$ 967	\$ 250	\$ 250	\$ 471	\$ 471	\$ -	386.8%	188.4%
4409-00-00	MISCELLANEOUS INCOME	684,000	684,000	5,250	5,250	395,000	395,000	106,313	106,313	(289,000)	0.8%	26.9%
4411-00-00	TEXAS LEVERAGE FUND PROGRAM	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4415-00-00	INSURANCE REIMBURSEMENTS	-	-	-	-	-	-	10,943	10,943	-	0.0%	#DIV/0!
	MISCELLANEOUS INCOME	\$ 684,000	\$ 684,000	\$ 5,250	\$ 5,250	\$ 395,000	\$ 395,000	\$ 117,255	\$ 117,255	\$(289,000)	0.8%	29.7%
4805-00-00	RENTAL FEES-SHOPPING CENTER	245,272	245,272	201,256	201,256	227,556	227,556	198,206	198,206	(17,716)	82.1%	87.1%
4806-00-00	RENTAL INSURANCE	4,000	4,000	1,679	1,679	4,000	4,000	1,784	1,784	-	42.0%	44.6%
	SURPLUS SALES/RENTALS	\$ 249,272	\$ 249,272	\$ 202,935	\$ 202,935	\$ 231,556	\$ 231,556	\$ 199,990	\$ 199,990	\$ (17,716)	81.4%	86.4%
4902-00-00	PROCEEDS - DEBT/LOAN/LEASE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 1,328,654	\$ 1,328,654	\$ 651,164	\$ 651,164	\$ 1,066,932	\$ 1,066,932	\$ 627,365	\$ 669,080	\$(261,722)	49.0%	58.8%
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 1,328,404	\$ 1,328,404	\$ 650,197	\$ 650,197	\$ 1,066,682	\$ 1,066,682	\$ 615,951	\$ 657,667	\$(261,722)		
	10% ADMIN CHARGE-GENERAL FUND	132,840	132,840	33,952	61,890	106,668	106,668	-	-	(26,172)		

Economic Development Corporation Sales Tax Revenue

Three Year History



Economic Development Corporation Sales Tax Revenue Monthly History



Sales Tax Collections

ECONOMIC DEVELOPMENT CORPORATION 4B
SALES TAX - \$0.005

	2003-04 ACTUAL	2004-05 ACTUAL	2005-06 ACTUAL	2006-07 ACTUAL	2007-08 ACTUAL	2008-09 ACTUAL	2009-10 ACTUAL	2010-11 ACTUAL	2011-12 ACTUAL	2012-13 BUDGET	2012-13 ACTUAL	2012-13 YTD	GAIN/ LOSS	GAIN/ LOSS	YTD CUM	2012-13 ESTIMATE
OCT	26,737	27,574	30,493	26,719	21,880	22,001	19,568	24,368	31,540	33,287	33,617	33,617	329	6.6%	6.6%	33,617
NOV	33,807	28,806	33,284	41,109	30,548	33,732	27,081	39,515	37,196	37,693	31,297	64,913	(6,397)	-15.9%	-5.6%	31,297
DEC	26,428	23,373	24,372	23,107	23,438	30,093	18,417	24,331	38,349	38,847	23,446	88,359	(15,401)	-38.9%	-17.5%	23,446
JAN	21,991	22,728	23,443	26,331	22,677	19,433	18,102	28,700	29,926	30,424	20,135	108,495	(10,288)	-32.7%	-20.8%	20,135
FEB	35,744	33,862	35,625	29,751	29,839	33,556	24,379	38,020	30,992	31,490	30,003	138,498	(1,487)	-3.2%	-17.6%	30,003
MAR	22,465	21,345	24,975	16,997	21,830	17,063	18,010	25,672	24,484	24,982	20,791	159,289	(4,190)	-15.1%	-17.2%	20,791
APR	23,465	21,936	24,036	25,672	24,231	22,636	18,030	27,583	37,230	37,727	20,318	179,608	(17,409)	-45.4%	-21.8%	20,318
MAY	36,121	36,355	35,851	32,194	31,278	30,806	55,683	37,335	41,230	41,728	32,020	211,628	(9,708)	-22.3%	-21.9%	32,020
JUN	33,889	24,011	27,616	26,993	24,985	21,608	29,762	24,899	24,369	24,866	21,136	232,764	(3,730)	-13.3%	-21.2%	21,136
JUL	25,928	25,987	24,299	27,477	30,517	17,906	141,681	25,572	40,830	41,327	22,435	255,199	(18,892)	-45.1%	-24.1%	22,435
AUG	30,767	34,222	35,983	28,340	38,499	33,664	34,381	28,137	26,679	27,177	27,973	283,172	796	4.8%	-22.0%	27,973
SEP	25,710	22,677	27,368	30,430	23,534	24,245	27,457	36,010	27,612	28,112	26,025	309,197	(2,087)	-5.7%	-20.8%	26,025
	343,051	322,876	347,346	335,121	323,256	306,744	432,550	360,141	390,438	397,660	309,197		(88,463)			309,197
	5.41%	-5.88%	7.58%	-3.52%	-3.54%	-5.11%	41.01%	-16.74%	8.41%	1.85%	-20.81%					-20.81%

FY2012-2013[illegible]

**CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2011-2012**

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	\$ 17,468.00	\$ 17,468.00	\$ 17,468.00	\$ 17,468.00	\$ 14,668.00	\$ 15,090.92	\$ 15,090.92	\$ 15,090.92	\$ 6,690.92	\$ 23,490.92	\$ 16,059.92	\$ 16,059.92	\$ 192,114.44
Tax Escrows	\$ 3,224.02	\$ 11,399.98	\$ 3,224.02	\$ 3,224.02	\$ 2,898.37	\$ 2,738.95	\$ 13,812.15	\$ 2,738.95	\$ 393.26	\$ 5,084.64	\$ 2,738.95	\$ 2,738.95	\$ 54,216.26
Insurance Escrows	\$ 38.37	\$ 38.37	\$ 38.37	\$ 38.37	\$ 23.95	\$ 24.37	\$ 1,355.60	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 1,679.25
CAM Escrows	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 737.16	\$ 737.16	\$ 722.69	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 9,141.61
Security Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 21,545.09	\$ 29,721.05	\$ 21,545.09	\$ 21,545.09	\$ 18,327.48	\$ 18,591.40	\$ 30,981.36	\$ 18,591.40	\$ 7,845.71	\$ 29,337.09	\$ 19,560.40	\$ 19,560.40	\$ 257,151.56
EXPENSES													
General & Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Mgmt	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 329.26	\$ 361.84	\$ 384.35	\$ 458.41	\$ -	\$ -	\$ 749.37	\$ -	\$ 325.66	\$ 363.76	\$ 375.06	\$ 310.85	\$ 3,658.56
Sweeping	\$ 326.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326.00
Porter service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	\$ 638.28	\$ 638.28	\$ 638.28	\$ 1,442.68	\$ 638.00	\$ 638.28	\$ 638.28	\$ 638.28	\$ 638.28	\$ -	\$ 638.28	\$ 638.28	\$ 7,825.20
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ 200.24	\$ 800.24
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,217.90	\$ 104.42	\$ 385.56	\$ 2,707.88
Landscape Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,603.28	\$ -	\$ -	\$ 1,603.28
Maintenance/Construction	\$ 3,299.60	\$ 5,132.36	\$ -	\$ 1,650.00	\$ 607.58	\$ 1,065.00	\$ 1,902.23	\$ -	\$ 1,327.34	\$ 5,050.00	\$ 275.00	\$ 1,050.00	\$ 21,359.11
Roofing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 5,243.14	\$ 6,632.48	\$ 1,522.63	\$ 4,201.09	\$ 1,745.58	\$ 2,203.28	\$ 3,939.88	\$ 1,138.28	\$ 2,791.28	\$ 9,884.94	\$ 1,892.76	\$ 3,084.93	\$ 44,280.27
ADJUSTMENTS													
Operating Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET PROFIT/(LOSS) - CHECK	\$ 16,301.95	\$ 23,088.57	\$ 20,022.46	\$ 17,344.00	\$ 16,581.90	\$ 16,388.12	\$ 27,041.48	\$ 17,453.12	\$ 5,054.43	\$ 19,452.15	\$ 17,667.64	\$ 16,475.47	\$ 212,871.29
Total Rental Income Posted	\$ 18,282.70	\$ 18,282.70	\$ 18,282.70	\$ 18,282.70	\$ 15,405.16	\$ 15,828.08	\$ 15,813.61	\$ 15,828.08	\$ 7,428.08	\$ 24,228.08	\$ 16,797.08	\$ 16,797.08	\$ 201,256.05

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC48 FUND
01: ADMINISTRATION**

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5101-01-00	SALARIES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5107-01-00	OVERTIME	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5111-01-00	AUTO ALLOWANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5114-01-00	LONGEVITY	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5115-01-00	RETIREMENT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5116-01-00	UNEMPLOYMENT INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5117-01-00	FICA	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5118-01-00	MEDICAL INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5120-01-00	LIFE INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5121-01-00	DENTAL INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5122-01-00	VISION INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5190-01-00	VACATION/SICK/TERM/LEAVE ADJ	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5220-01-00	UNIFORMS	300	300	-	-	300	300	-	-	-	0.0%	0.0%
5240-01-00	PRINTED SUPPLIES	16,544	16,544	9,305	9,305	16,544	16,544	11,259	11,259	-	93.8%	20.3%
5260-01-00	GENERAL OFFICE SUPPLIES	250	250	-	-	250	250	-	-	-	30.9%	4.7%
5261-01-00	POSTAGE	250	250	58	58	250	250	-	-	-	0.0%	11.8%
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	-	-	-	-	-	-	-	-	-	#DIV/0!	0.0%
5290-01-00	EXPENDABLE SUPPLIES	4,000	4,000	7,681	7,681	-	-	-	-	(4,000)	1.2%	444.4%
	SUPPLIES	\$ 21,344	\$ 21,344	\$ 17,044	\$ 17,044	\$ 17,344	\$ 17,344	\$ 11,259	\$ 11,259	\$ (4,000)	86.5%	82.5%
5403-01-00	BUILDING MAINTENANCE	-	-	775	775	-	-	-	-	-	#DIV/0!	0.0%
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	\$ -	\$ -	\$ 775	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	0.0%
5501-01-00	ADVERTISING	5,000	5,000	2,871	2,871	5,000	5,000	6,604	6,604	-	40.2%	28.7%
5510-01-00	ASSOC DUES/PUBLICATIONS	2,350	2,350	7,334	7,334	9,775	9,775	10,985	10,985	7,425	1737.5%	72.9%
5512-01-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	1,000	1,000	395	395	1,000	1,000	270	270	-	0.0%	0.0%
5565-01-00	LEGAL SERVICES	10,000	10,000	40,249	40,249	16,000	16,000	100	100	6,000	63.3%	30.3%
5567-01-00	AUDIT SERVICES	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	37.5%	100.0%
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	61,036	61,036	95,805	95,805	49,036	49,036	74,304	74,304	(12,000)	157.3%	132.7%
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-	-	-	#DIV/0!	0.0%
5578-01-00	TRAVEL	700	700	-	-	700	700	186	186	-	17.4%	3.2%
5580-01-00	ENGINEERING SERVICES	-	-	84,330	84,330	50,000	50,000	18,999	18,999	50,000	0.0%	0.0%
5585-01-00	TELEPHONE SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5595-01-00	ADMIN CHARGE-GENERAL FUND	132,840	132,840	61,890	61,890	106,668	106,668	-	-	(26,172)	125.2%	96.2%
	SUNDRY	\$ 214,426	\$ 214,426	\$ 294,374	\$ 294,374	\$ 239,679	\$ 239,679	\$ 112,948	\$ 112,948	\$ 25,253	126.3%	102.8%
5610-01-00	VISUAL GRANT	-	-	-	-	-	-	6,000	6,000	-	0.0%	0.0%
5615-01-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5625-01-00	ISSUANCE COST	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ -	0.0%	0.0%
5701-01-00	TRANSFER OUT-GENERAL FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5714-01-00	TRANSFER OUT-DEDICATION FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5795-01-00	TRANSFER OUT-EDC RESERVE FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-01-00	LAND	325,000	325,000	164,582	164,582	-	-	1,662	1,662	(325,000)	50.6%	#DIV/0!
5813-01-00	KENNEDALE ENTRANCE SIGN	45,000	45,000	-	-	45,000	45,000	-	-	-	0.0%	0.0%
5820-01-00	BUILDING IMPROVEMENT	15,000	15,000	39,209	39,209	-	-	-	-	(15,000)	261.4%	0.0%
5875-01-00	CONSTRUCTION	-	-	83,138	83,138	-	-	-	-	-	#DIV/0!	0.0%
	CAPITAL	\$ 385,000	\$ 385,000	\$ 286,928	\$ 286,928	\$ 45,000	\$ 45,000	\$ 1,662	\$ 1,662	\$ (340,000)	74.5%	3.7%
	TOTAL EXPENDITURES	\$ 620,770	\$ 620,770	\$ 599,121	\$ 599,121	\$ 302,022	\$ 302,022	\$ 131,869	\$ 131,869	\$ (318,747)	96.5%	43.7%

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC48 FUND
01: ADMINISTRATION
03: DEBT SERVICE**

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5620-01-03	ISSUANCE COSTS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5621-01-03	PAYING AGENT FEES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	74,365	74,365	74,210	74,210	71,585	71,585	71,531	71,531	(2,780)	99.8%	99.9%
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	-	100.0%	100.0%
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	50,479	50,479	28,594	28,594	19,359	19,359	17,702	17,702	(31,120)	56.6%	91.4%
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	131,399	131,399	1,094,870	1,094,870	34,813	34,813	31,954	31,954	(96,586)	833.2%	91.8%
	DEBT	\$ 296,243	\$ 296,243	\$ 1,237,674	\$ 1,237,674	\$ 165,757	\$ 165,757	\$161,188	\$ 161,188	\$ (130,486)	417.8%	97.2%
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	153,119	153,119	153,119	153,119	151,619	151,619	151,619	151,619	(1,500)	100.0%	100.0%
	TRANSFER	\$ 153,119	\$ 153,119	\$ 153,119	\$ 153,119	\$ 151,619	\$ 151,619	\$151,619	\$ 151,619	\$ (1,500)	100.0%	100.0%
	TOTAL EXPENDITURES	\$ 449,362	\$ 449,362	\$ 1,390,793	\$ 1,390,793	\$ 317,376	\$ 317,376	\$312,806	\$ 312,806	\$ (131,986)	309.5%	98.6%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5280-02-00	MINOR EQUIP/SMALL TOOLS<\$5K SUPPLIES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5403-02-00	BUILDING MAINTENANCE MAINTENANCE	22,856	22,856	34,622	34,622	22,856	22,856	32,094	32,094	-	151.5%	140.4%
		\$ 22,856	\$ 22,856	\$ 34,622	\$ 34,622	\$ 22,856	\$ 22,856	\$ 32,094	\$ 32,094	\$ -	151.5%	140.4%
5501-02-00	ADVERTISING	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5510-02-00	ASSOC DUES/PUBLICATIONS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5512-02-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5530-02-00	ELECTRIC SERVICES	4,200	4,200	3,659	3,659	4,200	4,200	5,012	5,012	-	87.1%	119.3%
5545-02-00	INSURANCE-PROPERTY	4,000	4,000	5,881	5,881	4,000	4,000	8,476	8,476	-	147.0%	211.9%
5565-02-00	LEGAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-02-00	SPECIAL SERVICES	36,580	36,580	19,052	19,052	17,892	17,892	17,938	17,938	(18,688)	52.1%	100.3%
	SUNDRY	\$ 44,780	\$ 44,780	\$ 28,592	\$ 28,592	\$ 26,092	\$ 26,092	\$ 31,426	\$ 31,426	\$ (18,688)	63.9%	120.4%
	TOTAL EXPENDITURES	\$ 67,636	\$ 67,636	\$ 63,214	\$ 63,214	\$ 48,948	\$ 48,948	\$ 63,520	\$ 63,520	\$ (18,688)	93.5%	129.8%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5570-03-00	SPECIAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5579-03-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5580-03-00	ENGINEERING SERVICES	10,000	10,000	8,516	8,516	-	-	2,550	2,550	(10,000)	85.2%	#DIV/0!
	SUNDRY	\$ 10,000	\$ 10,000	\$ 8,516	\$ 8,516	\$ -	\$ -	\$ 2,550	\$ 2,550	\$ (10,000)	85.2%	#DIV/0!
5800-03-00	LAND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5847-03-00	CONSTRUCTION	160,000	160,000	134,134	134,134	30,000	30,000	44,632	44,632	(130,000)	83.8%	148.8%
	CAPITAL	\$ 160,000	\$ 160,000	\$ 134,134	\$ 134,134	\$ 30,000	\$ 30,000	\$ 44,632	\$ 44,632	\$ (130,000)	83.8%	148.8%
		\$ 170,000	\$ 170,000	\$ 142,650	\$ 142,650	\$ 30,000	\$ 30,000	\$ 47,182	\$ 47,182	\$ (140,000)	83.9%	157.3%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5580-03-00	ENGINEERING SERVICES	-	-	-	-	-	-	124,177	124,177	-	0.0%	#DIV/0!
	SUNDRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,177	\$ 124,177	\$ -	0.0%	#DIV/0!
5615-04-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5620-04-00	ISSUANCE COSTS	17,000	17,000	17,000	17,000	-	-	-	-	(17,000)	100.0%	0.0%
	DEBT	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ (17,000)	100.0%	0.0%
5800-04-00	LAND	-	-	-	-	-	-	568,684	568,684	-	0.0%	#DIV/0!
5847-04-00	CONSTRUCTION	1,668,975	1,668,975	-	-	395,548	395,548	-	-	(1,273,427)	0.0%	0.0%
	CAPITAL	\$ 1,668,975	\$ 1,668,975	\$ -	\$ -	\$ 395,548	\$ 395,548	\$ 568,684	\$ 568,684	\$ (1,273,427)	0.0%	143.8%
		\$ 1,685,975	\$ 1,685,975	\$ 17,000	\$ 17,000	\$ 395,548	\$ 395,548	\$ 692,861	\$ 692,861	\$ (1,290,427)	1.0%	175.2%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	\$ 396,455	\$ 464,133	\$ 464,133	\$ 464,133	\$ -	\$ 46,182	\$ 46,182	\$ 46,182			
INVESTMENT EARNINGS	250	250	268	268	-	-	100	100	(250)	107.0%	#DIV/0!
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 250	\$ 250	\$ 268	\$ 268	\$ -	\$ -	\$ 100	\$ 100	\$ (250)	107.0%	#DIV/0!
MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUNDRY	250,000	250,000	32,507	32,507	-	-	6,779	6,779	(250,000)	13.0%	#DIV/0!
CAPITAL	95,000	95,000	385,711	385,711	-	-	10,091	10,091	(95,000)	406.0%	#DIV/0!
TOTAL EXPENDITURES	\$ 345,000	\$ 345,000	\$ 418,218	\$ 418,218	\$ -	\$ -	\$ 16,871	\$ 16,871	\$ (345,000)	121.2%	#DIV/0!
REVENUES OVER EXPENDITURES	\$ (344,750)	\$ (344,750)	\$ (417,951)	\$ (417,951)	\$ -	\$ -	\$ (16,770)	\$ (16,770)	\$ 344,750		
ENDING FUND BALANCE	\$ 51,705	\$ 119,383	\$ 46,182	\$ 46,182	\$ -	\$ 46,182	\$ 29,411	\$ 29,411	\$ 344,750		
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	15.0%	34.6%	11.0%	11.0%	N/A	N/A	174.3%	174.3%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 51,705	\$ 119,383	\$ 46,182	\$ 46,182	\$ -	\$ 46,182	\$ 29,411	\$ 29,411			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4401-00-00	INVESTMENT INCOME	250	250	268	268	-	-	100	100	(250)	107.0%	#DIV/0!
	INVESTMENT EARNINGS	\$ 250	\$ 250	\$ 268	\$ 268	\$ -	\$ -	\$ 100	\$ 100	\$ (250)	107.0%	#DIV/0!
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 250	\$ 250	\$ 268	\$ 268	\$ -	\$ -	\$ 100	\$ 100	\$ (250)	107.0%	#DIV/0!

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5403-01-00	BUILDING MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	240,000	240,000	13,750	13,750	-	-	-	-	(240,000)	5.7%	0.0%
5579-01-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5580-01-00	ENGINEERING SERVICES	10,000	10,000	18,757	18,757	-	-	6,779	6,779	(10,000)	187.6%	#DIV/0!
	SUNDRY	\$ 250,000	\$ 250,000	\$ 32,507	\$ 32,507	\$ -	\$ -	\$ 6,779	\$ 6,779	\$ (250,000)	13.0%	#DIV/0!
5800-01-00	LAND	25,000	25,000	-	-	-	-	-	-	(25,000)	0.0%	0.0%
5847-01-00	CONSTRUCTION	70,000	70,000	385,711	385,711	-	-	10,091	10,091	(70,000)	551.0%	#DIV/0!
	CAPITAL	\$ 95,000	\$ 95,000	\$ 385,711	\$ 385,711	\$ -	\$ -	\$ 10,091	\$ 10,091	\$ (95,000)	406.0%	#DIV/0!
	TOTAL EXPENDITURES	\$ 345,000	\$ 345,000	\$ 418,218	\$ 418,218	\$ -	\$ -	\$ 16,871	\$ 16,871	\$ (345,000)	121.2%	#DIV/0!

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

95: EDC4B RESERVE FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	\$ 119,767	\$ 119,766	\$ 119,766	\$ 119,766	\$ 119,866	\$ 119,862	\$ 119,862	\$ 119,862			
INVESTMENT EARNINGS	240	240	96	96	200	200	41	41	(40)	39.9%	20.6%
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 240	\$ 240	\$ 96	\$ 96	\$ 200	\$ 200	\$ 41	\$ 41	\$ (40)	39.9%	20.6%
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ 240	\$ 240	\$ 96	\$ 96	\$ 200	\$ 200	\$ 41	\$ 41	\$ (40)		
ENDING FUND BALANCE	\$ 120,007	\$ 120,006	\$ 119,862	\$ 119,862	\$ 120,066	\$ 120,062	\$ 119,903	\$ 119,903	\$ (40)		
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
RESERVE (\$112,606 REQUIREMENT)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606			
RESERVE SURPLUS/(SHORTFALL)	\$ 7,401	\$ 7,400	\$ 7,256	\$ 7,256	\$ 7,460	\$ 7,456	\$ 7,297	\$ 7,297			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

95: EDC48 RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD SEP	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD SEP	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4401-00-00	INVESTMENT INCOME	240	240	96	96	200	200	41	41	(40)	39.9%	20.6%
	INVESTMENT EARNINGS	\$ 240	\$ 240	\$ 96	\$ 96	\$ 200	\$ 200	\$ 41	\$ 41	\$ (40)	39.9%	20.6%
4915-00-00	TRANSFER IN-EDC FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4920-00-00	TRANSFER IN	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	OTHER AGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 240	\$ 240	\$ 96	\$ 96	\$ 200	\$ 200	\$ 41	\$ 41	\$ (40)	39.9%	20.6%

95: EDC48 RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ESTIMATE	CY - PY CHANGE	FY09-10 YTD %	FY10-11 YTD %
5715-00-00	TRANSFER OUT-EDC FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%



Date: November 26, 2013

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

Updates and information from the Executive Director.

1. TXDOT variance request on Kennedale Parkway
2. Green Ribbon Grant project status
3. Form based code
4. Surplus Warehouse space
5. 12 at 12 Meetings
6. Link Street project with Tarrant County

II. Originated by:

Bob Hart

III. Summary:

At this time Executive Director Bob Hart and Jack Thompson from Orasi Development will provide updates on the listed topics.

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:



Date: November 26, 2013

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:

The Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property.

1. Discuss the sale of Oak Crest pad sites.

II. Originated by:

Bob Hart

III. Summary:

This discussion will be held during executive session.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: