

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
September 22, 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 August 25, 2015 regular meeting

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for August 2015.
- B. Discuss and consider approval to renew the management services agreement with the Chamber of Commerce

V. STAFF ANNOUNCEMENTS/REPORTS

- A. Village Creek
- B. TownCenter
- C. Chamber Report

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. 5913 Kennedale Road
- 2. 5409 Kennedale Road
- 3. 1200 Block Bowman Springs Road
- 4. 6900 Block Kennedale Parkway

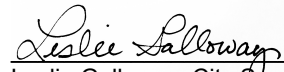
VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

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 the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the September 22, 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



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: September 22, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the August 25, 2015 regular meeting

II. Originated by:

III. Summary:

Minutes are prepared by the Deputy City Secretary and ready for approval.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Economic Development Corporation Meeting Minutes - August 25, 2015	8.25.15.pdf
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ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS - REGULAR MEETING
MINUTES
August 25, 2015

I. CALL TO ORDER

President Mundy called the meeting to order at 7:03 p.m.

II. ROLL CALL

Present: Michael Johnson, Adrienne Kay, Rebecca Mowell, Robert Mundy, Pat Turner, Mark Yeary

Absent: Ronald Whitley

Staff Present: Bob Hart, Krystal Crump, Kathy Moore, and Jack Thompson with Orasi Development/Chamber of Commerce

III. MINUTES APPROVAL

A. Consider approval of the minutes from the July 28, 2015 regular meeting

Motion To approve the July 28, 2015 regular meeting minutes. **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 July 2015.

Finance Director, Krystal Crump provided an update on the July 2015 Economic Development Corporation financial report. Krystal noted that there was an overage in the maintenance line item due to an air conditioning issue at TownCenter; however, she noted that this was a one-time issue. Additionally, there was discussion within the group on the principles of accrual accounting and if that might be a better option for EDC reporting.

Motion To approve the July 2015 Economic Development Corporation Finance Report. **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Mark Yeary.

Motion passed Unanimously

B. Update on the International Council of Shopping Centers (ICSC) Conference Attendance

EDC Director, Bob Hart stated that Craig Hughes, Hughes Commercial Real Estate and Development is interested in attending the International Council of Shopping Centers (ICSC) Conference in Dallas on November 4-6, 2015. Bob stated that Jack Thompson will be attending

and asked if any of the EDC members were interested in attending the event. Robert Mundy and Adrienne Kay stated that they could possibly attend; it was noted that confirmation would be needed by the third week in September.

V. STAFF ANNOUNCEMENTS/REPORTS

- A. Village Creek
- B. Sidewalk Project
- C. TownCenter
- D. TIRZ Report
- E. Chamber Report

Director Hart provided updates for ongoing projects; highlights included a FEMA application to be filed on Village Creek; ongoing progress on the Sidewalk Project; new signage coming to TownCenter; and the Tax Increment Reinvestment Zone (TIRZ) is working on an engineering report and financing.

Jack Thompson provided updates from the Chamber, inviting everyone to their upcoming Business After Hours Event at Alley Kats in Arlington, on Tuesday evening, September 1; he noted that this is a free event. Additionally, Jack stated that the September Chamber luncheon will feature the State of the City address by Mayor Johnson.

VI. EXECUTIVE SESSION

President Mundy recessed into executive session at 7:27 p.m.

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
6. 1200 Block Bowman Springs Road
7. 6900 Block Kennedale Parkway
8. Red's Roadhouse Status
9. 516 Corry A. Edwards Drive
10. 705 Kennedale Parkway

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

President Mundy reconvened into open session at 8:24 p.m.

No action was necessary pursuant to the Executive Session.

VIII. ADJOURNMENT

The meeting was adjourned at 8:26 p.m.

Motion To adjourn. **Action** Adjourn, **Moved By** Mark Yeary, **Seconded By** Rebecca Mowell.
Motion passed Unanimously

APPROVED:

ATTEST:

President Robert Mundy

Deputy City Secretary Kathy E. Moore



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: September 22, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for August 2015.

II. Originated by:

Finance Director, Director of Finance & IT

III. Summary:

Finance Director, Krystal Crump will provide an overview of the August 2015 Kennedale Economic Development Corporation Financial Report.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	AUGUST 2015 FINANCIALS	20150915 EDC AUGUST 15 FINANCIALS.pdf
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AUGUST 2015 ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY

Budget Amendment

15-5565-01-00 Legal Services – increase budget \$8,700

15-5570-01-00 Special Services – increase budget \$15,000

15-5580-01-00 Engineering Services – increase budget \$10,000

15-5615-01-00 Functional Grant – increase budget \$37,744

15-5800-01-00 Land – increase budget \$20,887

Monthly Information

The administration department is over budget \$50,000 and being corrected with budget amendments. August sales tax payment was 2nd largest for city.

Rental Fees, MMD Tax and Rental Insurance are reported on the Accrual Basis of Accounting, while all other revenues and expenditures are reported on the Cash Basis. This procedure has been in effect for several years, but can be changed should the Board wish.

Krystal Crump
Finance Director

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

BALANCE SHEET

ALL EDC FUND'S

BALANCE SHEET	FY13-14 ACTUAL	JULY BEGINNING BALANCE	REVENUES	EXPENDITURES	JULY ENDING BALANCE
INVESTMENT IN CONSOLIDATED CASH	177,198	153,625	52,472	65,047	141,050
TEXPOOL	19	19	-	-	19
BANK ESCROW- SHOPPING CENTER	10,000	10,000	-	-	10,000
SECURITY DEPOSIT- SHOPPING CENTER	(14,899)	(14,899)	-	-	(14,899)
FUND BALANCE- FUND 15	226,739	226,740	52,468	65,047	136,172
FUND BALANCE- FUND 19	29,429	29,429	-	-	29,440
FUND BALANCE- FUND 95	119,922	119,953	4	-	119,957

"EXEMPLIFYING EXCELLENCE"

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

INCOME STATEMENT

15: EDC4B FUND

INCOME STATEMENT	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE
OPERATING REVENUES	1,103,880	1,103,880	1,430,856	1,536,006	901,665	901,665	507,881	619,143	(202,215)
OPERATING EXPENDITURES	(612,657)	(603,159)	(501,533)	(599,079)	(595,193)	(595,193)	(444,983)	(464,933)	7,966
OPERATING INCOME/(LOSS)	491,223	500,721	929,322	936,927	306,472	306,472	62,898	154,210	(194,249)
NONOPERATING REVENUES/(EXPENSES)									
INTEREST EARNINGS	645	645	8	12	4	4	53	55	(641)
(TRANSFER OUT)	(155,118)	(155,118)	(155,119)	(155,119)	(153,519)	(153,519)	(153,519)	(153,519)	1,599
NET OPERATING INCOME/(LOSS)	336,750	346,248	774,212	781,820	152,957	152,957	(90,568)	746	(193,291)
BEGINNING FUND BALANCE	\$ (555,080)	\$ (555,080)	\$ (555,080)	\$ (555,080)	\$ 226,740	\$ 226,740	\$ 226,740	\$ 226,740	781,820
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	\$ (218,330)	\$ (208,832)	\$ 219,132	\$ 226,740	\$ 379,697	\$ 379,697	\$ 136,172	\$ 227,486	588,529
95: EDC4B RESERVE FUND	\$ 119,966	\$ 119,955	\$ 119,911	\$ 119,922	\$ 119,935	\$ 119,938	\$ 119,957	\$ 119,959	(20)
19: EDC4B CAPITAL BOND FUND	\$ 13,357	\$ 4,424	\$ 29,424	\$ 29,429	\$ 4,451	\$ 4,449	\$ 29,440	\$ 29,442	27
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ (85,007)	\$ (84,453)	\$ 368,467	\$ 376,090	\$ 504,083	\$ 504,083	\$ 285,569	\$ 376,887	\$ 588,535

"EXEMPLIFYING EXCELLENCE"

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

FUND SUMMARY BY CATEGORY

15: EDC4B FUND

CATEGORY	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
BEGINNING FUND BALANCE	\$ (555,080)	\$ (555,080)	\$ (555,080)	\$ (555,080)	\$ 226,740	\$ 226,740	\$ 226,740	\$ 226,740	\$ 323,848		
AD VALOREM TAXES	23,132	23,132	51,936	52,329	48,062	48,062	38,075	48,062	24,930	224.5%	79.2%
SALES/BEVERAGE TAXES	305,808	305,808	247,408	325,630	334,791	334,791	327,074	387,389	28,983	80.9%	97.7%
INVESTMENT EARNINGS	645	645	8	12	4	4	53	55	(641)	1.2%	1325.0%
MISCELLANEOUS INCOME	600,000	600,000	991,227	1,008,096	384,120	384,120	45,217	49,000	(215,880)	165.2%	11.8%
SURPLUS SALES/RENTALS	174,940	174,940	140,285	149,950	134,692	134,692	97,515	134,692	(40,248)	80.2%	72.4%
TOTAL REVENUES	\$ 1,104,525	\$ 1,104,525	\$ 1,430,864	\$ 1,536,017	\$ 901,669	\$ 901,669	\$ 507,934	\$ 619,198	\$ (202,856)	129.5%	56.3%
SUPPLIES	3,100	3,100	-	-	3,100	3,100	4,625	4,625	-	0.0%	149.2%
MAINTENANCE	30,240	30,240	24,891	26,036	23,592	23,592	25,928	28,000	(6,648)	82.3%	109.9%
SUNDRY	213,130	317,742	253,978	345,864	201,629	201,629	186,003	203,828	(116,113)	79.9%	92.3%
DEBT	186,187	168,977	163,423	167,937	186,873	186,873	207,540	207,593	17,896	96.7%	111.1%
TRANSFERS	155,118	155,118	155,119	155,119	153,519	153,519	153,519	153,519	(1,599)	100.0%	100.0%
CAPITAL	180,000	83,100	59,241	59,241	180,000	180,000	20,887	20,887	96,900	71.3%	11.6%
TOTAL EXPENDITURES	\$ 767,775	\$ 758,277	\$ 656,652	\$ 754,198	\$ 748,712	\$ 748,712	\$ 598,502	\$ 618,452	\$ (9,565)	86.6%	79.9%
REVENUES OVER EXPENDITURES	\$ 336,750	\$ 346,248	\$ 774,212	\$ 781,820	\$ 152,957	\$ 152,957	\$ (90,568)	\$ 746			
ENDING FUND BALANCE	\$ (218,330)	\$ (208,832)	\$ 219,132	\$ 226,740	\$ 379,697	\$ 379,697	\$ 136,172	\$ 227,486			
FUND BALANCE AS % OF EXP	-28.4%	-27.5%	33.4%	30.1%	50.7%	50.7%	22.8%	36.8%			
RESERVE SURPLUS/(SHORTFALL)	\$ (218,330)	\$ (208,832)	\$ 219,132	\$ 226,740	\$ 379,697	\$ 379,697	\$ 136,172	\$ 227,486			

"EXEMPLIFYING EXCELLENCE"

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

REVENUE LINE ITEM SUMMARY

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
4002-00-00	MMD TAX-CURRENT YEAR AD VALOREM TAXES	23,132	23,132	51,936	52,329	48,062	48,062	38,075	48,062	24,930	224.5%	79.2%
		\$ 23,132	\$ 23,132	\$ 51,936	\$ 52,329	\$ 48,062	\$ 48,062	\$ 38,075	\$ 48,062	\$ 24,930	224.5%	79.2%
4081-00-00	SALES TAX SALES/BEVERAGE TAXES	305,808	305,808	247,408	325,630	334,791	334,791	327,074	387,389	28,983	80.9%	97.7%
		\$ 305,808	\$ 305,808	\$ 247,408	\$ 325,630	\$ 334,791	\$ 334,791	\$ 327,074	\$ 387,389	\$ 28,983	80.9%	97.7%
4401-00-00	INVESTMENT INCOME INVESTMENT EARNINGS	645	645	8	12	4	4	53	55	(641)	1.2%	1325.0%
		\$ 645	\$ 645	\$ 8	\$ 12	\$ 4	\$ 4	\$ 53	\$ 55	\$ (641)	1.2%	1325.0%
4409-00-00	MISCELLANEOUS INCOME	600,000	600,000	979,284	989,468	384,120	384,120	45,217	49,000	(215,880)	163.2%	11.8%
4415-00-00	INSURANCE REIMBURSEMENTS MISCELLANEOUS INCOME	-	-	11,943	18,628	-	-	-	-	-	#DIV/0!	0.0%
		\$ 600,000	\$ 600,000	\$ 991,227	\$ 1,008,096	\$ 384,120	\$ 384,120	\$ 45,217	\$ 49,000	\$ (215,880)	165.2%	11.8%
4805-00-00	RENTAL FEES-SHOPPING CENTER	166,440	166,440	135,450	145,091	126,192	126,192	97,271	126,192	(40,248)	81.4%	77.1%
4806-00-00	RENTAL INSURANCE SURPLUS SALES/RENTALS	8,500	8,500	4,835	4,859	8,500	8,500	244	8,500	-	56.9%	2.9%
		\$ 174,940	\$ 174,940	\$ 140,285	\$ 149,950	\$ 134,692	\$ 134,692	\$ 97,515	\$ 134,692	\$ (40,248)	80.2%	72.4%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 1,104,525	\$ 1,104,525	\$ 1,430,864	\$ 1,536,017	\$ 901,669	\$ 901,669	\$ 507,934	\$ 619,198	\$ (202,856)	129.5%	56.3%
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS) 10% ADMIN CHARGE-GENERAL FUND	\$ 1,103,880	\$ 1,103,880	\$ 1,418,913	\$ 1,517,378	\$ 901,665	\$ 901,665	\$ 507,881	\$ 619,143	\$ (202,215)		
		110,388	110,388	141,891	151,738	90,167	90,167	50,788	61,914	(20,221)		

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

REVENUE LINE ITEM DETAIL

15: EDC4B FUND

				FY14-15 PROPOSED
4002-00-00	MMD TAX-CURRENT YEAR	BASED ON FY13/14 ASSESSED VALUE OF \$2,783,693 AND TOTAL TAX RATE OF 2.880965 PER \$100 (MINUS TRACT 1R FOR SURPLUS) CITY OF KENNEDALE: \$0.747500 KENNEDALE ISD: \$1.492068 TARRANT COUNTY: \$0.264000 TARRANT HOSPITAL: \$0.227897 TARRANT COLLEGE: \$0.149500	48,062	48,062
4081-00-00	SALES TAX	GENERALLY BUDGET BASED ON PRIOR 3 YEARS OF HISTORY	334,791	334,791
4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	4	4
4409-00-00	MISCELLANEOUS INCOME	SALE OF 1121 WEST KENNEDALE PARKWAY (APACHE/NACHO/FOX/WHEELER/HUNDE PURCHASED FY09/10) - 3RD PADSITE, 4TH PADSITE REMAINING MONTHLY FEE FROM CHAMBER FOR SERVICES (\$2000 MONTH) MONTHLY FEE FROM CHAMBER PER RENTAL AGREEMENT (\$10 MONTH) PLUS \$100 DEPOSIT	360,000 24,000 120	384,120
4805-00-00	RENTAL FEES-SHOPPING CENTER	SUBWAY (\$1400 MONTH, RELOCATION FEB 2012, LEASE EXPIRES 09/01/13, GOES TO \$1750 UPON EXPIRATION) CHICKEN EXPRESS (\$2518 MONTH, RELOCATION JUL 2013, LEASE EXPIRES 05/31/17, GOES TO \$2618 UPON MOVE) DOLLAR GENERAL (\$4719 MONTH, LEASE EXPIRES 07/31/17, 2% MANAGEMENT FEE FOR AT RENEWA) PREPAID TENANT FEES RECEIVED BUT CORRESPONDING OFFSET OCCURS WHEN BOOKED AGAINST CAM EXPENSES (EXCLUDES RENTAL INSURANCE CAM)	- 25,180 56,628 44,384	126,192
4806-00-00	RENTAL INSURANCE	RENTAL CAM COLLECTED ON LEASE AGREEMENTS AND THEN USED TO PAY TML INSURANCE (OFFSETTING EXPENSE UNDER TOWN SHOPPING CENTER)	8,500	8,500

TOTAL REVENUES \$ 901,669

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
5220-01-00	UNIFORMS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5240-01-00	PRINTED SUPPLIES	3,000	3,000	-	-	3,000	3,000	4,505	4,505	-	0.0%	150.2%
5260-01-00	GENERAL OFFICE SUPPLIES	50	50	-	-	50	50	-	-	-	0.0%	0.0%
5261-01-00	POSTAGE	50	50	-	-	50	50	120	120	-	0.0%	240.0%
	SUPPLIES	\$ 3,100	\$ 3,100	\$ -	\$ -	\$ 3,100	\$ 3,100	\$ 4,625	\$ 4,625	\$ -	0.0%	149.2%
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5501-01-00	ADVERTISING	-	-	3,616	3,616	1,200	1,200	359	359	1,200	#DIV/0!	29.9%
5510-01-00	ASSOC DUES/PUBLICATIONS	3,150	3,150	3,614	3,614	4,020	4,020	4,755	4,800	870	114.7%	118.3%
5512-01-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	1,000	1,000	-	-	250	250	-	-	(750)	0.0%	0.0%
5565-01-00	LEGAL SERVICES	5,000	5,000	250	250	1,000	1,000	9,700	9,700	(4,000)	5.0%	970.0%
5567-01-00	AUDIT SERVICES	2,000	2,000	20,000	2,000	2,000	2,000	2,000	2,000	-	1000.0%	100.0%
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	51,600	51,600	44,385	56,485	72,600	72,600	84,693	84,693	21,000	86.0%	116.7%
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5578-01-00	TRAVEL	700	700	-	-	100	100	70	70	(600)	0.0%	70.0%
5580-01-00	ENGINEERING SERVICES	10,000	10,000	7,500	12,855	1,000	1,000	9,135	11,000	(9,000)	75.0%	913.5%
5585-01-00	TELEPHONE SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5595-01-00	ADMIN CHARGE-GENERAL FUND	110,388	215,000	129,811	213,607	90,167	90,167	50,588	61,914	(124,833)	60.4%	56.1%
	SUNDRY	\$ 183,838	\$ 288,450	\$ 209,176	\$ 292,427	\$ 172,337	\$ 172,337	\$ 161,300	\$ 174,536	\$ (116,113)	72.5%	93.6%
5615-01-00	FUNCTIONAL GRANT	-	-	-	-	-	-	37,744	37,744	-	0.0%	#DIV/0!
	DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,744	\$ 37,744	\$ -	0.0%	#DIV/0!
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-01-00	LAND	-	48,100	47,184	47,184	-	-	20,887	20,887	(48,100)	98.1%	#DIV/0!
	CAPITAL	\$ -	\$ 48,100	\$ 47,184	\$ 47,184	\$ -	\$ -	\$ 20,887	\$ 20,887	\$ (48,100)	98.1%	#DIV/0!
	TOTAL EXPENDITURES	\$ 186,938	\$ 339,650	\$ 256,360	\$ 339,611	\$ 175,437	\$ 175,437	\$ 224,556	\$ 237,792	\$ (164,213)	48.7%	75.5%

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

**15: EDC4B FUND
01: ADMINISTRATION**

**FY14-15
PROPOSED**

5101-01-00	SALARIES	EDC DIRECTOR POSITION OMITTED.	-	-
5107-01-00	OVERTIME	EDC DIRECTOR POSITION OMITTED.	-	-
5115-01-00	RETIREMENT	EDC DIRECTOR POSITION OMITTED.	-	-
5117-01-00	FICA	EDC DIRECTOR POSITION OMITTED.	-	-
5118-01-00	MEDICAL INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5120-01-00	LIFE INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5121-01-00	DENTAL INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5122-01-00	VISION INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5220-01-00	UNIFORMS	NEW SHIRTS FOR CONVENTIONS/MEETINGS	-	-
5240-01-00	PRINTED SUPPLIES	PRINTED MAPS OF ENTIRE CITY	-	3,000
		EDC COPIES/BROCHURES	3,000	
		CITY MARKETING FLYERS/AERIAL PHOTOS	-	
		CITY NEWSLETTER PRINTING (GLOBAL) SPLIT 66% EDC/34% CITY	-	
5260-01-00	GENERAL OFFICE SUPPLIES	FILES/FOLDERS/PAPER/PENCILS (REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION)	50	50
5261-01-00	POSTAGE	FOR MAIL OUTS/MARKETING PACKAGES (REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION)	50	50
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	ADDITIONAL EQUIPMENT ASSOCIATED WITH PRESENTATIONS/MARKETING (REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION)	-	-
5290-01-00	EXPENDABLE SUPPLIES	TOWN CENTER GRAND OPENING	-	-
		9/11 MEMORIAL	-	-
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION	-	-
5501-01-00	ADVERTISING	PROMOTIONAL ADVERTISING, LEGAL NOTICES AND BUDGET HEARING AD (\$1200)	1,200	1,200
5510-01-00	ASSOC DUES/PUBLICATIONS	TEXAS ECONOMIC DEVELOPMENT COMMISSION	200	4,020
		DUNN & BRADSTREET/HOOVERS SUBSCRIPTION SERVICE	-	
		CITY (\$1875) & EDC (\$675) KENNEDALE CHAMBER MEMBERSHIP	2,550	
		DALLAS CHAMBER (\$870) & TX MONTHLY ECONOMIC GUIDE AD (\$0),	1,270	
		DALLAS CHAMBER MAP ADD (\$400)		
5525-01-00	TRAINING/SEMINARS	EDC TRAINING THROUGH VARIOUS ASSOCIATIONS BY BOARE	250	250
5565-01-00	LEGAL SERVICES	BILLABLE HOURS FOR CITY ATTORNEY ON EDC RELATED PROJECTS (I.E., HOTEL, OTHER POTENTIAL OPPORTUNITIES)	1,000	1,000
5567-01-00	AUDIT SERVICES	PATILLO, BROWN & HILL SERVICES FOR INDEPENDENT ANNUAL AUDIT (FY11/12 \$1500, FY12/13 \$1500, FY13/14 \$2K, FY14/15 \$2K, FY15/16 \$2250)	2,000	2,000
5570-01-00	SPECIAL SERVICES	TOWN CENTER CONSULTING FIRM (APPROXIMATELY \$5500/MONTH BEGINNING JUL 2014, TO INCLUDE \$3500 FOR EDC SERVICES, \$2000 FOR CHAMBER SERVICES) - \$2000 DIRECT REVENUE OFFSET FROM CHAMBER EACH MONTH	66,000	72,600
		WEBSITE MAINTENANCE BY CONSULTANT (\$550/MONTH)	6,600	
5578-01-00	TRAVEL	TRAVEL RELATED TO OTHER EDC TRAINING/SEMINARS BY STAFF/BOARD	100	100
5580-01-00	ENGINEERING	TIED TO POTENTIAL ACTIVITIES/PROJECTS (I.E., HOTEL, ETC.)	1,000	1,000
5595-01-00	ADMIN CHARGE-GENERAL FUND	CHARGE FOR SERVICES PROVIDED BY GENERAL FUND RESOURCES (10% TOTAL REVENUES EXCLUDING INTEREST/TRANSFERS)	90,167	90,167

TOTAL EXPENDITURES \$ 175,437

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE**

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
5620-01-03	ISSUANCE COSTS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5621-01-03	PAYING AGENT FEES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	68,806	68,806	68,766	68,766	65,678	65,678	65,625	65,678	(3,128)	99.9%	99.9%
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	45,000	45,000	45,000	45,000	50,000	50,000	50,000	50,000	5,000	100.0%	100.0%
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	18,210	18,218	16,745	18,210	17,024	17,024	17,024	17,024	(1,194)	91.9%	100.0%
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	54,171	36,953	32,911	35,961	54,171	54,171	37,147	37,147	17,218	89.1%	68.6%
	DEBT	\$ 186,187	\$ 168,977	\$ 163,423	\$ 167,937	\$ 186,873	\$ 186,873	\$ 169,796	\$ 169,849	\$ 17,896	96.7%	90.9%
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	155,118	155,118	155,119	155,119	153,519	153,519	153,519	153,519	(1,599)	100.0%	100.0%
	TRANSFER	\$ 155,118	\$ 155,118	\$ 155,119	\$ 155,119	\$ 153,519	\$ 153,519	\$ 153,519	\$ 153,519	\$ (1,599)	100.0%	100.0%
	TOTAL EXPENDITURES	\$ 341,305	\$ 324,095	\$ 318,542	\$ 323,056	\$ 340,392	\$ 340,392	\$ 323,315	\$ 323,368	\$ 16,297	98.3%	95.0%

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

				FY14-15
				PROPOSED
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	DUE 11/01	32,839	65,678
		DUE 05/01	32,839	
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	DUE 05/01	50,000	50,000
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	DUE BY 1ST OF EACH MONTH (BEGINS 11/01/2011)	17,024	17,024
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	DUE BY 1ST OF EACH MONTH (BEGINS 11/01/2011)	54,171	54,171
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	DUE 11/01 INTEREST : 2010 \$2.0M CO BOND	36,759	153,519
		DUE 05/01 INTEREST : 2010 \$2.0M CO BOND	36,759	
		DUE 05/01 PRINCIPAL : 2010 \$2.0M CO BOND	80,000	

TOTAL EXPENDITURES \$ 340,392

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
	SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5403-02-00	BUILDING MAINTENANCE	30,240	30,240	24,891	26,036	23,592	23,592	25,928	28,000	(6,648)	82.3%	109.9%
	MAINTENANCE	\$ 30,240	\$ 30,240	\$ 24,891	\$ 26,036	\$ 23,592	\$ 23,592	\$ 25,928	\$ 28,000	\$ (6,648)	82.3%	109.9%
5530-02-00	ELECTRIC SERVICES	5,000	5,000	3,754	4,439	5,000	5,000	4,380	5,000	-	75.1%	87.6%
5545-02-00	INSURANCE-PROPERTY	8,500	8,500	10,075	10,075	8,500	8,500	6,347	8,500	-	118.5%	74.7%
5570-02-00	SPECIAL SERVICES	15,792	15,792	15,055	16,371	15,792	15,792	13,976	15,792	-	95.3%	88.5%
	SUNDRY	\$ 29,292	\$ 29,292	\$ 28,884	\$ 30,885	\$ 29,292	\$ 29,292	\$ 24,703	\$ 29,292	\$ -	98.6%	84.3%
	TOTAL EXPENDITURES	\$ 59,532	\$ 59,532	\$ 53,775	\$ 56,922	\$ 52,884	\$ 52,884	\$ 50,631	\$ 57,292	\$ (6,648)	90.3%	95.7%

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

**15: EDC48 FUND
02: TOWN SHOPPING CENTER**

				FY14-15 PROPOSED
5403-02-00	BUILDING MAINTENANCE	WATER (\$350/MONTH)	4,200	23,592
		FIRE SPRINKLER-CAM (\$150/QUARTER)	600	
		LANDSCAPE/MATERIALS-CAM (\$1166/MONTH)	13,992	
		MAINTENANCE-CAM (\$400/MONTH)	4,800	
5530-02-00	ELECTRIC SERVICES	ELECTRICITY-CAM	5,000	5,000
5545-02-00	INSURANCE-PROPERTY	COVERAGE THROUGH TEXAS MUNICIPAL LEAGUE (CHICKEN EXPRESS/DOLLAR GENERAL BUILDING ON TML SCHEDULE, ALL OTHER BUILDINGS CARRIED ON CYPRESS INSURANCE)	8,500	8,500
5570-02-00	SPECIAL SERVICES	PROPERTY/ASSET MANAGEMENT (\$500 PER MONTH)	6,000	15,792
		SEP 2013 - AUG 2015: SUBWAY \$350, ACE \$466 OR \$9792 FY13/14 - FY14/15 ANNUAL	9,792	

TOTAL EXPENDITURES \$ 52,884

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
	SUNDRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5847-03-00	CONSTRUCTION CAPITAL	30,000	-	-	-	30,000	30,000	-	-	30,000	0.0%	0.0%
		\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	0.0%	0.0%
		\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	0.0%	0.0%

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

**15: EDC4B FUND
03: TOWN CENTER REDEVELOPMENT**

				FY14-15 PROPOSED
5847-03-00	CONSTRUCTION	CHICKEN EXPRESS BUILDING HEALTH INSPECTIONS/ASBESTOS SURVEY	5,000	30,000
		CHICKEN EXPRESS TEAR DOWN/DEMOLITION	25,000	
		TOTAL EXPENDITURES \$ 30,000		

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
5580-04-00	ENGINEERING SERVICES	-	-	15,918	22,552	-	-	-	-	-	#DIV/0!	141.7%
	SUNDRY	\$ -	\$ -	\$ 15,918	\$ 22,552	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-04-00	LAND	150,000	35,000	12,057	12,057	150,000	150,000	-	-	115,000	#DIV/0!	142.8%
	CAPITAL	\$ 150,000	\$ 35,000	\$ 12,057	\$ 12,057	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 115,000	100.7%	142.8%
		\$ 150,000	\$ 35,000	\$ 27,975	\$ 34,609	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 115,000	111.9%	156.6%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM DETAIL

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

				FY14-15 PROPOSED
5800-00-00	LAND	HOTEL/QT PROPERTY	150,000	150,000
TOTAL EXPENDITURES			\$	150,000

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
BEGINNING FUND BALANCE	\$ 38,357	\$ 29,411	\$ 29,411	\$ 29,411	\$ 29,431	\$ 29,429	\$ 29,429	\$ 29,429			
INVESTMENT EARNINGS	-	17	17	18	20	20	11	13	20	100.0%	55.0%
TOTAL REVENUES	\$ -	\$ 17	\$ 17	\$ 18	\$ 20	\$ 20	\$ 11	\$ 13	\$ 20	100.0%	55.0%
CAPITAL	25,000	25,000	-	-	25,000	25,000	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ (25,000)	\$ (24,983)	\$ 17	\$ 18	\$ (24,980)	\$ (24,980)	\$ 11	\$ 13			
ENDING FUND BALANCE	\$ 13,357	\$ 4,428	\$ 29,428	\$ 29,429	\$ 4,451	\$ 4,449	\$ 29,440	\$ 29,442			
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	53.4%	17.7%	N/A	N/A	17.8%	17.8%	N/A	N/A			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 13,357	\$ 4,428	\$ 29,428	\$ 29,429	\$ 4,451	\$ 4,449	\$ 29,440	\$ 29,442			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
4401-00-00	INVESTMENT INCOME	-	-	17	18	20	20	11	13	20	#DIV/0!	55.0%
	INVESTMENT EARNINGS	\$ -	\$ -	\$ 17	\$ 18	\$ 20	\$ 20	\$ 11	\$ 13	\$ 20	#DIV/0!	55.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ -	\$ -	\$ 17	\$ 18	\$ 20	\$ 20	\$ 11	\$ 13	\$ (250)	#DIV/0!	55.0%

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	SUNDRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5847-01-00	CONSTRUCTION	25,000	25,000	-	-	25,000	25,000	-	-	-	0.0%	0.0%
	CAPITAL	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL EXPENDITURES	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	0.0%	0.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM DETAIL

19: EDC4B CAPITAL BOND FUND

				FY14-15
				PROPOSED
4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATE:	20	20
			TOTAL REVENUES	\$ 20

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

				FY14-15
				PROPOSED
5847-01-00	CONSTRUCTION	WATER TANK IN TOWNCENTER	25,000	25,000
			TOTAL EXPENDITURES	\$ 25,000

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

95: EDC4B RESERVE FUND

CATEGORY	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
BEGINNING FUND BALANCE	\$ 119,914	\$ 119,903	\$ 119,903	\$ 119,903	\$ 119,919	\$ 119,922	\$ 119,922	\$ 119,922			
INVESTMENT EARNINGS	52	52	17	19	16	16	35	37	(36)	32.7%	218.8%
TOTAL REVENUES	\$ 52	\$ 52	\$ 17	\$ 19	\$ 16	\$ 16	\$ 35	\$ 37	\$ (36)	32.7%	218.8%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ 52	\$ 52	\$ 17	\$ 19	\$ 16	\$ 16	\$ 35	\$ 37			
ENDING FUND BALANCE	\$ 119,966	\$ 119,955	\$ 119,920	\$ 119,922	\$ 119,935	\$ 119,938	\$ 119,957	\$ 119,959			
ADJUSTMENTS		-	-	-		-	-	-			
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
RESERVE (\$112,606 REQUIREMENT)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606			
RESERVE SURPLUS/(SHORTFALL)	\$ 7,360	\$ 7,349	\$ 7,314	\$ 7,316	\$ 7,329	\$ 7,332	\$ 7,351	\$ 7,353			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
4401-00-00	INVESTMENT INCOME	52	52	17	19	16	16	35	37	(36)	32.7%	218.8%
	INVESTMENT EARNINGS	\$ 52	\$ 52	\$ 17	\$ 19	\$ 16	\$ 16	\$ 35	\$ 37	\$ (36)	32.7%	218.8%
	OTHER AGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 52	\$ 52	\$ 17	\$ 19	\$ 16	\$ 16	\$ 35	\$ 37	\$ (36)	32.7%	218.8%

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY13-14 BUDGET	FY13-14 AMENDED	FY13-14 YTD AUGUST	FY13-14 ACTUAL	FY14-15 PROPOSED	FY14-15 AMENDED	FY14-15 YTD AUGUST	FY14-15 ESTIMATE	CY - PY CHANGE	FY13-14 YTD %	FY14-15 YTD %
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM DETAIL

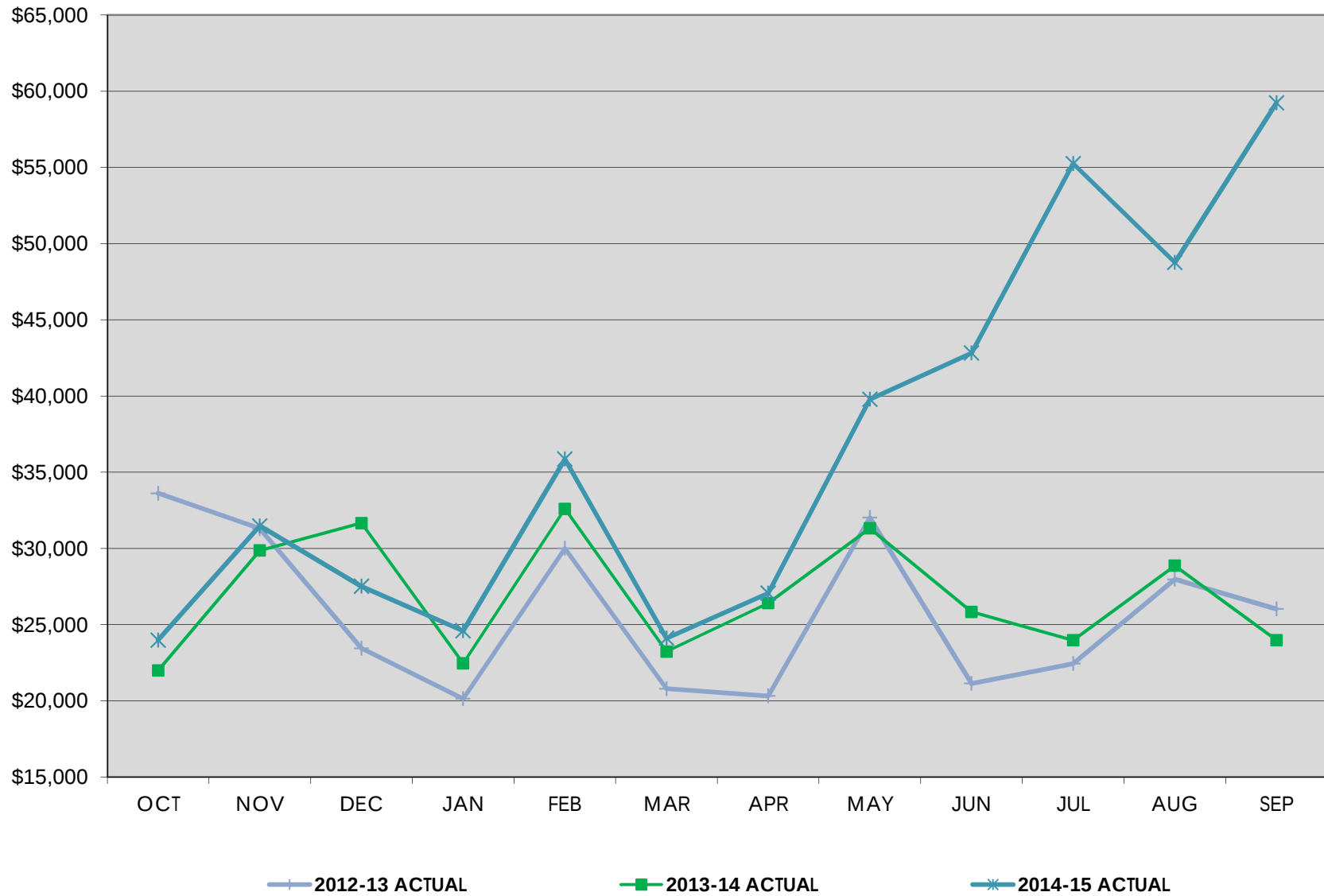
95: EDC4B RESERVE FUND

				FY14-15 PROPOSED
4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATE:	16	16
			TOTAL REVENUES	\$ 16

				FY14-15 PROPOSED
5715-00-00	TRANSFER OUT-EDCB FUND		-	-
			TOTAL EXPENDITURES	\$ -

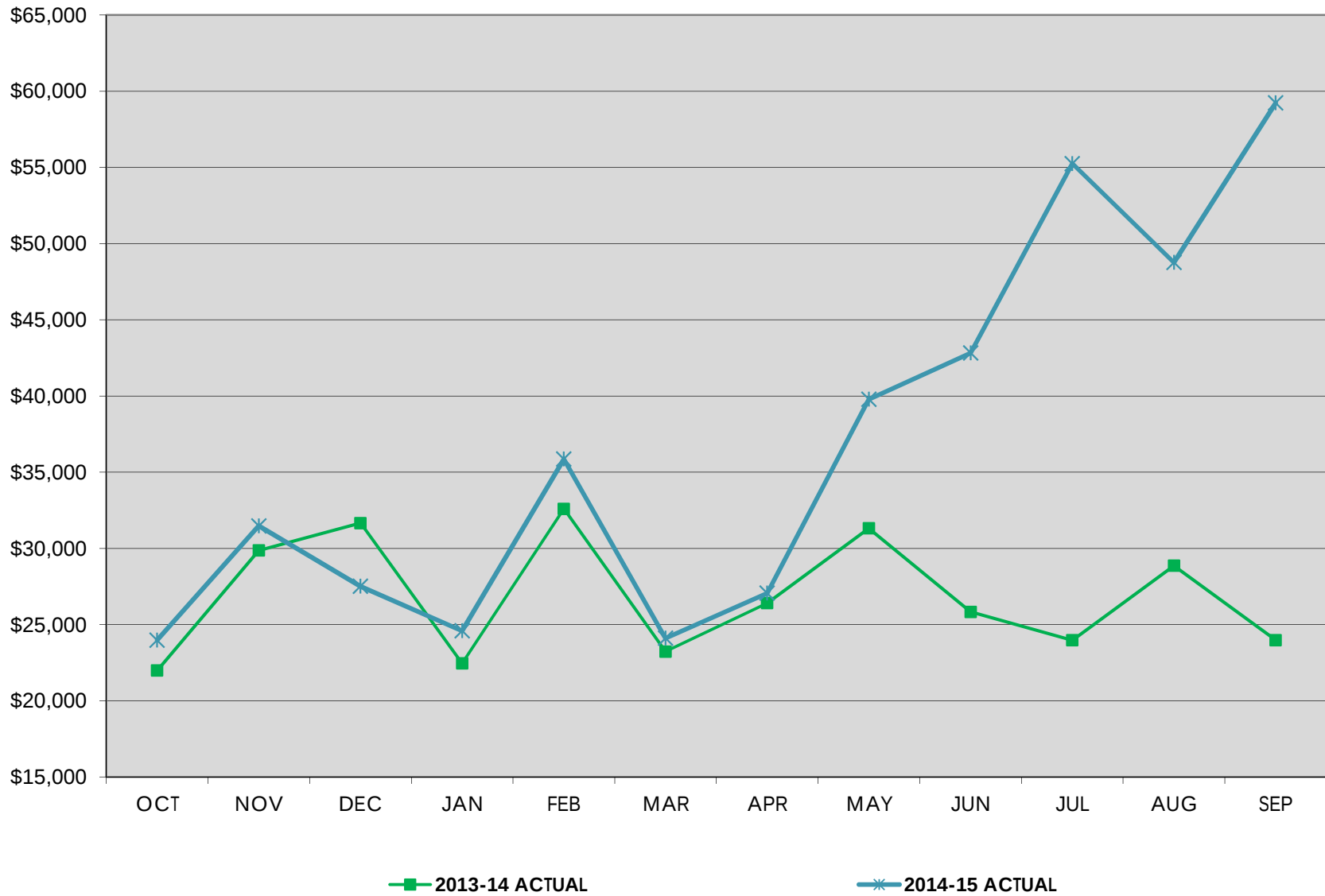
Economic Development Corporation Sales Tax Revenue

Three Year History



Economic Development Corporation Sales Tax Revenue

Monthly History



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: September 22, 2015

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Discuss and consider approval to renew the management services agreement with the Chamber of Commerce

II. Originated by:

III. Summary:

The Comprehensive Operations Assistance Agreement between the Economic Development Corporation and the Kennedale Chamber of Commerce is attached for review and to approve the extension of the agreement for an additional 12 months.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	EDC Chamber Agreement Renewal	EDC - Chamber Agreement-2015.doc
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Comprehensive Operations Assistance Agreement

This Agreement is made and entered into this _____ day of _____, 2015, by and between the Kennedale Economic Development Corporation, hereinafter called "EDC," and the Kennedale Chamber of Commerce, hereinafter called "Chamber."

WITNESSETH:

WHEREAS, the Chamber desires to obtain the services of the EDC to provide Operational Services for the Chamber on the terms outlined herein;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

Section 1. Duties

The EDC hereby agrees to perform the following functions and service for the benefit of the Chamber:

- Involvement with regional chamber organizations
- Business visits and membership recruitment
- Development of membership benefits and educational opportunities
- Support membership – monthly luncheon and Business After hours
- Special events coordination - parade, golf tournament, and support of Art in the Park
- Support board meetings and committee meetings
- Staff management
- Promotion of the 12 @ 12 quarterly luncheon
- Bi-annual legislative day trip to Austin
- The EDC Board and the Chamber board to meet jointly twice each year
- The officers of the EDC and the Chamber executive committee to meet twice each year
- Career fair with local businesses
- Maintain Web-site maintenance and design
- Design and production of newsletters, print advertisements, and other marketing materials.
- Developing Incentive packages
- Retention and expansion programs
- Economic base analysis
- Demographic research
- Represent Chamber at Trade Shows

The Chamber understands that any person provided by the EDC to perform the services hereunder is an officer or employee of the EDC; thus, should the Chamber have

personnel problems beyond day-to-day chamber operations that need to be resolved, it should be done through the EDC and not with the officer or employee directly.

Section 2. Term, Renewal and Extension

Term. The initial term of this Agreement shall be from July 1, 2014 through September 30, 2014.

Renewal and Extension. The Chamber shall consider this Agreement for renewal no less than sixty (60) days prior to the end of the initial term. Either party may allow this Agreement to terminate with a written "Notice of Intent Not to Renew" provided to the other party no less than thirty (30) days prior to the end of the initial term. Any extension or modifications of the term, scope and provisions of this Agreement shall be separately negotiated by the EDC and the Chamber. Service provisions and fixed hourly rates for specific economic development projects and other such special projects above and beyond the basic services set forth in this Agreement may be jointly agreed upon by the Chamber and the EDC.

Section 3. Compensation

The Chamber agrees to pay the EDC for its services rendered pursuant hereto a fee of \$2,000 per month and provide office space for use by the EDC.

The EDC shall also be reimbursed any reasonable business expenses incurred while performing duties for the Chamber. Such business expenses include but are not limited to off-site computer expenses, direct Chamber advertising expenses, special data and/or demographic purchases, hotel room and meals when required to be away from the Dallas/Fort Worth region, and materials required to produce reports and presentations, postage, etc. The EDC shall get permission from the Chamber prior to making such expenditures.

Section 4. Indemnification

The Chamber shall indemnify and hold harmless the EDC against any costs and expenses (including attorney's fees) and amounts actually and reasonably incurred by the EDC in connection with the defense of any civil, criminal or administrative action, suit or proceeding in which the EDC is made a party or with which the EDC is threatened, by reason of this Agreement or because of any act within the course and scope of the EDC's duties and functions hereunder; provided the EDC acted in good faith and in a manner in which the EDC reasonably believed to be in, or not opposed to, the best interest of the Chamber. Notwithstanding the foregoing, the EDC shall not be entitled to indemnification regarding (1) any matter in which the EDC shall be adjudged to be solely liable for negligence or misconduct in the performance of the EDC's duties, or (2) any matter in which the EDC fails to notify the Chamber of a claim within a reasonable time or fails to cooperate in the defense of such claim, but only to the extent that the defense of such claim is prejudiced by the EDC's failure to give notice or to cooperate.

Section 5. General Provisions

The text herein shall constitute the entire agreement between the parties. This Agreement supersedes all other agreements, either oral or in writing, between the parties to this Agreement, with respect to the services of the EDC to the Chamber. If any provision, or any portion thereof, contained in this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

Section 6. Termination of Agreement for Cause

If, through any cause, either party shall fail to fulfill in a timely and proper manner any of its obligations under this Agreement, or if either party shall violate any of the covenants, agreements or stipulations of this Agreement, the other party shall thereupon have the right to terminate this Agreement by giving written notice to the party of cause. In that event, all finished or unfinished documents, data, studies, surveys and reports prepared by the EDC shall be delivered to the Chamber and shall become the property of the Chamber upon receipt of compensation for the current month.

Section 7. Other Terminations

Either party may terminate this Agreement at any time by giving written notice to the other party of such termination and specifying the effective date thereof, at least sixty (60) days before the effective date of such termination. It is mutually agreed that if this Agreement is terminated by the Chamber as provided herein, all finished and unfinished documents, charts and studies prepared by the EDC in the performance of this Agreement shall become the sole property of the Chamber and shall be delivered to the Chamber by the EDC upon receipt of compensation for the last month of work completed.

Section 8. Assignability

The EDC shall not assign any interest in this Agreement without the prior written consent of the Chamber.

Section 9. Confidentiality

Any reports, information, data, etc. given to or prepared or assembled by the EDC under this Agreement shall not be made available to any individual or organization by the EDC without the prior written approval of the Chamber, unless required by state law.

In Witness Whereof, the parties by their duly authorized officers have caused this Agreement to be executed as of the date above.

Kennedale Economic Development Corporation

By: _____ (signature)
Robert Mundy, President

Kennedale Chamber of Commerce

By: _____ (signature)
Tom Hala, Chair



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: September 22, 2015

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

Village Creek
B. TownCenter
C. Chamber Report

II. Originated by:

Bob Hart

III. Summary:

The Director will provide an update on these items.

- Village Creek
- TownCenter
- Chamber Report

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: September 22, 2015

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. 5913 Kennedale Road
2. 5409 Kennedale Road
3. 1200 Block Bowman Springs Road
4. 6900 Block Kennedale Parkway

II. Originated by:

Bob Hart

III. Summary:

These items will be discussed during the Executive Session.

- 5913 Kennedale Road
- 5409 Kennedale Road
- 1200 Block Bowman Springs Road
- 6900 Block Kennedale Parkway

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: