



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
July 22, 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 June 17, 2014 regular meeting.

IV. REGULAR ITEMS

- A. Consider approval of an agreement with the Chamber of Commerce for management services.

B.

NOTICE OF PROJECTS AND PUBLIC HEARING KENNEDALE ECONOMIC DEVELOPMENT CORPORATION NOTICE IS HEREBY GIVEN that the Kennedale Economic Development Corporation intends to participate in "Projects," as defined in the Development Corporation Act of 1979, as amended, Texas Revised Civil Statutes Annotated Article 5190.6, including, but not limited to, designing, acquiring, improving, and operating the following:

1. "TownCenter Project," Operations/Management/Marketing of a "mid-city" downtown district including but not limited to the commercial, medical, retail, land acquisition and (New Urbanism style, typically higher density / multi-storied) residential growth of TownCenter Kennedale and its surrounding area;
2. "Redevelopment Project," The development of new and renovation of existing commercial/residential and municipal / KEDC projects designed to enhance Kennedale's lifestyle and quality of life;
3. "TownCenter Beautification Project," The further development/beautification/landscaping/upgrading of the TownCenter Kennedale area and its adjoining TCK Plaza;
4. "Arts Project," The planning, implementation, and operation of Civic / City Events and establishment of a City/TCK Public Arts Program;
5. "Sign Project," The construction of a new Kennedale Entranceway Monument Sign at a site TBD;
6. "Parkway Project," The creation & implementation of Kennedale Parkway, Village Creek, and I-20 commercial and residential Urban Renewal / Development/Redevelopment / Revitalization / Economic Incentives / Beautification plans / Kennedale Parkway Landscape / Sidewalks and actual projects derived from these plans, including Consultation, Planning, Legal, and Engineering Services;
7. "Development Project," The Creation of a Tax Increment Financing District(s) (TIF), Reinvestment Zone and Municipal Management District (MMD) including Consultation, Planning, Legal, and Engineering Services;
8. "Branding Project," A Kennedale Marketing and Implementation Plan aimed at City Branding and attracting new Kennedale projects and businesses;
9. "Grant Project," The continuation of the existing Revitalization Grant Program and funding for façade and/or signage improvements;
10. "Industrial Expansion Project," Industrial expansion and recruitment program, including loans, fee waivers, incentive payments, driveway and access construction and land leases;
11. "Industrial Recruitment Project," The recruitment of new and retention of existing Kennedale industrial businesses and development/redevelopment of industrial park(s), including but not limited to rail spurs, infrastructure, and office parks, etc.;
12. "Hotel Project," The attraction and development of a hotel, including site development, financing, land lease, studies, and ownership investment;
13. "Transit Project," The attraction and development of DFW Metroplex area commuter transit / light rail / mass transportation services, including land acquisition, the development of a Kennedale rail station and related improvements;
14. "Landbank Project," The purchase / leasing / sale or other means of transfer of real estate land and properties for the accomplishment of the above designated projects;

C. Discuss and approve FY2014-15 Proposed Budget for recommendation to City Council.

V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from the Executive Director.

1. Link Street and Oak Crest development
2. Review Tax Increment Reinvestment Zone #1 (TIRZ) development status
3. Chamber of Commerce
4. Oak Crest employment district code
5. Village Creek
6. FEMA Flood Map
7. TIP Sidewalk Grant
8. TownCenter

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 1029 Bowman Springs Rd.

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.
2. Discuss development incentives for High Ridge Road.

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

CERTIFICATION

I certify that a copy of the July 22, 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. Sloane, City Secretary