

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
July 28, 2015
CITY HALL CONFERENCE ROOM, 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 June 11, 2015 regular meeting

IV. PUBLIC HEARING

A. 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, entertainment, food truck park, farmers market, 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 Plaza;
4. "Arts Project," The planning, implementation, and operation of City Festivals and Events;
5. "Sign Project," The construction of a new Kennedale Entranceway Monument Sign at a site TBD, and/or directional signs;
6. "Parkway Project," The creation & implementation of Kennedale Parkway, Village Creek, and I-20 commercial and residential Urban Renewal / Development/Redevelopment / Revitalization / Access and Safety Studies / 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 Reinvestment Zone (TIRZ) 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, landscaping, and/or signage improvements;
10. "Industrial Expansion Project," Industrial expansion and recruitment program, including loans, fee waivers, incentive payments, driveway and access construction, street 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 land acquisition, 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 Reinvestment Zone (TIRZ) 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;
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.

V. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for June 2015.
- B. Discuss and approve FY2015-16 Proposed Budget for recommendation to City Council.

VI. STAFF ANNOUNCEMENTS/REPORTS

- A. Kennedale Parkway Access
- B. Village Creek
- C. Sidewalk Project
- D. TownCenter
- E. TIRZ Report
- F. Chamber Report

VII. 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. Industrial Prospects for Bloxom Park
- 2. 1298 W. Kennedale Parkway Business Incentives
- 3. 5913 Kennedale Road
- 4. 5409 Kennedale Road
- 5. 580 Corry A. Edwards Drive

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

IX. 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 July 28, 2015, 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.


Leslie Galloway, City Secretary