

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
June 17, 2014
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 May 27, 2014 regular meeting.

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for April 2014.

V. STAFF ANNOUNCEMENTS/REPORTS

- A. Updates and information from the Executive Director.
 - 1. Link Street and Oak Crest development update.
 - 2. Review Tax Increment Reinvestment Zone #1 (TIRZ) development status.

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 sites.
 - 2. Discuss lease of Building 1 in Kennedale TownCenter
- B. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.
 - 1. Discuss development incentives at 1298 W. Kennedale Parkway.

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

A. Consider authorizing the President and/or Executive Director to execute a Chapter 380 Agreement for development of property at 1298 W. Kennedale Parkway.

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 Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the June 17, 2014, 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. Cirno, City Secretary



Date: June 17, 2014

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from May 27, 2014 regular meeting.

II. Originated by:

Bob Hart

III. Summary:

Please see the attached minutes for approval.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	05.27.2014 EDC Minutes.doc
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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
May 27, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Robert Mundy called the meeting to order at 7:00PM.

II. ROLL CALL

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

Absent: none

Staff Present: Jack Thompson (Orasi Development)

III. MINUTES APPROVAL

A. Consider approval of minutes from the April 29, 2014 regular meeting.

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

IV. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for March 2014.

Sakura Dedrick presented the report.

Motion To approve the financial report as presented. **Action** Approve, **Moved By** Rebeca Mowell
Seconded By Michael Johnson.
Motion Passed Unanimously

V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from the Executive Director.

1. Discuss the TownCenter marketing plan.
2. Link Street and Oak Crest development update.

Jack Thompson gave a brief report on the above items, noting that the TownCenter Marketing Plan was presented several days prior and was well received.

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 sites.
2. Discuss lease of Building 1 in Kennedale TownCenter
3. Discuss the sale of 1083 Bowman Springs Road.

B. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Discuss development incentives at 1208 W. Kennedale Parkway.
2. Discuss development incentives at 120 Industrial Drive.

President Mundy recessed the meeting into executive session at 7:33PM.

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

President Mundy reopened the regular session at 9:41 PM.

No action pursuant to executive session was necessary.

A. Discuss the provision of economic development personnel and delivery efforts within the city.

The above item was not discussed and did not require any action.

VIII. ADJOURNMENT

Motion Adjourn. **Action** Adjourn, **Moved By** Rebecca Mowell, **Seconded By** Pat Turner.
Motion Passed Unanimously

The meeting was adjourned at 7:55PM.

APPROVED:

President Robert Mundy

ATTEST:

City Secretary Amethyst G. Sloane



Date: June 17, 2014

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for April 2014.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

Please see the attached information.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Apr 2014 EDC Financials	20140617 EDC Apr 14 Financials.pdf
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APR 2014 ECONOMIC DEVELOPMENT CORPORATION FINANCIALS

Budget/Amendment

No changes.

Year-To-Date

- Ad Valorem Tax: Increase in comparison over this time last year. Based on tax receipts received from assessments.
- Sales/Beverage Tax: Increase 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 and decrease in cash balance.
- Miscellaneous Income: Increase in comparison over this time last year. We received approximately \$224K in April this year for the sale of 1000 East Kennedale Parkway.
- Surplus Sales/Rentals: Decrease in comparison over this time last year. Approximately \$8400 a month lost due to Surplus Warehouse closure beginning Feb 2014. The Cypress History for Kennedale Town Shopping Center spreadsheet pages have been updated to address the Board's inquiry concerning Rental Income at last month's meeting. This will be addressed in further detail this month.
- 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: No significant change.
- Transfers: No significant change.
- Capital: Decrease in comparison over this time last year.

Estimate

For FY12/13, the final ending fund balance was (\$405,767). This is (\$555,081) for operations / \$29,411 capital bond project / \$119,903 reserve bond. The board accepted the audit at its March meeting.

For FY13/14, the anticipated ending fund balance is \$219,075. This is \$94,733 operations / \$4,426 capital bond project / \$119,915 reserve bond.

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

INCOME STATEMENT

15: EDC4B FUND

INCOME STATEMENT	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE
OPERATING REVENUES	1,066,682	1,066,682	347,949	656,760	1,103,880	1,103,880	516,280	1,483,646	37,198
OPERATING EXPENDITURES	(942,275)	(942,275)	(702,956)	(1,096,620)	(612,657)	(612,657)	(340,937)	(678,725)	(329,618)
OPERATING INCOME/(LOSS)	124,407	124,407	(355,007)	(439,860)	491,223	491,223	175,344	804,921	(292,420)
NONOPERATING REVENUES/(EXPENSES)									
INTEREST EARNINGS	250	250	398	471	645	645	3	12	395
TRANSFERS IN	-	-	-	-	-	-	-	-	-
(TRANSFER OUT)	(151,619)	(151,619)	(151,619)	(151,619)	(155,118)	(155,118)	(155,119)	(155,118)	(3,499)
NET OPERATING INCOME/(LOSS)	(26,962)	(26,962)	(506,227)	(591,008)	336,750	336,750	20,228	649,815	(295,525)
BEGINNING FUND BALANCE	\$ 26,452	\$ 35,926	\$ 35,926	\$ 35,926	\$ (306,400)	\$ (555,081)	\$ (555,081)	\$ (555,081)	(342,326)
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	\$ (510)	\$ 8,964	\$ (470,301)	\$ (555,081)	\$ 30,350	\$ (218,331)	\$ (534,853)	\$ 94,733	21,386
95: EDC4B RESERVE FUND	\$ 120,066	\$ 120,062	\$ 119,894	\$ 119,903	\$ 119,966	\$ 119,955	\$ 119,913	\$ 119,915	(96)
19: EDC4B CAPITAL BOND FUND	\$ -	\$ 46,182	\$ 45,096	\$ 29,411	\$ 13,357	\$ 4,411	\$ 29,425	\$ 4,426	(32,825)
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 119,556	\$ 175,208	\$ (305,311)	\$ (405,767)	\$ 163,673	\$ (93,965)	\$ (385,515)	\$ 219,075	\$ (11,535)

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

15: EDC4B FUND

CATEGORY	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
BEGINNING FUND BALANCE	\$ 26,452	\$ 35,926	\$ 35,926	\$ 35,926	\$ (306,400)	\$ (555,081)	\$ (555,081)	\$ (555,081)	\$ 323,848		
AD VALOREM TAXES	42,466	42,466	19,173	42,167	23,132	23,132	49,970	49,970	(19,334)	45.1%	216.0%
SALES/BEVERAGE TAXES	397,660	397,660	115,391	297,348	305,808	305,808	137,030	321,793	(91,852)	29.0%	44.8%
INVESTMENT EARNINGS	250	250	398	471	645	645	3	12	395	159.3%	0.5%
MISCELLANEOUS INCOME	395,000	395,000	96,905	117,255	600,000	600,000	242,870	936,943	205,000	24.5%	40.5%
SURPLUS SALES/RENTALS	231,556	231,556	116,481	199,990	174,940	174,940	86,410	174,940	(56,616)	50.3%	49.4%
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
TOTAL REVENUES	\$ 1,066,932	\$ 1,066,932	\$ 348,347	\$ 657,231	\$ 1,104,525	\$ 1,104,525	\$ 516,284	\$ 1,483,658	\$ 37,593	32.6%	46.7%
PERSONNEL	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUPPLIES	17,344	17,344	9,178	11,259	3,100	3,100	-	3,100	(14,244)	52.9%	0.0%
MAINTENANCE	22,856	22,856	17,761	32,094	30,240	30,240	12,774	30,240	7,384	77.7%	42.2%
SUNDRY	265,771	265,771	173,877	271,101	213,130	213,130	117,851	271,553	(52,641)	65.4%	55.3%
DEBT	165,757	165,757	144,616	167,188	186,187	186,187	145,366	186,147	20,430	87.2%	78.1%
TRANSFERS	151,619	151,619	151,619	151,619	155,118	155,118	155,119	155,118	3,499	100.0%	100.0%
CAPITAL	470,548	470,548	357,523	614,978	180,000	180,000	64,945	187,685	(290,548)	76.0%	36.1%
TOTAL EXPENDITURES	\$ 1,093,894	\$ 1,093,894	\$ 854,575	\$ 1,248,239	\$ 767,775	\$ 767,775	\$ 496,055	\$ 833,843	\$ (326,119)	78.1%	64.6%
REVENUES OVER EXPENDITURES	\$ (26,962)	\$ (26,962)	\$ (506,227)	\$ (591,008)	\$ 336,750	\$ 336,750	\$ 20,228	\$ 649,815			
ENDING FUND BALANCE	\$ (510)	\$ 8,964	\$ (470,301)	\$ (555,081)	\$ 30,350	\$ (218,331)	\$ (534,853)	\$ 94,733			
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	0.0%	0.8%	-55.0%	-44.5%	4.0%	-28.4%	-107.8%	11.4%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ (510)	\$ 8,964	\$ (470,301)	\$ (555,081)	\$ 30,350	\$ (218,331)	\$ (534,853)	\$ 94,733			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

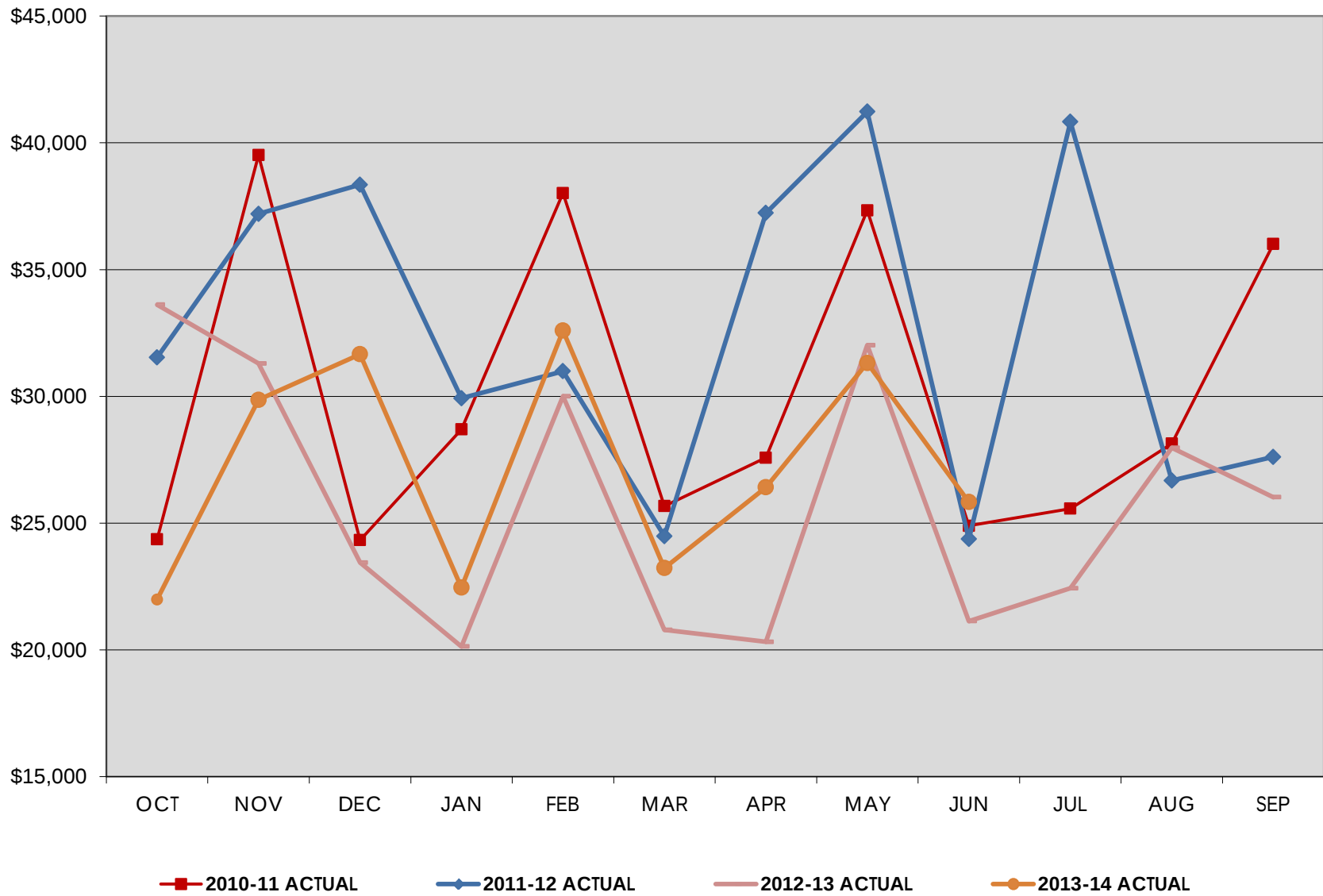
REVENUE LINE ITEM SUMMARY

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
4001-00-00	PROPERTY TAX-CURRENT YEAR	-	-	-	-	-	-	-	-		0.0%	0.0%
4002-00-00	MMD TAX-CURRENT YEAR	42,466	42,466	19,173	42,167	23,132	23,132	49,970	49,970	(19,334)	45.1%	216.0%
	AD VALOREM TAXES	\$ 42,466	\$ 42,466	\$ 19,173	\$ 42,167	\$ 23,132	\$ 23,132	\$ 49,970	\$ 49,970	\$ (19,334)	45.1%	216.0%
4081-00-00	SALES TAX	397,660	397,660	115,391	297,348	305,808	305,808	137,030	321,793	(91,852)	29.0%	44.8%
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	SALES/BEVERAGE TAXES	\$ 397,660	\$ 397,660	\$ 115,391	\$ 297,348	\$ 305,808	\$ 305,808	\$ 137,030	\$ 321,793	\$ (91,852)	29.0%	44.8%
4401-00-00	INVESTMENT INCOME	250	250	398	471	645	645	3	12	395	159.3%	0.5%
	INVESTMENT EARNINGS	\$ 250	\$ 250	\$ 398	\$ 471	\$ 645	\$ 645	\$ 3	\$ 12	\$ 395	159.3%	0.5%
4409-00-00	MISCELLANEOUS INCOME	395,000	395,000	96,905	106,313	600,000	600,000	230,928	925,000	205,000	24.5%	38.5%
4411-00-00	TEXAS LEVERAGE FUND PROGRAM	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4415-00-00	INSURANCE REIMBURSEMENTS	-	-	-	10,943	-	-	11,943	11,943	-	0.0%	#DIV/0!
	MISCELLANEOUS INCOME	\$ 395,000	\$ 395,000	\$ 96,905	\$ 117,255	\$ 600,000	\$ 600,000	\$ 242,870	\$ 936,943	\$ 205,000	24.5%	40.5%
4805-00-00	RENTAL FEES-SHOPPING CENTER	227,556	227,556	116,335	198,206	166,440	166,440	81,697	166,440	(61,116)	51.1%	49.1%
4806-00-00	RENTAL INSURANCE	4,000	4,000	146	1,784	8,500	8,500	4,713	8,500	4,500	3.7%	55.5%
	SURPLUS SALES/RENTALS	\$ 231,556	\$ 231,556	\$ 116,481	\$ 199,990	\$ 174,940	\$ 174,940	\$ 86,410	\$ 174,940	\$ (56,616)	50.3%	49.4%
4902-00-00	PROCEEDS - DEBT/LOAN/LEASE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 1,066,932	\$ 1,066,932	\$ 348,347	\$ 657,231	\$ 1,104,525	\$ 1,104,525	\$ 516,284	\$ 1,483,658	\$ 37,593	32.6%	46.7%
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 1,066,682	\$ 1,066,682	\$ 347,949	\$ 645,818	\$ 1,103,880	\$ 1,103,880	\$ 504,338	\$ 1,471,703	\$ 37,198		
	10% ADMIN CHARGE-GENERAL FUND	106,668	106,668	34,795	-	110,388	110,388	50,434	147,170	3,720	ZERO OUT ADMIN CH/	

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	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2012-13	2012-13	2013-14	2013-14	2013-14	GAIN/ LOSS	GAIN/ LOSS	YTD CUM	2013-14 ESTIMATE
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	YTD	BUDGET	ACTUAL	YTD				
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	33,617	21,990	21,990	(11,626)	-34.6%	-34.6%	21,990
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	31,297	29,867	51,857	(1,430)	-4.6%	-20.1%	29,867
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	23,446	31,661	83,518	8,215	35.0%	-5.5%	31,661
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	20,135	22,458	105,975	2,322	11.5%	-2.3%	22,458
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	30,003	32,594	138,569	2,591	8.6%	0.1%	32,594
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	20,791	23,228	161,797	2,437	11.7%	1.6%	23,228
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	20,318	26,412	188,209	6,094	30.0%	4.8%	26,412
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	32,020	31,319	219,529	(701)	-2.2%	3.7%	31,319
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	21,136	25,832	245,360	4,696	22.2%	5.4%	25,832
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	22,435	22,435	267,795	-	0.0%	4.9%	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	27,973	27,973	295,768	-	0.0%	4.4%	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	26,025	26,025	321,793	-	0.0%	4.1%	26,025
	343,051	322,876	347,346	335,121	323,256	306,744	432,550	360,141	390,438	397,660	309,197		309,197	321,793		12,596			321,793
	5.41%	-5.88%	7.58%	-3.52%	-3.54%	-5.11%	41.01%	-16.74%	8.41%	1.85%	-20.81%		0.00%	4.07%					4.07%

**CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2013-2014**

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	\$ 15,637.00	\$ 15,637.00	\$ 15,637.00	\$ 15,637.00	\$ 7,237.00	\$ 7,237.00	\$ 7,237.00	\$ 7,237.00	\$ -	\$ -	\$ -	\$ -	\$ 91,496.00
Tax Escrows	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 393.26	\$ 4,478.86	\$ 9,495.26	\$ 393.26	\$ -	\$ -	\$ -	\$ -	\$ 25,716.44
Insurance Escrows	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 4,591.42	\$ 1,471.37	\$ 24.37	\$ -	\$ -	\$ -	\$ -	\$ 6,209.01
CAM Escrows	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ -	\$ -	\$ -	\$ -	\$ 5,897.28
Late Fees	\$ 251.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251.80
Bank Fees	\$ -	\$ -	\$ 8.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.00
Security Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 19,389.28	\$ 19,137.48	\$ 19,145.48	\$ 19,137.48	\$ 8,391.79	\$ 17,044.44	\$ 18,940.79	\$ 8,391.79	\$ -	\$ -	\$ -	\$ -	\$ 129,578.53
EXPENSES													
General & Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Mgmt	\$ 500.00	\$ 500.00	\$ 504.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 4,004.00
Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 384.24	\$ 278.51	\$ 416.56	\$ 285.95	\$ 366.96	\$ 314.90	\$ 325.22	\$ 329.19	\$ -	\$ -	\$ -	\$ -	\$ 2,701.53
Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Porter service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	\$ 1,165.35	\$ 1,165.35	\$ 1,165.35	\$ 1,165.35	\$ 1,165.35	\$ -	\$ -	\$ 1,165.35	\$ -	\$ -	\$ -	\$ -	\$ 6,992.10
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 609.05	\$ 408.73	\$ 452.62	\$ 359.51	\$ -	\$ 27.80	\$ -	\$ 158.73	\$ -	\$ -	\$ -	\$ -	\$ 2,016.44
Landscape Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,165.35	\$ 1,165.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,330.70
Maintenance/Construction	\$ 275.00	\$ -	\$ 275.00	\$ 150.00	\$ 320.53	\$ 275.00	\$ 1,003.49	\$ 275.00	\$ -	\$ -	\$ -	\$ -	\$ 2,574.02
Roofing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 3,083.64	\$ 2,352.59	\$ 2,813.53	\$ 2,460.81	\$ 2,352.84	\$ 2,283.05	\$ 3,144.06	\$ 2,428.27	\$ -	\$ -	\$ -	\$ -	\$ 20,918.79
ADJUSTMENTS													
Operating Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET PROFIT/(LOSS) - CHECK	\$ 16,305.64	\$ 16,784.89	\$ 16,331.95	\$ 16,676.67	\$ 6,038.95	\$ 14,761.39	\$ 15,796.73	\$ 5,963.52	\$ -	\$ -	\$ -	\$ -	\$ 108,659.74
Total Rental Income Posted	\$ 16,374.16	\$ 16,374.16	\$ 16,374.16	\$ 16,374.16	\$ 7,974.16	\$ 7,974.16	\$ 7,974.16	\$ 7,974.16	\$ -	\$ -	\$ -	\$ -	\$ 97,393.28

**CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2012-2013**

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	\$ 16,059.92	\$ 16,059.92	\$ 16,059.92	\$ 16,059.92	\$ 15,637.00	\$ 15,637.00	\$ 15,637.00	\$ 7,237.00	\$ 15,637.00	\$ 15,637.00	\$ 15,637.00	\$ 15,637.00	\$ 180,935.68
Tax Escrows	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 393.26	\$ 12,038.82	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 39,821.58
Insurance Escrows	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 1,539.83	\$ 24.37	\$ 24.37	\$ 24.37	\$ 1,807.90
CAM Escrows	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 8,845.92
Security Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 19,560.40	\$ 19,560.40	\$ 19,560.40	\$ 19,560.40	\$ 19,137.48	\$ 19,137.48	\$ 19,137.48	\$ 8,391.79	\$ 29,952.81	\$ 19,137.48	\$ 19,137.48	\$ 19,137.48	\$ 231,411.08
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	\$ -	\$ 46.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46.31
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 142.05	\$ 391.20	\$ 493.36	\$ 493.36	\$ 885.72	\$ 429.18	\$ 414.88	\$ 456.46	\$ 414.28	\$ 425.43	\$ 408.86	\$ 448.04	\$ 5,402.82
Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Porter service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329.19	\$ -	\$ -	\$ -	\$ -	\$ 329.19
Landscape	\$ 638.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,165.35	\$ 1,165.35	\$ 2,968.98
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ 450.00
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,165.35	\$ -	\$ -	\$ -	\$ -	\$ 1,165.35
Water	\$ 767.50	\$ 1,075.26	\$ 841.11	\$ 272.78	\$ 100.76	\$ 210.69	\$ 129.52	\$ 365.67	\$ 58.45	\$ 272.83	\$ 524.08	\$ 799.19	\$ 5,417.84
Landscape Materials	\$ -	\$ 1,165.35	\$ 1,165.00	\$ 1,165.35	\$ 1,165.35	\$ 1,165.35	\$ 1,165.35	\$ 1,665.35	\$ 1,875.35	\$ 1,516.13	\$ -	\$ -	\$ 12,048.58
Maintenance/Construction	\$ 550.00	\$ 2,776.18	\$ 475.00	\$ 706.43	\$ 985.00	\$ 275.00	\$ 275.00	\$ 158.73	\$ 940.00	\$ 3,010.00	\$ 275.00	\$ 275.00	\$ 10,701.34
Roofing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275.00	\$ -	\$ -	\$ -	\$ -	\$ 275.00
TOTAL EXPENSES	\$ 2,747.83	\$ 5,954.30	\$ 3,474.47	\$ 3,137.92	\$ 3,636.83	\$ 2,580.22	\$ 2,634.75	\$ 5,415.75	\$ 3,788.08	\$ 5,724.39	\$ 3,023.29	\$ 3,187.58	\$ 45,305.41
ADJUSTMENTS													
Operating Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET PROFIT/(LOSS) - CHECK	\$ 16,812.57	\$ 13,606.10	\$ 16,085.93	\$ 16,422.48	\$ 15,500.65	\$ 16,557.26	\$ 16,502.73	\$ 2,976.04	\$ 26,164.73	\$ 13,413.09	\$ 16,114.19	\$ 15,949.90	\$ 186,105.67
Total Rental Income Posted	\$ 16,797.08	\$ 16,797.08	\$ 16,797.08	\$ 16,797.08	\$ 16,374.16	\$ 16,374.16	\$ 16,374.16	\$ 7,974.16	\$ 16,374.16	\$ 16,374.16	\$ 16,374.16	\$ 16,374.16	\$ 189,781.60

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 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)	0.0%	0.0%
5240-01-00	PRINTED SUPPLIES	16,544	16,544	9,178	11,259	3,000	3,000	-	3,000	(13,544)	55.5%	0.0%
5260-01-00	GENERAL OFFICE SUPPLIES	250	250	-	-	50	50	-	50	(200)	0.0%	0.0%
5261-01-00	POSTAGE	250	250	-	-	50	50	-	50	(200)	0.0%	0.0%
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5290-01-00	EXPENDABLE SUPPLIES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	SUPPLIES	\$ 17,344	\$ 17,344	\$ 9,178	\$ 11,259	\$ 3,100	\$ 3,100	\$ -	\$ 3,100	\$ (14,244)	52.9%	0.0%
5403-01-00	BUILDING MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5501-01-00	ADVERTISING	5,000	5,000	5,131	6,604	-	-	2,200	2,200	(5,000)	102.6%	#DIV/0!
5510-01-00	ASSOC DUES/PUBLICATIONS	9,775	9,775	4,028	10,985	3,150	3,150	1,064	3,150	(6,625)	41.2%	33.8%
5512-01-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	1,000	1,000	270	270	1,000	1,000	-	1,000	-	27.0%	0.0%
5565-01-00	LEGAL SERVICES	16,000	16,000	100	100	5,000	5,000	-	5,000	(11,000)	0.6%	0.0%
5567-01-00	AUDIT SERVICES	1,500	1,500	1,500	1,500	2,000	2,000	2,000	2,000	500	100.0%	100.0%
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	49,036	49,036	50,804	74,304	51,600	51,600	28,600	51,600	2,564	103.6%	55.4%
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5578-01-00	TRAVEL	700	700	186	186	700	700	-	700	-	26.5%	0.0%
5580-01-00	ENGINEERING SERVICES	50,000	50,000	18,999	18,999	10,000	10,000	7,500	10,000	(40,000)	38.0%	75.0%
5585-01-00	TELEPHONE SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5595-01-00	ADMIN CHARGE-GENERAL FUND	106,668	106,668	34,795	-	110,388	110,388	-	110,388	3,720	32.6%	0.0%
	SUNDRY	\$ 239,679	\$ 239,679	\$ 115,813	\$ 112,948	\$ 183,838	\$ 183,838	\$ 41,364	\$ 186,038	\$ (55,841)	48.3%	22.5%
5610-01-00	VISUAL GRANT	-	-	6,000	6,000	-	-	-	-	-	#DIV/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	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/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	-	-	1,662	1,662	-	-	7,685	7,685	-	#DIV/0!	#DIV/0!
5813-01-00	KENNEDALE ENTRANCE SIGN	45,000	45,000	-	-	-	-	-	-	(45,000)	0.0%	0.0%
5820-01-00	BUILDING IMPROVEMENT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5875-01-00	CONSTRUCTION	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	CAPITAL	\$ 45,000	\$ 45,000	\$ 1,662	\$ 1,662	\$ -	\$ -	\$ 7,685	\$ 7,685	\$ (45,000)	3.7%	#DIV/0!
	TOTAL EXPENDITURES	\$ 302,022	\$ 302,022	\$ 132,653	\$ 131,869	\$ 186,938	\$ 186,938	\$ 49,049	\$ 196,823	\$ (115,084)	43.9%	26.2%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 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	71,585	71,585	71,531	71,531	68,806	68,806	68,766	68,766	(2,779)	99.9%	99.9%
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	40,000	40,000	40,000	40,000	45,000	45,000	45,000	45,000	5,000	100.0%	100.0%
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	19,359	19,359	9,774	17,702	18,210	18,210	10,773	18,210	(1,149)	50.5%	59.2%
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	34,813	34,813	17,312	31,954	54,171	54,171	20,827	54,171	19,358	49.7%	38.4%
	DEBT	\$ 165,757	\$ 165,757	\$ 138,616	\$ 161,188	\$ 186,187	\$ 186,187	\$ 145,366	\$ 186,147	\$ 20,430	83.6%	78.1%
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	151,619	151,619	151,619	151,619	155,118	155,118	155,119	155,118	3,499	100.0%	100.0%
	TRANSFER	\$ 151,619	\$ 151,619	\$ 151,619	\$ 151,619	\$ 155,118	\$ 155,118	\$ 155,119	\$ 155,118	\$ 3,499	100.0%	100.0%
	TOTAL EXPENDITURES	\$ 317,376	\$ 317,376	\$ 290,235	\$ 312,806	\$ 341,305	\$ 341,305	\$ 300,485	\$ 341,265	\$ 23,929	91.4%	88.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 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	17,761	32,094	30,240	30,240	12,774	30,240	7,384	77.7%	42.2%
		\$ 22,856	\$ 22,856	\$ 17,761	\$ 32,094	\$ 30,240	\$ 30,240	\$ 12,774	\$ 30,240	\$ 7,384	77.7%	42.2%
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	2,859	5,012	5,000	5,000	2,372	5,000	800	68.1%	47.4%
5545-02-00	INSURANCE-PROPERTY	4,000	4,000	8,476	8,476	8,500	8,500	10,075	10,075	4,500	211.9%	118.5%
5565-02-00	LEGAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-02-00	SPECIAL SERVICES SUNDRY	17,892	17,892	3,546	17,938	15,792	15,792	9,391	15,792	(2,100)	19.8%	59.5%
		\$ 26,092	\$ 26,092	\$ 14,881	\$ 31,426	\$ 29,292	\$ 29,292	\$ 21,838	\$ 30,867	\$ 3,200	57.0%	74.6%
	TOTAL EXPENDITURES	\$ 48,948	\$ 48,948	\$ 32,643	\$ 63,521	\$ 59,532	\$ 59,532	\$ 34,613	\$ 61,107	\$ 10,584	66.7%	58.1%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 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	-	-	-	2,550	-	-	-	-	-	0.0%	0.0%
	SUNDRY	\$ -	\$ -	\$ -	\$ 2,550	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-03-00	LAND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5847-03-00	CONSTRUCTION	30,000	30,000	(1,734)	44,632	30,000	30,000	-	30,000	-	-5.8%	0.0%
	CAPITAL	\$ 30,000	\$ 30,000	\$ (1,734)	\$ 44,632	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	-5.8%	0.0%
		\$ 30,000	\$ 30,000	\$ (1,734)	\$ 47,182	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	-5.8%	0.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
5580-04-00	ENGINEERING SERVICES	-	-	43,183	124,177	-	-	54,648	54,648	-	#DIV/0!	#DIV/0!
	SUNDRY	\$ -	\$ -	\$ 43,183	\$ 124,177	\$ -	\$ -	\$ 54,648	\$ 54,648	\$ -	#DIV/0!	#DIV/0!
5615-04-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5620-04-00	ISSUANCE COSTS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-04-00	LAND	-	-	357,595	568,684	150,000	150,000	57,260	150,000	150,000	#DIV/0!	38.2%
5847-04-00	CONSTRUCTION	395,548	395,548	-	-	-	-	-	-	(395,548)	0.0%	0.0%
	CAPITAL	\$ 395,548	\$ 395,548	\$ 357,595	\$ 568,684	\$ 150,000	\$ 150,000	\$ 57,260	\$ 150,000	\$ (245,548)	90.4%	38.2%
		\$ 395,548	\$ 395,548	\$ 400,778	\$ 692,861	\$ 150,000	\$ 150,000	\$ 111,908	\$ 204,648	\$ (245,548)	101.3%	74.6%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
BEGINNING FUND BALANCE	\$ -	\$ 46,182	\$ 46,182	\$ 46,182	\$ 38,357	\$ 29,411	\$ 29,411	\$ 29,411			
INVESTMENT EARNINGS	-	-	80	100	-	-	14	15	-	#DIV/0!	#DIV/0!
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ -	\$ -	\$ 80	\$ 100	\$ -	\$ -	\$ 14	\$ 15	\$ -	#DIV/0!	#DIV/0!
MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUNDRY	-	-	-	6,779	-	-	-	-	-	0.0%	0.0%
CAPITAL	-	-	1,166	10,091	25,000	25,000	-	25,000	25,000	#DIV/0!	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ 1,166	\$ 16,871	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	#DIV/0!	0.0%
REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ (1,086)	\$ (16,770)	\$ (25,000)	\$ (25,000)	\$ 14	\$ (24,985)			
ENDING FUND BALANCE	\$ -	\$ 46,182	\$ 45,096	\$ 29,411	\$ 13,357	\$ 4,411	\$ 29,425	\$ 4,426			
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	N/A	N/A	3868.2%	174.3%	53.4%	17.6%	N/A	17.7%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ -	\$ 46,182	\$ 45,096	\$ 29,411	\$ 13,357	\$ 4,411	\$ 29,425	\$ 4,426			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
4401-00-00	INVESTMENT INCOME	-	-	80	100	-	-	14	15	-	#DIV/0!	#DIV/0!
	INVESTMENT EARNINGS	\$ -	\$ -	\$ 80	\$ 100	\$ -	\$ -	\$ 14	\$ 15	\$ -	#DIV/0!	#DIV/0!
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ -	\$ -	\$ 80	\$ 100	\$ -	\$ -	\$ 14	\$ 15	\$ (250)	#DIV/0!	#DIV/0!

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 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	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5579-01-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5580-01-00	ENGINEERING SERVICES	-	-	-	6,779	-	-	-	-	-	0.0%	0.0%
	SUNDRY	\$ -	\$ -	\$ -	\$ 6,779	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-01-00	LAND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5847-01-00	CONSTRUCTION	-	-	1,166	10,091	25,000	25,000	-	25,000	25,000	#DIV/0!	0.0%
	CAPITAL	\$ -	\$ -	\$ 1,166	\$ 10,091	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	#DIV/0!	0.0%
	TOTAL EXPENDITURES	\$ -	\$ -	\$ 1,166	\$ 16,871	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	#DIV/0!	0.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

95: EDC4B RESERVE FUND

CATEGORY	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
BEGINNING FUND BALANCE	\$ 119,866	\$ 119,862	\$ 119,862	\$ 119,862	\$ 119,914	\$ 119,903	\$ 119,903	\$ 119,903			
INVESTMENT EARNINGS	200	200	32	41	52	52	10	12	(148)	16.2%	18.8%
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 200	\$ 200	\$ 32	\$ 41	\$ 52	\$ 52	\$ 10	\$ 12	\$ (148)	16.2%	18.8%
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ 200	\$ 200	\$ 32	\$ 41	\$ 52	\$ 52	\$ 10	\$ 12			
ENDING FUND BALANCE	\$ 120,066	\$ 120,062	\$ 119,894	\$ 119,903	\$ 119,966	\$ 119,955	\$ 119,913	\$ 119,915			
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)	\$ 7,460	\$ 7,456	\$ 7,288	\$ 7,297	\$ 7,360	\$ 7,349	\$ 7,307	\$ 7,309			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
4401-00-00	INVESTMENT INCOME	200	200	32	41	52	52	10	12	(148)	16.2%	18.8%
	INVESTMENT EARNINGS	\$ 200	\$ 200	\$ 32	\$ 41	\$ 52	\$ 52	\$ 10	\$ 12	\$ (148)	16.2%	18.8%
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	\$ 200	\$ 200	\$ 32	\$ 41	\$ 52	\$ 52	\$ 10	\$ 12	\$ (148)	16.2%	18.8%

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY12-13 BUDGET	FY12-13 AMENDED	FY12-13 YTD APR	FY12-13 ACTUAL	FY13-14 PROPOSED	FY13-14 AMENDED	FY13-14 YTD APR	FY13-14 ESTIMATE	CY - PY CHANGE	FY12-13 YTD %	FY13-14 YTD %
5715-00-00	TRANSFER OUT-EDC FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%



Date: June 17, 2014

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

Updates and information from the Executive Director.

1. Link Street and Oak Crest development update.
2. Review Tax Increment Reinvestment Zone #1 (TIRZ) development status.

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: June 17, 2014

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 sites.
2. Discuss lease of Building 1 in Kennedale TownCenter

II. Originated by:

Bob Hart

III. Summary:

This discussion will be held during executive session.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:



Date: June 17, 2014

Agenda Item No: EXECUTIVE SESSION - B.

I. Subject:

The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with whom the city is conducting economic development negotiations.

1. Discuss development incentives at 1298 W. Kennedale Parkway.

II. Originated by:

Bob Hart

III. Summary:

Bob Hart will present information on this topic during executive session.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:



Date: June 17, 2014

Agenda Item No: RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED - A.

I. Subject:

Consider authorizing the President and/or Executive Director to execute a Chapter 380 Agreement for development of property at 1298 W. Kennedale Parkway.

II. Originated by:

Bob Hart

III. Summary:

Bob Hart will present information on this agreement during the meeting.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments: