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Kennedale Economic
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ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
August 12, 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 the minutes from the July 22, 2014 regular meeting.

IV. REGULAR ITEMS

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. TIP Sidewalk Grant
7. TownCenter
8. Southeast Tarrant County Business and Technology Conference
9. NCTCOG Comprehensive Economic Strategies

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.
2. Purchase of property at 7084 E Kennedale Parkway.

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 August 12, 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

Amethyst G. Sloane, City Secretary

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Staff Report to the Board of Directors

Date: August 12, 2014

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:
Consider approval of the minutes from the July 22, 2014 regular meeting.

II. Originated by:

III. Summary:
Please see the attached minutes for your approval

IV. Recommendation:
Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	07.22.2014 EDC Minutes.doc

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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
July 22, 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, Adrienne Kay, Ronald Whitley
Absent: none

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

III. MINUTES APPROVAL

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

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

IV. REGULAR ITEMS

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

Bob Hart noted that management of the Chamber of Commerce would now be completed by Jack Thompson of Orasi Development.

Motion To approve the management services agreement as presented. **Action** Approve, **Moved By** Rebecca Mowell **Seconded By** Adrienne Kay
Motion Passed Unanimously

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;

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.

President Mundy opened the public hearing. No one signed up to speak and the public hearing was closed. No staff report was necessary.

Motion To approve the intention of project as presented. **Action** Approve, **Moved By** Pat Turner
Seconded By Ronald Whitley
Motion Passed Unanimously

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

Bob Hart briefly went over the proposed budget with the Board.

Motion To recommend to City Council the approval of the FY2014-15 Proposed Budget. **Action** Approve, **Moved By** Ronald Whitley **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
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

Bob Hart presented a brief review of the above topics. No action was necessary.

President Mundy recessed the meeting into executive session at 8:50PM.

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.
3.

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

President Mundy reopened the regular session at 9:03 PM.

No action pursuant to executive session was necessary.

VIII. ADJOURNMENT

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

The meeting was adjourned at 9:05PM.

APPROVED:

_____
President Robert Mundy

ATTEST:

_____
City Secretary Amethyst G. Sloane

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Staff Report to the Board of Directors

Date: August 12, 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. TIP Sidewalk Grant
7. TownCenter
8. Southeast Tarrant County Business and Technology Conference
9. NCTCOG Comprehensive Economic Strategies

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:

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Staff Report to the Board of Directors

Date: August 12, 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.
2. Purchase of property at 7084 E Kennedale Parkway.

II. Originated by:

Bob Hart

III. Summary:
This discussion will be held during executive session.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

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Staff Report to the Board of Directors

Date: August 12, 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: