

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
July 26, 2016
CITY 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 June 28, 2016 special meeting

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for June 2016
- B. Public Hearing relative to the intention 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. STAFF ANNOUNCEMENTS/REPORTS

- A. Oak Crest Development
- B. TownCenter
- C. Library - SCORE Program
- D. Chamber of Commerce 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. 536 and 600 Bowman Springs Road
2. 1200 Block Bowman Springs Road
3. 6900 Block Kennedale Parkway
4. TownCenter Building Pad 5
5. Hospitality Project
6. 1170 Kennedale Parkway
7. Oak Crest Development Related Properties
8. Lease of 6828 Oak Crest Drive W.

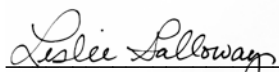
VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

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 July 26, 2016, 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: July 26, 2016

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the June 28, 2016 special 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 - June 28, 2106	6-28-16.pdf
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ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS - REGULAR MEETING
MINUTES
June 28, 2016

I. CALL TO ORDER

President Mundy called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present: Michael Johnson, Adrienne Kay, Robert Mundy, Mark Yeary

Absent: Rebecca Mowell, Ronald Whitley, Pat Turner

III. MINUTES APPROVAL

A. Consider approval of the minutes from the April 26, 2016 regular meeting

Motion To approve the April 26, 2016 Economic Development Corporation minutes.

Action Approve, **Moved By** Michael Johnson, **Seconded By** Mark Yeary.

Motion passed Unanimously

B. Consider approval of the minutes from the May 13, 2016 special meeting

Motion To approve the May 13, 2016 Economic Development Corporation special meeting minutes. **Action** Approve, **Moved By** Adrienne Kay, **Seconded By** Mark Yeary.

Motion passed Unanimously

IV. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for April 2016

B. Review and accept the KEDC Financial Report for May 2016

Finance Director Krystal Crump provided an overview for the April and May 2016 Financial Reports for the Economic Development Corporation. She stated that the EDC currently has a negative cash balance; noting sales tax was down due to the end of a large contract that FWT had. Krystal added that payment was made to H2O Supply for their 2015 sales tax rebate; and that the FY 2015/16 operating budget is close to where it should be. Additionally, she informed the Board that Red's Roadhouse is current on their rental agreement. They are now renting the facility as a banquet hall, which seems to be a successful concept for them.

Motion To approve the April and May 2016 Finance Reports for the Economic Development Corporation. **Action** Approve, **Moved By** Michael Johnson, **Seconded By** Adrienne Kay.
Motion passed Unanimously

C. Consider approval of the replacement of the air conditioner at Dollar General in TownCenter

Executive Director Bob Hart stated that Dollar General needs a new air conditioner and they

will pay for the new unit if the EDC will pay for the installation.

Motion To approve the replacement of the air conditioning unit at the Dollar General in TownCenter. **Action** Approve, **Moved By** Michael Johnson, **Seconded By** Mark Yeary. **Motion passed Unanimously**

D. Consider EDC grant for facade and sign improvements for Nancy's Liquor at 1302 Kennedale Parkway

Executive Director Bob Hart stated that the owner of Nancy's Liquor approached him regarding a grant for exterior improvements to the building and sign. He noted that improvements to the building have already begun on both the exterior and the interior. Bob added that the suggested amount for the grant is \$25,000; with the owner paying 75 percent of the cost of improvements to the façade and the sign and the EDC paying 25 percent, up to \$25,000. Bob informed the Board that the sign is not in compliance and there are two options to correct the problem. The sign can either be moved back 100 feet off Kennedale Parkway or lowered to the proper height requirements.

President Robert Mundy stated that he would want the Economic Development Corporation to have a say in the design of the sign, if grant money is approved for the project. Board member Mike Johnson agreed. Robert expressed concerns about cash flow to pay for the grant. Bob Hart suggested that we help bring the sign into compliance. The Board agreed to help with the sign; but would like to see the design before they voted on an amount to be paid.

Motion To Table. **Action** Table, **Moved By** Robert Mundy, **Seconded By** Mark Yeary. **Motion to Table Unanimous**

V. STAFF ANNOUNCEMENTS/REPORTS

- A. Oak Crest Development
- B. TownCenter
- C. Village Creek
- D. ICSC Meeting
- F. Joint City Council Meeting
- G. Chamber of Commerce Report

Executive Director Bob Hart stated that we closed on the Dreamers property and the EDC now owns 100 percent of the land needed to proceed with the development of Oak Crest. Continuing, he informed the group that City Attorney Wayne Olson is preparing a cross access agreement for the Sun Holdings/QT joint accesses.

Director Hart provided updates on activities at TownCenter stating that they are ready to issue permits for Dickey's and building 5. He added that we encountered a slight delay due to architectural changes; however we should break ground in July.

Director Hart stated that there were no changes at Village Creek to report.

Jack Thompson, Orasi Development, provided an update on the International Council of Shopping Centers (ICSC), noting that there was high energy this year. Jack continued with the Chamber report stating that Mike Snyder spoke at the June luncheon regarding the upcoming presidential election. Additional items of interest included the LinkedIn luncheon, the June

lunch and learn, and the Camp Gladiator ribbon cutting. In closing, Jack stated that there will be no July luncheon, and that Chamber activities will resume their normal schedule in August.

VI. EXECUTIVE SESSION

President Mundy recessed into executive session at 7:53 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. 536 and 600 Bowman Springs Road
2. 1200 Block Bowman Springs Road
3. 6900 Block Kennedale Parkway
4. TownCenter Building Pad 5
5. Hospitality Project
6. 1170 Kennedale Parkway

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

President Mundy reconvened into open session at 8:18 p.m.

No action was necessary pursuant to the Executive Session.

The July meeting is scheduled to be held on July 26, 2016.

VIII. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Adrienne Kay, **Seconded By** Michael Johnson.
Motion passed Unanimously

The meeting was adjourned at 8:20 p.m.

APPROVED:

ATTEST:

President Robert Mundy

Deputy City Secretary Kathy E. Moore



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: July 26, 2016

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for June 2016

II. Originated by:

Finance Director, Director of Finance & IT
Bob Hart

III. Summary:

Finance Director, Krystal Crump will provide an overview of the June 2016 Kennedale Economic Development Corporation Financial Report.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	June 2016 Monthly Financials	2016_06 Monthly Financials.pdf
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**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS
ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY**

Budget Amendment

No amendments.

Monthly Information

Sales Taxes are slightly exceeding budget expectations and prior year numbers to date.

No out of the ordinary expenditures during month.

Functional Grant line item - paid out property taxes for H & O and paying out sales taxes for H2O per 380 agreements.

Engineering Services was adjusted for Shield services paid for by EDC (\$46K)

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

ADDITIONAL INFORMATION

FUND 15- OPERATING FUND (ALL BILLS AND REVENUE RECEIVED IN THIS FUND)

FUND 19- CAPITAL BOND FUND (REMAINING CAPITAL MONEY)

FUND 95- RESERVE FUND FOR DEBT REQUIREMENTS

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

EDC CASH POSITION

CATEGORY	FY14-15 ACTUAL	FY15-16 PROPOSED	CURRENT MONTH	FY15-16 YTD
BEGINNING CASH BALANCE - FUND 15	\$ 177,198	\$ 90,295	\$ (45,805)	\$ 90,295
BEGINNING TEXPOOL BALANCE - FUND 15	\$ 19	\$ 19	\$ 19	\$ 19
BEGINNING TEXPOOL BALANCE - FUND 19	\$ 29,429	\$ 29,444	\$ 29,493	\$ 29,444
BEGINNING CASH BALANCE - FUND 95	\$ 119,922	\$ 119,962	\$ 120,069	\$ 119,962
TOTAL REVENUES	\$ 650,469	\$ 912,036	\$ 50,204	\$ 373,814
TOTAL EXPENDITURES	\$ 733,118	\$ 711,842	\$ 93,304	\$ 589,421
CHANGE IN CASH DURING PERIOD	\$ (86,848)	\$ 200,166	\$ (46,943)	\$ (182,887)
ENDING CASH BALANCE - FUND 15	\$ 90,295	\$ 315,449	\$ (92,769)	\$ (92,769)
ENDING TEXPOOL BALANCE - FUND 15	\$ 19	\$ 19	\$ 19	\$ 19
ENDING TEXPOOL BALANCE - FUND 19	\$ 29,444	\$ 4,456	\$ 29,501	\$ 29,501
ENDING CASH BALANCE - FUND 95	\$ 119,962	\$ 119,962	\$ 120,082	\$ 120,082

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

ALL EDC FUNDS

CATEGORY	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 417,161	\$ 376,091	\$ 258,442	\$ 120,934	\$ 293,441			
AD VALOREM TAXES	37,681	38,075	48,062	9,495	13,821	0	28.8%	34,241
SALES/BEVERAGE TAXES	222,745	457,222	350,000	28,065	219,877	15,209	62.8%	130,123
INVESTMENT EARNINGS	84	112	80	22	250	40	312.3%	(170)
MISCELLANEOUS INCOME	41,722	57,546	384,120	3,334	34,261	-	8.9%	349,859
SURPLUS SALES/RENTALS	86,987	97,515	129,774	9,289	105,605	(4,918)	81.4%	24,169
TOTAL REVENUES	\$ 389,218	\$ 650,469	\$ 912,036	\$ 50,204	\$ 373,814	\$ 10,331	41.0%	\$ 538,222
SUPPLIES	4,505	4,625	3,100	5,110	5,110	-	164.8%	(2,010)
MAINTENANCE	24,601	39,375	23,592	2,759	15,161	-	64.3%	8,431
SUNDRY	148,659	243,725	210,258	79,589	244,164	(19,764)	116.1%	(33,906)
DEBT	160,768	169,796	166,374	4,573	153,055	(3,475)	92.0%	13,319
TRANSFERS	153,519	153,519	153,519	-	151,919	(0)	99.0%	1,600
CAPITAL	20,887	122,078	155,000	1,274	20,012	(887)	12.9%	134,988
TOTAL EXPENDITURES	\$ 512,938	\$ 733,118	\$ 711,842	\$ 93,304	\$ 589,421	\$ (24,127)	82.8%	\$ 122,422
REVENUES OVER EXPENDITURES	\$ (123,720)	\$ (82,649)	\$ 200,194	\$ (43,099)	\$ (215,606)			
ENDING FUND BALANCE	\$ 293,441	\$ 293,441	\$ 458,635	\$ 77,835	\$ 77,835			
ADJUSTMENTS								
FUND BALANCE AS % OF EXP	57.2%	40.0%	64.4%	83.4%	13.2%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 293,441	\$ 293,441	\$ 458,635	\$ 77,835	\$ 77,835			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC4B FUND

INCOME STATEMENT	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
OPERATING REVENUES	389,134	650,357	911,956	50,183	373,565	10,291	(1)	538,392
OPERATING EXPENDITURES	(359,419)	(579,600)	(533,324)	(93,304)	(437,502)	24,126	0	(95,822)
OPERATING INCOME/(LOSS)	29,715	70,758	378,633	(43,121)	(63,938)	34,418	(1)	442,570
NONOPERATING REVENUES/(EXPENSES)								
INTEREST EARNINGS	45	57	40	-	72	36	2	(32)
TRANSFERS IN	-	-	-	-	-	-	-	-
(TRANSFER OUT)	(153,519)	(153,519)	(153,519)	-	(151,919)	0	(1)	(1,600)
NET OPERATING INCOME/(LOSS)	(123,759)	(82,704)	225,154	(43,121)	(215,784)	34,454	(0)	440,938
 BEGINNING FUND BALANCE	 \$ 267,794	 \$ 226,740	 \$ 109,049	 \$ (28,627)	 \$ 144,036			
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	\$ 144,036	\$ 144,036	\$ 334,203	\$ (71,748)	\$ (71,748)			
95: EDC4B RESERVE FUND	\$ 119,938	\$ 119,977	\$ 119,977	\$ 120,082	\$ 120,082			
19: EDC4B CAPITAL BOND FUND	\$ 54,449	\$ 4,456	\$ 4,456	\$ 29,501	\$ 29,501			
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 318,422	\$ 268,468	\$ 458,635	\$ 77,835	\$ 77,835			

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

15: EDC4B FUND

CATEGORY	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 267,794	\$ 226,740	\$ 109,049	\$ (28,627)	\$ 144,036			
AD VALOREM TAXES	37,681	38,075	48,062	9,495	13,821	0	28.8%	34,241
SALES/BEVERAGE TAXES	222,745	457,222	350,000	28,065	219,877	15,209	62.8%	130,123
INVESTMENT EARNINGS	45	57	40	-	72	36	180.6%	(32)
MISCELLANEOUS INCOME	41,722	57,546	384,120	3,334	34,261	-	8.9%	349,859
SURPLUS SALES/RENTALS	86,987	97,515	129,774	9,289	105,605	(4,918)	81.4%	24,169
TOTAL REVENUES	\$ 389,179	\$ 650,414	\$ 911,996	\$ 50,183	\$ 373,637	\$ 10,327	41.0%	\$ 538,359
SUPPLIES	4,505	4,625	3,100	5,110	5,110	-	164.8%	(2,010)
MAINTENANCE	24,601	39,375	23,592	2,759	15,161	-	64.3%	8,431
SUNDRY	148,659	243,725	210,258	79,589	244,164	(19,764)	116.1%	(33,906)
DEBT	160,768	169,796	166,374	4,573	153,055	(3,475)	92.0%	13,319
TRANSFERS	153,519	153,519	153,519	-	151,919	(0)	99.0%	1,600
CAPITAL	20,887	122,078	130,000	1,274	20,012	(887)	15.4%	109,988
TOTAL EXPENDITURES	\$ 512,938	\$ 733,118	\$ 686,842	\$ 93,304	\$ 589,421	\$ (24,127)	85.8%	\$ 97,422
REVENUES OVER EXPENDITURES	\$ (123,759)	\$ (82,704)	\$ 225,154	\$ (43,121)	\$ (215,784)			
ENDING FUND BALANCE	\$ 144,036	\$ 144,036	\$ 334,203	\$ (71,748)	\$ (71,748)			
ADJUSTMENTS								
FUND BALANCE AS % OF EXP	28.1%	19.6%	48.7%	-76.9%	-12.2%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 144,036	\$ 144,036	\$ 334,203	\$ (71,748)	\$ (71,748)			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
4002-00-00	MMD TAX-CURRENT YEAR AD VALOREM TAXES	37,681	38,075	48,062	9,495	13,821	0	28.8%	34,241
		\$ 37,681	\$ 38,075	\$ 48,062	\$ 9,495	\$ 13,821	\$ 0	28.8%	\$ 34,241
4081-00-00	SALES TAX SALES/BEVERAGE TAXES	222,745	457,222	350,000	28,065	219,877	15,209	62.8%	130,123
		\$ 222,745	\$ 457,222	\$ 350,000	\$ 28,065	\$ 219,877	\$ 15,209	62.8%	\$ 130,123
4401-00-00	INVESTMENT INCOME INVESTMENT EARNINGS	45	57	40	-	72	36	180.6%	(32)
		\$ 45	\$ 57	\$ 40	\$ -	\$ 72	\$ 36	180.6%	\$ (32)
4409-00-00	MISCELLANEOUS INCOME MISCELLANEOUS INCOME	41,722	57,546	384,120	3,334	34,261	-	8.9%	349,859
		\$ 41,722	\$ 57,546	\$ 384,120	\$ 3,334	\$ 34,261	\$ -	8.9%	\$ 349,859
4805-00-00	RENTAL FEES-SHOPPING CENTER	86,767	97,271	121,274	7,938	103,574	(4,918)	85.4%	17,700
4806-00-00	RENTAL INSURANCE SURPLUS SALES/RENTALS	219	244	8,500	1,350	2,032	-	23.9%	6,468
		\$ 86,987	\$ 97,515	\$ 129,774	\$ 9,289	\$ 105,605	\$ (4,918)	81.4%	\$ 24,169
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
	TOTAL REVENUES	\$ 389,179	\$ 650,414	\$ 911,996	\$ 50,183	\$ 373,637	\$ 10,327	41.0%	\$ 538,359
TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)		\$ 389,134	\$ 650,357	\$ 911,956	\$ 50,183	\$ 373,565	\$ 10,291		
10% ADMIN CHARGE-GENERAL FUND		38,913	65,036	91,196	5,018	37,356	1,029		

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

15: EDC4B FUND

**FY15-16
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 KENNEDEALE 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	350,000	350,000
4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATE	40	40
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) 24,000 MONTHLY FEE FROM CHAMBER PER RENTAL AGREEMENT (\$10 MONTH) PLUS \$100 DEPOSIT 120	360,000	384,120
4411-00-00	TX LEVERAGE PROG REIMBURSEMENTS	PRINCIPAL & INTEREST PAYMENTS RECEIVED FROM GROVER TO REIMBURSE THE STATE EDC FOR \$1.7M LOAN	-	-
4805-00-00	RENTAL FEES-SHOPPING CENTER	CHICKEN EXPRESS (\$2518 MONTH, RELOCATION JUL 2013, LEASE EXPIRES 05/31/17, GOES TO \$0 UPON MOVE) DOLLAR GENERAL (\$4719 MONTH, LEASE EXPIRES 07/31/17, 2% MANAGEMENT FEE FOR AT RENEWA BUILDING ONE VACANT (\$8400 MONTH, LEASE EXPIRES 05/31/16, 2% MANAGEMENT FEE FOR AT RENEWAL) PREPAID TENANT FEES RECEIVED BUT CORRESPONDING OFFSET OCCURS WHEN BOOKED AGAINST CAM EXPENSES (EXCLUDES RENTAL INSURANCE CAM) 41,984	22,662 56,628 -	121,274
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 \$ 911,996

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

**15: EDC4B FUND
01: ADMINISTRATION**

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
5240-01-00	PRINTED SUPPLIES	4,505	4,505	3,000	5,110	5,110	-	170.3%	(2,110)
5260-01-00	GENERAL OFFICE SUPPLIES	-	-	50	-	-	-	0.0%	50
5261-01-00	POSTAGE	-	120	50	-	-	-	0.0%	50
	SUPPLIES	\$ 4,505	\$ 4,625	\$ 3,100	\$ 5,110	\$ 5,110	\$ -	170.3%	\$ (2,010)
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	1,368	-	-	-	-	-	0.0%	-
	MAINTENANCE	\$ 1,368	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
5501-01-00	ADVERTISING	-	359	1,200	-	-	-	0.0%	1,200
5510-01-00	ASSOC DUES/PUBLICATIONS	4,655	4,755	4,020	-	5,086	-	126.5%	(1,066)
5525-01-00	TRAINING/SEMINARS	-	-	250	-	-	-	0.0%	250
5565-01-00	LEGAL SERVICES	-	9,700	1,000	2,312	3,212	(8,700)	321.2%	(2,212)
5567-01-00	AUDIT SERVICES	2,000	2,000	2,000	-	2,000	-	100.0%	-
5570-01-00	SPECIAL SERVICES	59,582	82,708	72,600	(3,048)	73,142	(15,000)	100.7%	(542)
5578-01-00	TRAVEL	70	70	100	-	-	-	0.0%	100
5580-01-00	ENGINEERING SERVICES	9,135	17,038	1,000	46,460	53,610	(10,000)	5361.0%	(52,610)
5595-01-00	ADMIN CHARGE-GENERAL FUND	38,713	60,557	91,196	5,018	35,439	6,336	38.9%	55,757
5610-01-00	VISUAL GRANT	-	-	-	-	4,843	-	0.0%	(4,843)
5615-01-00	FUNCTIONAL GRANT	12,744	39,097	-	27,308	46,895	(37,744)	0.0%	(46,895)
	SUNDRY	\$ 126,900	\$ 216,284	\$ 173,366	\$ 78,050	\$ 224,227	\$ (65,108)	129.3%	\$ (50,861)
5800-01-00	LAND	20,887	20,887	-	1,274	1,274	(20,887)	0.0%	(1,274)
	CAPITAL	\$ 20,887	\$ 20,887	\$ -	\$ 1,274	\$ 1,274	\$ (20,887)	0.0%	\$ (1,274)
	TOTAL EXPENDITURES	\$ 153,660	\$ 241,795	\$ 176,466	\$ 84,434	\$ 230,610	\$ (85,995)	130.7%	\$ (54,145)

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

15: EDC4B FUND
01: ADMINISTRATION

**FY15-16
PROPOSED**

5240-01-00	PRINTED SUPPLIES	PRINTED MAPS OF ENTIRE CITY	-	3,000
		EDC COPIES/BROCHURES	3,000	
		CITY MARKETING FLYERS/AERIAL PHOTOS	-	
5260-01-00	GENERAL OFFICE SUPPLIES	FILES/FOLDERS/PAPER/PENCILS	50	50
5261-01-00	POSTAGE	FOR MAIL OUTS/MARKETING PACKAGES	50	50
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	ADDITIONAL EQUIPMENT ASSOCIATED WITH PRESENTATIONS/MARKETING	-	-
5290-01-00	EXPENDABLE SUPPLIES	TOWN CENTER GRAND OPENING	-	-
		9/11 MEMORIAL	-	-
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT		-	-
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
		CITY (\$1875) & EDC (\$675) KENNEDALE CHAMBER MEMBERSHIP	2,550	
		DALLAS CHAMBER (\$870) & TX MONTHLY ECONOMIC GUIDE AD (\$0), DALLAS CHAMBER MAP ADD (\$400)	1,270	
5525-01-00	TRAINING/SEMINARS	EDC TRAINING THROUGH VARIOUS ASSOCIATIONS BY BOARD	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
		CONTRACT WITH MUNISERVICES FOR SALES TAX AUDIT SERVICES, 35% CONTINGENCY IF REALLOCATIONS ARE UNCOVERED DUE TO REPORTING ERRORS (APPLIES TO FIRST 8 CONSECUTIVE REPORTING QUARTERS FOLLOWING CORRECTION, SHARED 75% CITY/%25 EDC)	-	
		WEBSITE MAINTENANCE BY CONSULTANT (\$550/MONTH)	6,600	
5575-01-00	EQUIPMENT RENTAL		-	-
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
5585-01-00	TELEPHONE SERVICES		-	-
5595-01-00	ADMIN CHARGE-GENERAL FUND	CHARGE FOR SERVICES PROVIDED BY GENERAL FUND RESOURCES (10% TOTAL REVENUES EXCLUDING INTEREST/TRANSFERS)	91,196	91,196
5615-01-00	FUNCTIONAL GRANT		-	-
5701-01-00	TRANSFER OUT-GENERAL FUND		-	-
5800-01-00	LAND		-	-

TOTAL EXPENDITURES \$ 176,466

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	65,625	65,625	62,203	-	62,135	(3,475)	99.9%	68
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	50,000	50,000	50,000	-	50,000	-	100.0%	-
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	14,271	17,024	15,798	1,395	11,790	(1,226)	74.6%	4,008
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	30,872	37,147	38,373	3,177	29,130	1,226	75.9%	9,242
	DEBT	\$ 160,768	\$ 169,796	\$ 166,374	\$ 4,573	\$ 153,055	\$ (3,475)	92.0%	\$ 13,319
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	153,519	153,519	153,519	-	151,919	(0)	99.0%	1,600
	TRANSFER	\$ 153,519	\$ 153,519	\$ 153,519	\$ -	\$ 151,919	\$ (0)	99.0%	\$ 1,600
	TOTAL EXPENDITURES	\$ 314,287	\$ 323,315	\$ 319,893	\$ 4,573	\$ 304,974	\$ (3,475)	95.3%	\$ 14,919

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

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

**FY15-16
PROPOSED**

5620-01-03	ISSUANCE COSTS	AGENT FEES TO HANDLE BOND AMORTIZATIONS	-	-
5621-01-03	PAYING AGENT FEES	FEES RELATED TO THE ACQUISITION OF NEW DEBT (BANK/BOND ATTORNEY/FINANCIAL ADVISOR). BANK IS PAYING AGENT IN PRIVATE PLACEMENT AND GENERALLY DOES NOT CHARGE.	-	-
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	DUE 11/01	31,102	62,203
		DUE 05/01	31,102	
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)	15,798	15,798
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	DUE BY 1ST OF EACH MONTH (BEGINS 11/01/2011)	38,373	38,373
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 \$ 319,893

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC4B FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
5403-02-00	BUILDING MAINTENANCE	23,233	39,375	23,592	2,759	15,161	-	64.3%	8,431
	MAINTENANCE	\$ 23,233	\$ 39,375	\$ 23,592	\$ 2,759	\$ 15,161	\$ -	64.3%	\$ 8,431
5530-02-00	ELECTRIC SERVICES	3,568	5,297	5,000	423	3,773	-	75.5%	1,227
5545-02-00	INSURANCE-PROPERTY	6,347	6,347	8,500	-	6,121	-	72.0%	2,379
5570-02-00	SPECIAL SERVICES	11,844	15,797	13,392	1,116	10,044	-	75.0%	3,348
	SUNDRY	\$ 21,759	\$ 27,441	\$ 26,892	\$ 1,539	\$ 19,937	\$ -	74.1%	\$ 6,955
	TOTAL EXPENDITURES	\$ 44,992	\$ 66,816	\$ 50,484	\$ 4,297	\$ 35,098	\$ -	69.5%	\$ 15,386

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

**15: EDC4B FUND
02: TOWN SHOPPING CENTER**

**FY15-16
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	8,500	8,500
		MUNICIPAL LEAGUE (CHICKEN EXPRESS/DOLLAR GENERAL BUILDING ON TML SCHEDULE, ALL OTHER BUILDINGS CARRIED ON CYPRESS INSURANCE)		
5570-02-00	SPECIAL SERVICES	PROPERTY/ASSET MANAGEMENT (\$500 PER MONTH)	6,000	13,392
		SEP 2015 - FEB 2017: SUBWAY \$150, ACE \$466 OR \$7392 FY15/16 - FY16/17 ANNUAL	7,392	
		MAR 2017 - AUG 2018: SUBWAY \$150 OR \$1800 FY17/18 ANNUAL	-	

TOTAL EXPENDITURES \$ 50,484

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC4B FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
5580-03-00	ENGINEERING SERVICES	-	-	10,000	-	-	10,000	0.0%	10,000
	SUNDRY	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	0.0%	\$ 10,000
5847-03-00	CONSTRUCTION	-	-	80,000	-	-	80,000	0.0%	80,000
	CAPITAL	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ 80,000	0.0%	\$ 80,000
		\$ -	\$ -	\$ 90,000	\$ -	\$ -	\$ 90,000	0.0%	\$ 90,000

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

15: EDC4B FUND

03: TOWN CENTER REDEVELOPMENT

**FY15-16
PROPOSED**

5580-03-00	ENGINEERING SERVICES	PARKING LOT MODIFICATION	10,000	10,000
5847-03-00	CONSTRUCTION	CHICKEN EXPRESS BUILDING HEALTH	5,000	80,000
		INSPECTIONS/ASBESTOS SURVEY		
		CHICKEN EXPRESS TEAR DOWN/DEMOLITION	25,000	
		CHICKEN EXPRESS PARKING LOT MODIFICATION	50,000	

TOTAL EXPENDITURES \$ 90,000

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
5800-04-00	LAND	-	101,192	50,000	-	18,739	(60,000)	37.5%	31,261
	CAPITAL	\$ -	\$ 101,192	\$ 50,000	\$ -	\$ 18,739	\$ (60,000)	37.5%	\$ 31,261
		\$ -	\$ 101,192	\$ 50,000	\$ -	\$ 18,739	\$ (60,000)	37.5%	\$ 31,261

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

FY15-16

PROPOSED

5800-00-00	LAND	HOTELPROPERTY	50,000	50,000
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TOTAL EXPENDITURES \$ 50,000

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 29,434	\$ 29,429	\$ 29,441	\$ 29,493	\$ 29,444			
INVESTMENT EARNINGS	10	15	15	9	57	(5)	381.9%	(42)
TOTAL REVENUES	\$ 10	\$ 15	\$ 15	\$ 9	\$ 57	\$ (5)	381.9%	\$ (42)
CAPITAL	-	-	25,000	-	-	-	0.0%	25,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	0.0%	\$ 25,000
REVENUES OVER EXPENDITURES	\$ 10	\$ 15	\$ (24,985)	\$ 9	\$ 57			
ENDING FUND BALANCE	\$ 29,444	\$ 29,444	\$ 4,456	\$ 29,501	\$ 29,501			
ADJUSTMENTS								
FUND BALANCE AS % OF EXP	N/A	N/A	17.8%	N/A	N/A			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 29,444	\$ 29,444	\$ 4,456	\$ 29,501	\$ 29,501			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	10	15	15	9	57	(5)	381.9%	(42)
	INVESTMENT EARNINGS	\$ 10	\$ 15	\$ 15	\$ 9	\$ 57	\$ (5)	381.9%	\$ (42)
	TOTAL REVENUES	\$ 10	\$ 15	\$ 15	\$ 9	\$ 57	\$ (5)	381.9%	\$ (42)

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
5847-01-00	CONSTRUCTION	-	-	25,000	-	-	-	0.0%	25,000
	CAPITAL	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	0.0%	\$ 25,000
	TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	0.0%	\$ 25,000

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

19: EDC4B CAPITAL BOND FUND

FY15-16
PROPOSED

4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	15	15
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TOTAL REVENUES \$ 15

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

FY15-16
PROPOSED

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

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

95: EDC4B RESERVE FUND

CATEGORY	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 119,933	\$ 119,922	\$ 119,952	\$ 120,069	\$ 119,962			
INVESTMENT EARNINGS	29	40	25	13	120	9	481.4%	(95)
TOTAL REVENUES	\$ 29	\$ 40	\$ 25	\$ 13	\$ 120	\$ 9	481.4%	\$ (95)
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 29	\$ 40	\$ 25	\$ 13	\$ 120			
ENDING FUND BALANCE	\$ 119,962	\$ 119,962	\$ 119,977	\$ 120,082	\$ 120,082			
ADJUSTMENTS				-	-			
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A			
RESERVE (\$112,606 REQUIREMENT)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606			
RESERVE SURPLUS/(SHORTFALL)	\$ 7,356	\$ 7,356	\$ 7,371	\$ 7,476	\$ 7,476			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	29	40	25	13	120	9	481.4%	(95)
	INVESTMENT EARNINGS	\$ 29	\$ 40	\$ 25	\$ 13	\$ 120	\$ 9	481.4%	\$ (95)
	TOTAL REVENUES	\$ 29	\$ 40	\$ 25	\$ 13	\$ 120	\$ 9	481.4%	\$ (95)

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY14-15 YTD	FY14-15 ACTUAL	FY15-16 ADOPTED	CURRENT MONTH	FY15-16 YTD	CY - PY CHANGE	% OF BUDGET USED	BUDGET REMAINING
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

95: EDC4B RESERVE FUND

FY15-16
PROPOSED

4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	25	25
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TOTAL REVENUES \$ 25

FY15-16
PROPOSED

TOTAL EXPENDITURES \$ -

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: July 26, 2016

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Public Hearing relative to the intention 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.

II. Originated by:

Finance Director, 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 26, 2016 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 2015-2016. If

the KEDC Board of Directors recommends approval of such Projects, the City Council will act on this recommendation at a meeting **scheduled on the 19th day of September 2016**. 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:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: July 26, 2016

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

Oak Crest Development
B. TownCenter
C. Library - SCORE Program
D. Chamber of Commerce Report

II. Originated by:

Bob Hart

III. Summary:

The Director will provide an update on these items.

- Oak Crest Development
- TownCenter
- Library - SCORE Program
- Chamber of Commerce Report

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: July 26, 2016

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. 536 and 600 Bowman Springs Road
2. 1200 Block Bowman Springs Road
3. 6900 Block Kennedale Parkway
4. TownCenter Building Pad 5
5. Hospitality Project
6. 1170 Kennedale Parkway
7. Oak Crest Development Related Properties
8. Lease of 6828 Oak Crest Drive W.

II. Originated by:

Bob Hart

III. Summary:

These items will be discussed during the Executive Session.

- 536 and 600 Bowman Springs Road
- 1200 Block Bowman Springs Road
- 6900 Block Kennedale Parkway
- TownCenter Building Pad 5
- Hospitality Project
- 1170 Kennedale Parkway
- Oak Crest Development Related Properties
- Lease of 6828 Oak Crest Drive W.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: