



**KENNEDALE**  
Kennedale Economic  
Development Corporation  
[www.cityofkennedale.com](http://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



**Date:** July 22, 2014

**Agenda Item No:** MINUTES APPROVAL - A.

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**I. Subject:**

Consider approval of minutes from June 17, 2014 regular meeting.

**II. Originated by:**

Amethyst G. Sloane, City Secretary and Communications Coordinator

**III. Summary:**

Please see the attached minutes for your approval.

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**

|    |         |                            |
|----|---------|----------------------------|
| 1. | minutes | 06.14.2014 EDC Minutes.doc |
|----|---------|----------------------------|

***ECONOMIC DEVELOPMENT CORPORATION***  
**MINUTES**  
**BOARD OF DIRECTORS - REGULAR MEETING**  
**June 17, 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, , Mike Johnson,

**Absent:** Adrienne Kay, Ronald Whitley

**Staff Present:** Bob Hart (Executive Director), Jack Thompson (Orasi Development)

**III. MINUTES APPROVAL**

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

President Mundy noted than an error in the time stated for reconvening from executive session into open session be corrected.

**Motion** To approve the minutes with the noted change. **Action** Approve, **Moved By** Pat Turner  
**Seconded By** Rebecca Mowell  
**Motion Passed Unanimously**

**IV. REGULAR ITEMS**

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

Sakura Dedrick presented the report.

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

**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.

Bob Hart noted that Link Street was well underway and is expected to be complete in July. The city

has issued building permits to Burger King and Popeye's for land near QuikTrip and expects closing on June 30, 2014.

He also noted that a development agreement with HM Real Estate regarding land within the TIRZ with was signed by City Council in early June. One of the agreements is between the TIRZ Board and HM Real Estate directly and is on the agenda for consideration on June 18, 2014.

President Mundy recessed the meeting into executive session at 7:37PM.

## **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**

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

No action pursuant to executive session was necessary.

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

Bob Hart noted that the title of this item is correctly referred to as 'Consider authorizing the President and/or Executive Director to execute an Economic Performance Agreement for development of property at 1298 W. Kennedale Parkway.'

President Mundy opened a public hearing on this item. No residents asked to speak and the public hearing was closed.

Bob Hart noted that no public comments had been made to staff regarding this issue.

**Motion** To authorize the President and/or Executive Director to execute an Economic Performance Agreement for development of property at 1298 W. Kennedale Parkway as presented. **Action** Approve, **Moved By** Michael Johnson **Seconded By** Rebecca Mowell.  
**Motion Passed Unanimously**

## **VIII. ADJOURNMENT**

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

The meeting was adjourned at 8:30PM.

APPROVED:

\_\_\_\_\_  
President Robert Mundy

ATTEST:

\_\_\_\_\_  
City Secretary Amethyst G. Sloane



**Date:** July 22, 2014

**Agenda Item No:** REGULAR ITEMS - A.

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**I. Subject:**

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

**II. Originated by:**

Bob Hart

**III. Summary:**

This agreement was discussed at the last meeting.

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**

**Date:** July 22, 2014

**Agenda Item No:** REGULAR ITEMS - B.

---

**I. Subject:**

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:

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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;
15. "Village Creek Project," The development of Village Creek Park, including land acquisition, recreation facility development, water quality enhancement features, and related flood control and water quality studies;
16. "Oak Crest Development," The land acquisition and site development for the Oak Crest area, including utility extension, street improvements, consultation, plans, legal and engineering services;
17. "Financing Project," The issuance, purchase, sale, or other means of transfer of Bonds and other debt instruments designed to fund the above objectives including, but not limited to implementing a Tax Increment Financing (TIF) District / Municipal Management District (MMD) / Texas Leverage Fund and mixed-use project(s) development/redevelopment;
18. "Staff Support Project," Contractual staff services;
19. "Hotel/Motel Tax Administration," Manage the administration of the collection and expenditure of the hotel/motel occupancy tax in accordance with chapter 351 of the Texas Tax Code; and
20. "Administrative Project," All necessary services and related expenses for the above projects including but not limited to project master-planning; engineering; alternate energy sources; project advertising / marketing; related consultant and legal services; new construction / remodeling / maintenance of landscaping, roadways, City / KEDC owned or leased buildings, and their related improvements.

## **II. Originated by:**

Bob Hart  
Sakura Moten-Dedrick, Director of Finance & IT

## **III. Summary:**

The Economic Development Corporation will hold a public hearing to receive input regarding the expenditure of funds for such Projects during a meeting to be held on Tuesday, July 22, 2014 at the Kennedale Municipal

Building, 405 Municipal Drive, Kennedale, TX at 7:00 p.m. The above listed projects will require expenditure of funds collected from the 4B sales tax for Fiscal Year 2014-2015. If the KEDC Board of Directors recommends approval of such Projects, the City Council will act on this recommendation at a meeting tentatively scheduled on the 25th day of September 2014. Citizens are encouraged to attend the public hearing for comments or may furnish written correspondence to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060, prior to the hearing.

Staff will be present to receive comments from the public regarding any of this information.

**IV. Recommendation:**

None

**V. Alternative Actions:**

**VI. Attachments:**

**Date:** July 22, 2014

**Agenda Item No:** REGULAR ITEMS - C.

---

**I. Subject:**

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

**II. Originated by:**

Sakura Moten-Dedrick, Director of Finance & IT

**III. Summary:**

On July 22, 2014, the Kennedale Economic Development Board held a public hearing to receive input regarding the expenditure of funds for KEDC Projects, which will require expenditure of funds collected from the 4B sales tax for Fiscal Year 2014/15. No comments were received by staff.

In order for the Council to approve and adopt the City's FY2014/15 Budget (KEDC budget/projects included) and tax rate at a special called session tentatively scheduled on September 25, 2014, the KEDC must make a recommendation to Council given its review of the aforementioned items.

The City Manager, EDC/Chamber Administrative Director (Orasi) and Finance staff are in the process of finalizing the budget. It will be emailed out to the board this Monday (Jul 21).

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**



**Date:** July 22, 2014

**Agenda Item No:** STAFF ANNOUNCEMENTS/REPORTS - A.

---

**I. Subject:**

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

**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:** July 22, 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 1029 Bowman Springs Rd.

**II. Originated by:**

Bob Hart

**III. Summary:**

This discussion will be held during executive session.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**



**Date:** July 22, 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.
2. Discuss development incentives for High Ridge Road.

**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:**