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**TAX INCREMENT REINVESTMENT ZONE ONE  
NONCOTIGUIOUS GEOGRAPHIC AREA, NEW HOPE ROAD & BLOXOM PARK ROAD  
AGENDA  
BOARD OF DIRECTORS - REGULAR MEETING  
June 15, 2015  
CITY HALL CONFERENCE ROOM, 405 MUNICIPAL DRIVE  
REGULAR SESSION - 2:00 PM**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. REPORTS/ANNOUNCEMENTS**

- A. Discuss the current status of the Kennedale TIRZ

**IV. MINUTES APPROVAL**

- A. Consider approval of minutes from the June 18, 2014 meeting

**V. REGULAR ITEMS**

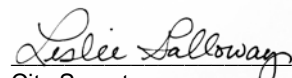
- A. Discuss and consider approval of a professional services agreement for the preliminary design of New Hope Road
- B. Discuss and consider the approval of a professional service agreement for the preliminary design of a wastewater line extension
- C. Authorize the Chair to execute a Letter of Agreement for the City of Kennedale to finance two Professional Service Agreements

**VI. 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 the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

**CERTIFICATION**

I certify that a copy of the June 15, 2015, Tax Increment Reinvestment Zone #1 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.

  
\_\_\_\_\_  
City Secretary



**Date:** June 15, 2015

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

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**I. Subject:**

Discuss the current status of the Kennedale TIRZ

**II. Originated by:**

**III. Summary:**

General update on the status of the TIRZ.

**IV. Recommendation:**

None

**V. Alternative Actions:**

**VI. Attachments:**



**Date:** June 15, 2015

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

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**I. Subject:**

Consider approval of minutes from the June 18, 2014 meeting

**II. Originated by:**

**III. Summary:**

Minutes from the June 18, 2014 TIRZ meeting attached for approval.

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**

1.	Tax Increment Reinvestment Zone One Meeting Minutes - June 18, 2014	06.18.2014 TIRZ Minutes.doc
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**TAX INCREMENT REINVESTMENT ZONE ONE**  
**NONCONTIGUIOUS GEOGRAPHIC AREA, NEW HOPE ROAD & BLOXOM PARK ROAD**  
**MINUTES**  
**BOARD OF DIRECTORS - REGULAR MEETING**  
**June 18, 2014**  
**CITY HALL CONFERENCE ROOM, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER**

Chair Robert Mundy called the meeting to order at 3:10PM.

**II. ROLL CALL**

**Present:** Robert Mundy, Frank Fernandez, Rebecca Mowell, Pat Turner

**Absent:** Mark McLendon, Scott Rule, Jeni McGarry

**Staff Present:** Bob Hart, City Manager

**III. REPORTS AND ANNOUNCEMENTS**

A. Discuss the current status of the Kennedale TIRZ.

Bob Hart noted that the agreement to be discussed on the regular agenda is a big step toward the development of the TIRZ area. Mr. Hart also gave a brief overview of the TIRZ plan and process, as it has been some months since the TIRZ board has held a meeting.

**IV. MINUTES APPROVAL**

A. Consider approval of minutes from October 26, 2012 meeting.

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

**V. REGULAR ITEMS**

A. Discuss and consider approval of a TIRZ Development Agreement with HM Real Estate Management, Ltd. for reimbursement of project costs for the construction of public improvements in the Project and Finance Plan for the City of Kennedale Tax Increment Reinvestment Zone #1.

Bob Hart presented background information on this agreement, noting that the City of Kennedale City Council had recently approved their portion of this agreement via the adoption of Resolution 426, as well as a development agreement between the City and HM Real Estate. Mr. Hart noted that this agreement is the first step for the TIRZ and a step toward bringing residential development to the southern portion of town, which is in line with the city's adopted comprehensive land use plan.

**Motion** To approve the minutes as presented., **Action** Approve, **Moved By** Frank Fernandez,  
**Seconded By** Rebecca Mowell

Motion Passed Unanimously

**VI. ADJOURNMENT**

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

The meeting was adjourned at 3:55PM.

APPROVED:

\_\_\_\_\_  
Robert Mundy, Chair



**Date:** June 15, 2015

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

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**I. Subject:**

Discuss and consider approval of a professional services agreement for the preliminary design of New Hope Road

**II. Originated by:**

Bob Hart

**III. Summary:**

The development agreement executed by the City and the TIRZ with the owners of Texas Raceway required preliminary sewer routing design and the New Hope Road alignment. It is recommended the TIRZ approve the proposed contracts with Freese & Nichols to do both studies. TIRZ funds are not available to pay for the studies; therefore, the City will need to loan the funds to the TIRZ. Approval of the TIRZ loan is on the June 15 City Council agenda.

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**



**Date:** June 15, 2015

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

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**I. Subject:**

Discuss and consider the approval of a professional service agreement for the preliminary design of a wastewater line extension

**II. Originated by:**

Bob Hart

**III. Summary:**

The development agreement executed by the City and the TIRZ with the owners of Texas Raceway required preliminary sewer routing design and the New Hope Road alignment. It is recommended the TIRZ approve the proposed contracts with Freese & Nichols to do both studies. TIRZ funds are not available to pay for the studies; therefore, the City will need to loan the funds to the TIRZ. Approval of the TIRZ loan is on the June 15 City Council agenda.

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**



**Date:** June 15, 2015

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

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**I. Subject:**

Authorize the Chair to execute a Letter of Agreement with the City of Kennedale to finance two Professional Service Agreements

**II. Originated by:**

**III. Summary:**

TIRZ funds are not available to pay for the two professional studies. Therefore, it is recommended that the Chair be authorized to execute a Letter of Agreement for the City of Kennedale to loan funds to the TIRZ for the two professional service agreements. Approval of the TIRZ loan is schedule for the June 15 City Council agenda.

**IV. Recommendation:**

Approve

**V. Alternative Actions:**

**VI. Attachments:**