

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
August 23, 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 July 26, 2016 regular meeting

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for July 2016
- B. Discuss and approve FY2016-17 proposed project list and budget for recommendation to City Council

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. Hospitality Project
 - 2. 1170 Kennedale Parkway

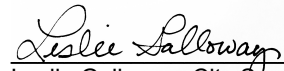
VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

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 August 23, 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: August 23, 2016

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the July 26, 2016 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 - July 26, 2016	7-26-16.pdf
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ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS - REGULAR MEETING
MINUTES
July 26, 2016

I. CALL TO ORDER

President Mundy called the meeting to order at 7:07 p.m.

II. ROLL CALL

Present: Michael Johnson, Rebecca Carlton, Robert Mundy, Pat Turner, Ronald Whitley

Absent: Adrienne Kay, Mark Yeary

III. MINUTES APPROVAL

A. Consider approval of the minutes from the June 28, 2016 regular meeting

Motion To approve the June 28, 2016 Economic Development Corporation meeting minutes.

Action Approve, **Moved By** Michael Johnson, **Seconded By** Ronald Whitley.

Motion passed Unanimously

IV. REGULAR ITEMS

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

Executive Director Bob Hart provided an update for the June 2016 Economic Development Corporation Financial Report. He stated that Finance Director Krystal Crump is cleaning up the accounts. Sales tax revenues were higher than anticipated.

Motion To approve the June 2016 Finance Report for the Economic Development Corporation. **Action** Approve, **Moved By** Rebecca Carlton, **Seconded By** Pat Turner.

Motion passed Unanimously

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.

President Robert Mundy opened the public hearing. Executive Director Bob Hart provided an overview of the project list.

No one signed up to speak and the public hearing was closed.

V. STAFF ANNOUNCEMENTS/REPORTS

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

Executive Director Bob Hart stated that Oak Crest Development would be discussed during executive session. He continued with a TownCenter report stating that a groundbreaking ceremony will be held August 5, 2016 at 10:00 am. He advised the Board that the Chamber will be taking photos, and that there will be coffee and donuts at 9:00 am. Bob added that he would have more information concerning the Service Corp of Retired Executives (SCORE) program next meeting.

Jack Thompson, Orasi Development, provided an update on Chamber activities, noting the TownCenter groundbreaking ceremony. Jack continued with the Chamber report stating that the Chamber's selling "Back the Badge" signs have been very successful. Additionally, he reported on a mega Business After Hour's event being sponsored by the Mansfield Country Club. The event is scheduled for September 13, 2016, and has Chamber of Commerce from seven cities participating: Kennedale, Mansfield, Alvarado, Joshua, Crowley, Burleson, and Midlothian. Additional items of interest included the Chamber's coffee chat networking event, the August lunch and learn, and membership dues.

VI. EXECUTIVE SESSION

President Mundy recessed into executive session at 7:34 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
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

President Mundy reconvened into open session at 8:34 p.m.

There was action concerning the extension and rent increase for the lease on Red's Roadhouse.

Motion To extend the lease for one additional year and increase the monthly payments to \$1750.

Action Approve, **Moved By** Rebecca Carlton, **Seconded By** Michael Johnson.

Motion passed Unanimously

The August meeting is scheduled to be held on August 23, 2016.

VIII. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Pat Turner, **Seconded By** Ronald Whitley.

Motion passed Unanimously

The meeting was adjourned at 8:41 p.m.

APPROVED:

ATTEST:

President Robert Mundy

Deputy City Secretary Kathy E. Moore



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 23, 2016

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for July 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.	July 2016 EDC Financials	2016_07 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

No out of the ordinary expenditures.

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	\$ (92,769)	\$ 90,295
BEGINNING TEXPOOL BALANCE - FUND 15	\$ 19	\$ 19	\$ 19	\$ 19
BEGINNING TEXPOOL BALANCE - FUND 19	\$ 29,429	\$ 29,444	\$ 29,501	\$ 29,444
BEGINNING CASH BALANCE - FUND 95	\$ 119,922	\$ 119,962	\$ 120,082	\$ 119,962
TOTAL REVENUES	\$ 650,469	\$ 912,036	\$ 58,214	\$ 432,028
TOTAL EXPENDITURES	\$ 694,022	\$ 711,842	\$ 22,343	\$ 560,026
CHANGE IN CASH DURING PERIOD	\$ (86,848)	\$ 200,166	\$ 28,717	\$ (154,170)
ENDING CASH BALANCE - FUND 15	\$ 90,295	\$ 315,449	\$ (63,992)	\$ (63,992)
ENDING TEXPOOL BALANCE - FUND 15	\$ 19	\$ 19	\$ -	\$ -
ENDING TEXPOOL BALANCE - FUND 19	\$ 29,444	\$ 4,456	\$ 29,444	\$ 29,444
ENDING CASH BALANCE - FUND 95	\$ 119,962	\$ 119,962	\$ 120,097	\$ 120,097

**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	\$ 397,739	\$ 376,091	\$ 258,442	\$ 168,670	\$ 332,538			
AD VALOREM TAXES	38,075	38,075	48,062	20,514	34,335	0	71.4%	13,727
SALES/BEVERAGE TAXES	278,151	457,222	350,000	28,357	248,234	15,209	70.9%	101,766
INVESTMENT EARNINGS	93	112	80	25	275	40	343.3%	(195)
MISCELLANEOUS INCOME	42,539	57,546	384,120	1,320	35,581	-	9.3%	348,539
SURPLUS SALES/RENTALS	96,652	97,515	129,774	7,999	113,604	(4,918)	87.5%	16,170
TOTAL REVENUES	\$ 455,510	\$ 650,469	\$ 912,036	\$ 58,214	\$ 432,028	\$ 10,331	47.4%	\$ 480,008
SUPPLIES	4,505	4,625	3,100	-	5,110	-	164.8%	(2,010)
MAINTENANCE	25,928	39,375	23,592	2,936	18,097	-	76.7%	5,495
SUNDRY	150,591	204,628	210,258	14,834	207,260	(19,764)	98.6%	2,998
DEBT	165,282	169,796	166,374	4,573	157,628	(3,475)	94.7%	8,746
TRANSFERS	153,519	153,519	153,519	-	151,919	(0)	99.0%	1,600
CAPITAL	20,887	122,078	155,000	-	20,012	(887)	12.9%	134,988
TOTAL EXPENDITURES	\$ 520,711	\$ 694,022	\$ 711,842	\$ 22,343	\$ 560,026	\$ (24,127)	78.7%	\$ 151,817
REVENUES OVER EXPENDITURES	\$ (65,201)	\$ (43,553)	\$ 200,194	\$ 35,871	\$ (127,997)			
ENDING FUND BALANCE	\$ 332,538	\$ 332,538	\$ 458,635	\$ 204,541	\$ 204,541			
ADJUSTMENTS								
FUND BALANCE AS % OF EXP	63.9%	47.9%	64.4%	915.4%	36.5%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 332,538	\$ 332,538	\$ 458,635	\$ 204,541	\$ 204,541			

**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	455,417	650,357	911,956	58,189	431,754	10,291	(1)	480,203
OPERATING EXPENDITURES	(367,192)	(540,503)	(533,324)	(22,343)	(408,107)	24,126	0	(125,217)
OPERATING INCOME/(LOSS)	88,225	109,854	378,633	35,846	23,647	34,418	(1)	354,986
NONOPERATING REVENUES/(EXPENSES)								
INTEREST EARNINGS	49	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)	(65,245)	(43,608)	225,154	35,846	(128,200)	34,454	(0)	353,353
BEGINNING FUND BALANCE	\$ 248,377	\$ 226,740	\$ 109,049	\$ 19,087	\$ 183,132			
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	\$ 183,132	\$ 183,132	\$ 334,203	\$ 54,933	\$ 54,933			
95: EDC4B RESERVE FUND	\$ 119,938	\$ 119,977	\$ 119,977	\$ 120,097	\$ 120,097			
19: EDC4B CAPITAL BOND FUND	\$ 54,449	\$ 4,456	\$ 4,456	\$ 29,511	\$ 29,511			
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 357,519	\$ 307,565	\$ 458,635	\$ 204,541	\$ 204,541			

**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	\$ 248,377	\$ 226,740	\$ 109,049	\$ 19,087	\$ 183,132			
AD VALOREM TAXES	38,075	38,075	48,062	20,514	34,335	0	71.4%	13,727
SALES/BEVERAGE TAXES	278,151	457,222	350,000	28,357	248,234	15,209	70.9%	101,766
INVESTMENT EARNINGS	49	57	40	-	72	36	180.6%	(32)
MISCELLANEOUS INCOME	42,539	57,546	384,120	1,320	35,581	-	9.3%	348,539
SURPLUS SALES/RENTALS	96,652	97,515	129,774	7,999	113,604	(4,918)	87.5%	16,170
TOTAL REVENUES	\$ 455,466	\$ 650,414	\$ 911,996	\$ 58,189	\$ 431,826	\$ 10,327	47.3%	\$ 480,170
SUPPLIES	4,505	4,625	3,100	-	5,110	-	164.8%	(2,010)
MAINTENANCE	25,928	39,375	23,592	2,936	18,097	-	76.7%	5,495
SUNDRY	150,591	204,628	210,258	14,834	207,260	(19,764)	98.6%	2,998
DEBT	165,282	169,796	166,374	4,573	157,628	(3,475)	94.7%	8,746
TRANSFERS	153,519	153,519	153,519	-	151,919	(0)	99.0%	1,600
CAPITAL	20,887	122,078	130,000	-	20,012	(887)	15.4%	109,988
TOTAL EXPENDITURES	\$ 520,711	\$ 694,022	\$ 686,842	\$ 22,343	\$ 560,026	\$ (24,127)	81.5%	\$ 126,817
REVENUES OVER EXPENDITURES	\$ (65,245)	\$ (43,608)	\$ 225,154	\$ 35,846	\$ (128,200)			
ENDING FUND BALANCE	\$ 183,132	\$ 183,132	\$ 334,203	\$ 54,933	\$ 54,933			
ADJUSTMENTS								
FUND BALANCE AS % OF EXP	35.2%	26.4%	48.7%	245.9%	9.8%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 183,132	\$ 183,132	\$ 334,203	\$ 54,933	\$ 54,933			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
MONTHLY FINANCIALS

15: EDC48 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	38,075	38,075	48,062	20,514	34,335	0	71.4%	13,727
		\$ 38,075	\$ 38,075	\$ 48,062	\$ 20,514	\$ 34,335	\$ 0	71.4%	\$ 13,727
4081-00-00	SALES TAX SALES/BEVERAGE TAXES	278,151	457,222	350,000	28,357	248,234	15,209	70.9%	101,766
		\$ 278,151	\$ 457,222	\$ 350,000	\$ 28,357	\$ 248,234	\$ 15,209	70.9%	\$ 101,766
4401-00-00	INVESTMENT INCOME INVESTMENT EARNINGS	49	57	40	-	72	36	180.6%	(32)
		\$ 49	\$ 57	\$ 40	\$ -	\$ 72	\$ 36	180.6%	\$ (32)
4409-00-00	MISCELLANEOUS INCOME MISCELLANEOUS INCOME	42,539	57,546	384,120	1,320	35,581	-	9.3%	348,539
		\$ 42,539	\$ 57,546	\$ 384,120	\$ 1,320	\$ 35,581	\$ -	9.3%	\$ 348,539
4805-00-00	RENTAL FEES-SHOPPING CENTER	96,408	97,271	121,274	7,938	111,512	(4,918)	92.0%	9,762
4806-00-00	RENTAL INSURANCE SURPLUS SALES/RENTALS	244	244	8,500	60	2,092	-	24.6%	6,408
		\$ 96,652	\$ 97,515	\$ 129,774	\$ 7,999	\$ 113,604	\$ (4,918)	87.5%	\$ 16,170
	TOTAL REVENUES	\$ 455,466	\$ 650,414	\$ 911,996	\$ 58,189	\$ 431,826	\$ 10,327	47.3%	\$ 480,170
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 455,417	\$ 650,357	\$ 911,956	\$ 58,189	\$ 431,754	\$ 10,291		
	10% ADMIN CHARGE-GENERAL FUND	45,542	65,036	91,196	5,819	43,175	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	-	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	\$ -	170.3%	\$ (2,010)
5501-01-00	ADVERTISING	-	359	1,200	231	231	-	19.2%	969
5510-01-00	ASSOC DUES/PUBLICATIONS	4,755	4,755	4,020	270	5,356	-	133.2%	(1,336)
5525-01-00	TRAINING/SEMINARS	-	-	250	-	-	-	0.0%	250
5565-01-00	LEGAL SERVICES	-	9,700	1,000	1,500	4,712	(8,700)	471.2%	(3,712)
5567-01-00	AUDIT SERVICES	2,000	2,000	2,000	-	2,000	-	100.0%	-
5570-01-00	SPECIAL SERVICES	65,742	82,708	72,600	5,417	78,558	(15,000)	108.2%	(5,958)
5578-01-00	TRAVEL	70	70	100	-	-	-	0.0%	100
5580-01-00	ENGINEERING SERVICES	9,135	17,038	1,000	-	53,610	(10,000)	5361.0%	(52,610)
5595-01-00	ADMIN CHARGE-GENERAL FUND	45,342	60,557	91,196	5,821	41,260	6,336	45.2%	49,936
	SUNDRY	\$ 127,044	\$ 177,187	\$ 173,366	\$ 13,238	\$ 185,726	\$ (27,364)	107.1%	\$ (12,361)
5610-01-00	VISUAL GRANT	-	-	-	-	4,843	-	0.0%	(4,843)
5615-01-00	FUNCTIONAL GRANT	12,744	39,097	-	1,152	48,047	(37,744)	0.0%	(48,047)
	DEBT	\$ 12,744	\$ 39,097	\$ -	\$ 1,152	\$ 52,890	\$ (37,744)	0.0%	\$ (52,890)
5800-01-00	LAND	20,887	20,887	-	-	1,274	(20,887)	0.0%	(1,274)
	CAPITAL	\$ 20,887	\$ 20,887	\$ -	\$ -	\$ 1,274	\$ (20,887)	0.0%	\$ (1,274)
	TOTAL EXPENDITURES	\$ 165,179	\$ 241,795	\$ 176,466	\$ 14,390	\$ 245,000	\$ (85,995)	138.8%	\$ (68,534)

**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

"EXEMPLIFYING EXCELLENCE"

**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	15,651	17,024	15,798	1,395	13,185	(1,226)	83.5%	2,613
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	34,005	37,147	38,373	3,177	32,308	1,226	84.2%	6,065
	DEBT	\$ 165,282	\$ 169,796	\$ 166,374	\$ 4,573	\$ 157,628	\$ (3,475)	94.7%	\$ 8,746
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	\$ 318,801	\$ 323,315	\$ 319,893	\$ 4,573	\$ 309,547	\$ (3,475)	96.8%	\$ 10,346

**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	25,928	39,375	23,592	2,936	18,097	-	76.7%	5,495
	MAINTENANCE	\$ 25,928	\$ 39,375	\$ 23,592	\$ 2,936	\$ 18,097	\$ -	76.7%	\$ 5,495
5530-02-00	ELECTRIC SERVICES	4,040	5,297	5,000	480	4,253	-	85.1%	747
5545-02-00	INSURANCE-PROPERTY	6,347	6,347	8,500	-	6,121	-	72.0%	2,379
5570-02-00	SPECIAL SERVICES	13,160	15,797	13,392	1,116	11,160	-	83.3%	2,232
	SUNDRY	\$ 23,547	\$ 27,441	\$ 26,892	\$ 1,596	\$ 21,534	\$ -	80.1%	\$ 5,358
	TOTAL EXPENDITURES	\$ 49,475	\$ 66,816	\$ 50,484	\$ 4,533	\$ 39,630	\$ -	78.5%	\$ 10,854

**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	\$ 29,433	\$ 29,429	\$ 29,441	\$ 29,501	\$ 29,444			
INVESTMENT EARNINGS	11	15	15	9	67	(5)	443.3%	(52)
TOTAL REVENUES	\$ 11	\$ 15	\$ 15	\$ 9	\$ 67	\$ (5)	443.3%	\$ (52)
CAPITAL	-	-	25,000	-	-	-	0.0%	25,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	0.0%	\$ 25,000
REVENUES OVER EXPENDITURES	\$ 11	\$ 15	\$ (24,985)	\$ 9	\$ 67			
ENDING FUND BALANCE	\$ 29,444	\$ 29,444	\$ 4,456	\$ 29,511	\$ 29,511			
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	\$ 29,511	\$ 29,511			

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	11	15	15	9	67	(5)	443.3%	(52)
	INVESTMENT EARNINGS	\$ 11	\$ 15	\$ 15	\$ 9	\$ 67	\$ (5)	443.3%	\$ (52)
	TOTAL REVENUES	\$ 11	\$ 15	\$ 15	\$ 9	\$ 67	\$ (5)	443.3%	\$ (52)

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	\$ 119,929	\$ 119,922	\$ 119,952	\$ 120,082	\$ 119,962			
INVESTMENT EARNINGS	32	40	25	16	136	9	543.6%	(111)
TOTAL REVENUES	\$ 32	\$ 40	\$ 25	\$ 16	\$ 136	\$ 9	543.6%	\$ (111)
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 32	\$ 40	\$ 25	\$ 16	\$ 136			
ENDING FUND BALANCE	\$ 119,962	\$ 119,962	\$ 119,977	\$ 120,097	\$ 120,097			
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	\$ 7,491	\$ 7,491			

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	32	40	25	16	136	9	543.6%	(111)
	INVESTMENT EARNINGS	\$ 32	\$ 40	\$ 25	\$ 16	\$ 136	\$ 9	543.6%	\$ (111)
	TOTAL REVENUES	\$ 32	\$ 40	\$ 25	\$ 16	\$ 136	\$ 9	543.6%	\$ (111)

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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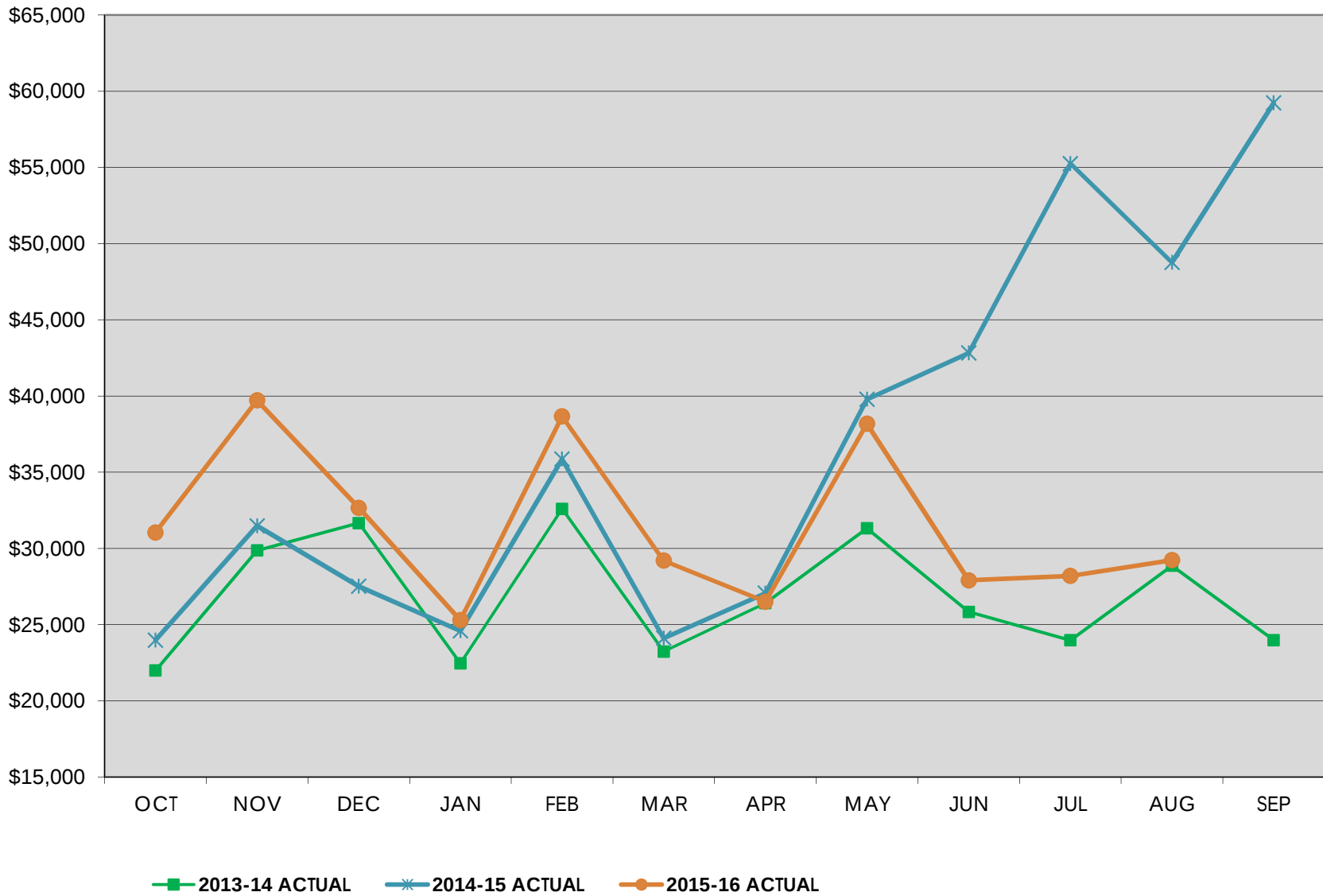
TOTAL REVENUES \$ 25

FY15-16
PROPOSED

TOTAL EXPENDITURES \$ -

Economic Development Corporation Sales Tax Revenue

Monthly History



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 23, 2016

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Discuss and approve FY2016-17 proposed project list and budget for recommendation to City Council

II. Originated by:

Finance Director, Director of Finance & IT

III. Summary:

On July 26, 2016, the Kennedale Economic Development Board held a public hearing to receive input regarding the expenditure of funds for KEDC Projects, which will require expenditure of funds collected from the 4B sales tax for Fiscal Year 2016/17. No comments were received by staff.

In order for the Council to approve and adopt the City's FY2016/17 Budget (KEDC budget/projects included) and tax rate, at their regular meeting scheduled on September 19, 2016, the KEDC must make a recommendation to Council given its review of the aforementioned items.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	2016-2017 PROPOSED BUDGET	EDC Budget.pdf
2.	2016-17 EDC Project List	2016-17 Project List.docx

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

COMBINED EDC4B FUNDS SUMMARY

CATEGORY	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
BEGINNING FUND BALANCE	\$ 376,091	\$ 258,442	\$ 313,866	\$ 453,075	\$ 313,866	\$ 240,152	
BEGINNING CASH BALANCE	\$ 326,568	\$ 131,720	\$ 131,720	\$ 131,720	\$ 131,720	\$ 58,006	
AD VALOREM TAXES	38,861	48,062	48,062	3,539	33,942	48,462	400
SALES/BEVERAGE TAXES	457,222	350,000	350,000	191,812	369,877	349,351	(649)
INVESTMENT EARNINGS	112	80	80	206	339	260	180
MISCELLANEOUS INCOME	57,855	384,120	384,120	25,472	109,818	435,796	51,676
SURPLUS SALES/RENTALS	116,845	129,774	129,774	80,320	113,538	99,358	(30,416)
TOTAL REVENUES	\$ 670,895	\$ 912,036	\$ 912,036	\$ 301,350	\$ 627,514	\$ 933,227	\$ 21,191
SUPPLIES	4,625	3,100	3,100	-	5,110	3,100	-
MAINTENANCE	39,375	23,592	23,592	11,157	21,157	95,403	71,811
SUNDRY	243,725	200,258	200,258	183,976	336,724	297,959	97,701
DEBT	169,796	166,374	166,374	148,483	166,306	168,600	2,226
TRANSFERS	153,519	153,519	153,519	151,919	151,919	154,819	1,300
CAPITAL	122,078	165,000	165,000	18,739	20,012	90,000	(75,000)
TOTAL EXPENDITURES	\$ 733,119	\$ 711,843	\$ 711,843	\$ 514,273	\$ 701,228	\$ 809,880	\$ 98,038
REVENUES OVER EXPENDITURES	\$ (62,225)	\$ 200,193	\$ 200,193	\$ (212,923)	\$ (73,714)	\$ 123,347	
ENDING FUND BALANCE	\$ 313,866	\$ 458,635	\$ 514,059	\$ 240,152	\$ 240,152	\$ 363,499	
ENDING CASH BALANCE	\$ 131,720	\$ 331,913	\$ 331,913	\$ 110,146	\$ 58,006	\$ 181,353	
FUND BALANCE AS % OF EXP	42.8%	64.4%	72.2%	46.7%	34.2%	44.9%	
RESERVE (\$115,000) REQUIREMENT	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000	
RESERVE SURPLUS/(SHORTFALL)	\$ 198,866	\$ 343,635	\$ 399,059	\$ 125,152	\$ 125,152	\$ 248,499	

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND

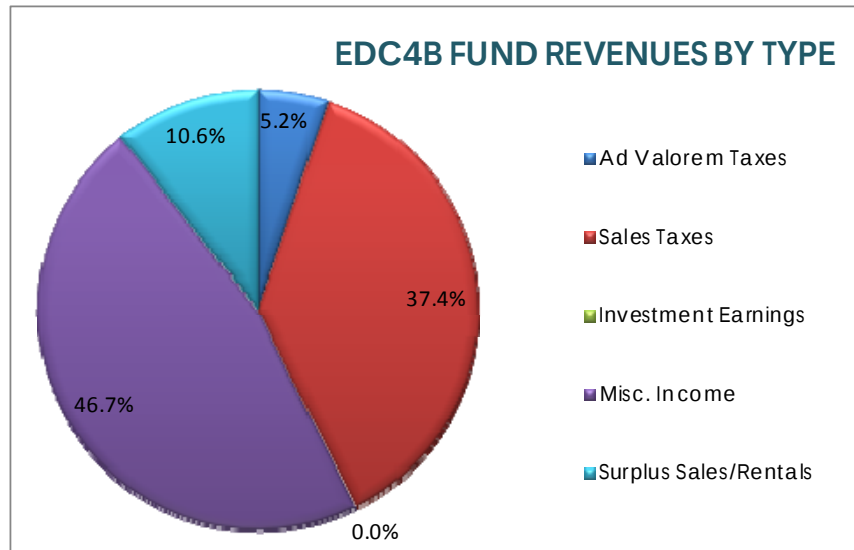
CATEGORY	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 ADOPTED	CY - PY CHANGE
BEGINNING FUND BALANCE	\$ 226,740	\$ 109,049	\$ 164,460	\$ 303,544	\$ 164,460	\$ 90,487	
AD VALOREM TAXES	38,861	48,062	48,062	3,539	33,942	48,462	400
SALES/BEVERAGE TAXES	457,222	350,000	350,000	191,812	369,877	349,351	(649)
INVESTMENT EARNINGS	57	40	40	72	80	40	-
MISCELLANEOUS INCOME	57,855	384,120	384,120	25,472	109,818	435,796	51,676
SURPLUS SALES/RENTALS	116,845	129,774	129,774	80,320	113,538	99,358	(30,416)
TOTAL REVENUES	\$ 670,840	\$ 911,996	\$ 911,996	\$ 301,216	\$ 627,255	\$ 933,007	\$ 21,011
SUPPLIES	4,625	3,100	3,100	-	5,110	3,100	-
MAINTENANCE	39,375	23,592	23,592	11,157	21,157	95,403	71,811
SUNDRY	243,725	200,258	200,258	183,976	336,724	297,959	97,701
DEBT	169,796	166,374	166,374	148,483	166,306	168,600	2,226
TRANSFERS	153,519	153,519	153,519	151,919	151,919	154,819	1,300
CAPITAL	122,078	140,000	140,000	18,739	20,012	90,000	(50,000)
TOTAL EXPENDITURES	\$ 733,119	\$ 686,843	\$ 686,843	\$ 514,273	\$ 701,228	\$ 809,880	\$ 123,038
REVENUES OVER EXPENDITURES	\$ (62,280)	\$ 225,153	\$ 225,153	\$ (213,057)	\$ (73,973)	\$ 123,127	
ENDING FUND BALANCE	\$ 164,460	\$ 334,202	\$ 389,614	\$ 90,487	\$ 90,487	\$ 213,614	
FUND BALANCE AS % OF EXP	22.4%	48.7%	56.7%	17.6%	12.9%	26.4%	
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RESERVE SURPLUS/(SHORTFALL)	\$ 164,460	\$ 334,202	\$ 389,614	\$ 90,487	\$ 90,487	\$ 213,614	

ECONOMIC DEVELOPMENT CORPORATION 4B FUND BUDGET OVERVIEW

REVENUES

The 2016-2017 Economic Development Corporation 4B (EDC4B) includes \$933,227 in revenues is a 48.7%, or \$305,713 change from the prior year.

The main sources of revenue in the EDC4B Fund are sales taxes and misc. income, which accounts for 37.4% and 46.7%, respectively of all revenue. Revenue by major category is depicted below:



Below is the five year trend of revenues:

Fiscal Year	2013 (Actual)	2014 (Actual)	2015 (Actual)	2016 (Estimated)	2017 (Budgeted)	% Change FY13-17
EDC4B Fund Ad Valorem Taxes	\$ 42,167	\$ 52,329	\$ 38,861	\$ 33,942	\$ 48,462	14.93%
EDC4B Fund Sales Taxes	\$ 297,348	\$ 325,630	\$ 457,222	\$ 369,877	\$ 349,351	17.49%
EDC4B Fund Investment Earnings	\$ 612	\$ 49	\$ 112	\$ 339	\$ 260	-57.52%
EDC4B Fund Misc. Income	\$ 117,255	\$ 1,008,096	\$ 57,855	\$ 109,818	\$ 435,796	271.66%
EDC4B Fund Surplus Sales/Rentals	\$ 199,990	\$ 149,950	\$ 116,845	\$ 113,538	\$ 99,358	-50.32%
EDC4B Fund Total Revenues	\$ 657,372	\$ 1,536,054	\$ 670,895	\$ 627,514	\$ 933,227	41.96%
EDC4B Fund Revenues Per Capita	\$ 90.58	\$ 207.74	\$ 83.95	\$ 76.98	\$ 112.24	23.90%

SALES TAXES

Sales Taxes continue to follow the projected path of growth based on economic development within the community and economic projects around the state. We collect .5% of sales taxes for our EDC4B Fund. Sales Taxes make up 37.4% of the EDC4B Budget revenues.

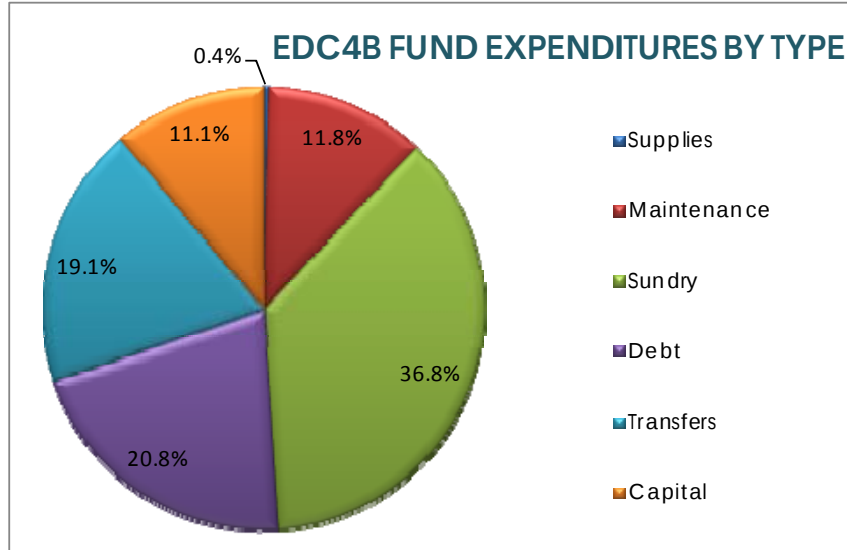
CITY OF KENNEDALE, TEXAS
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Below is the chart of sales taxes over the last years:

Fiscal Year	2013	2014	2015	2016	2017
Sales Taxes	\$ 297,348	\$ 325,630	\$ 457,222	\$ 350,000	\$ 349,351
Sales Taxes Per Capita	\$ 40.97	\$ 44.04	\$ 57.21	\$ 42.94	\$ 42.02

EXPENDITURES

The EDC4B Expenditures are illustrated below by type:



Sundry makes up 36.8% of expenditures with maintenance, debt, and transfers are 11.8%, 20.8%, and 19.1%, respectively. Supplies and capital make up the remaining 11.5%.

Below is the five year trend of expenditures:

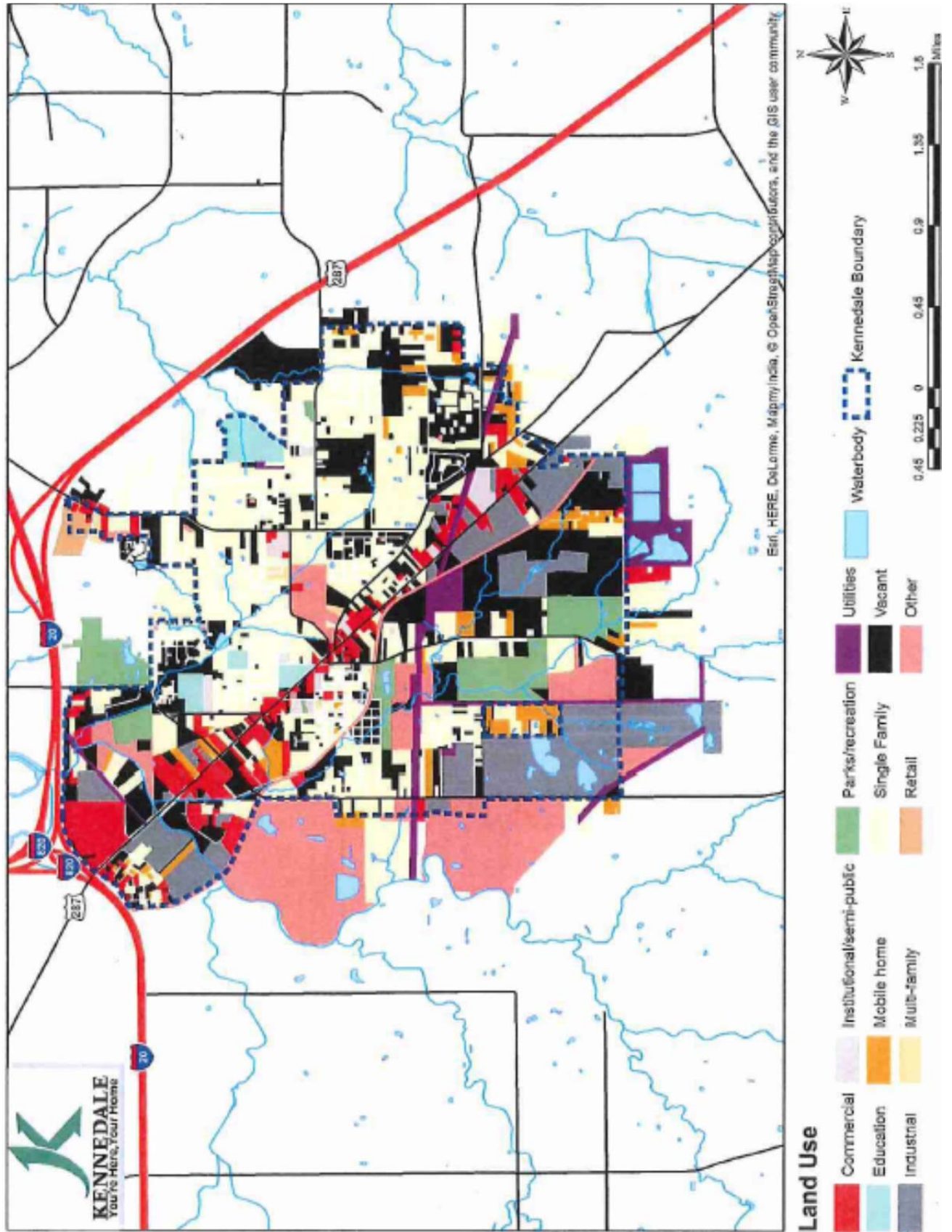
Fiscal Year	2013 (Actual)	2014 (Actual)	2015 (Actual)	2016 (Estimated)	2017 (Budgeted)	% Change FY13-17
EDC4B Fund Supplies	\$ 11,259	\$ -	\$ 4,625	\$ 5,110	\$ 3,100	-72.47%
EDC4B Fund Maintenance	\$ 32,094	\$ 26,036	\$ 39,375	\$ 21,157	\$ 95,403	197.26%
EDC4B Fund Sundry	\$ 277,880	\$ 345,864	\$ 243,725	\$ 336,724	\$ 297,959	7.23%
EDC4B Fund Debt	\$ 167,188	\$ 167,937	\$ 169,796	\$ 166,306	\$ 168,600	0.84%
EDC4B Fund Transfers	\$ 151,619	\$ 155,119	\$ 153,519	\$ 151,919	\$ 154,819	2.11%
EDC4B Fund Capital	\$ 625,069	\$ 59,241	\$ 122,078	\$ 20,012	\$ 90,000	-85.60%
EDC4B Fund Total Expenditures	\$ 1,265,109	\$ 754,197	\$ 733,119	\$ 701,228	\$ 809,880	-35.98%
EDC4B Fund Expenditures Per Capita	\$ 174.33	\$ 102.00	\$ 91.73	\$ 86.02	\$ 97.40	-44.13%

LAND USE ANALYSIS (PARKS MASTER PLAN 2016)

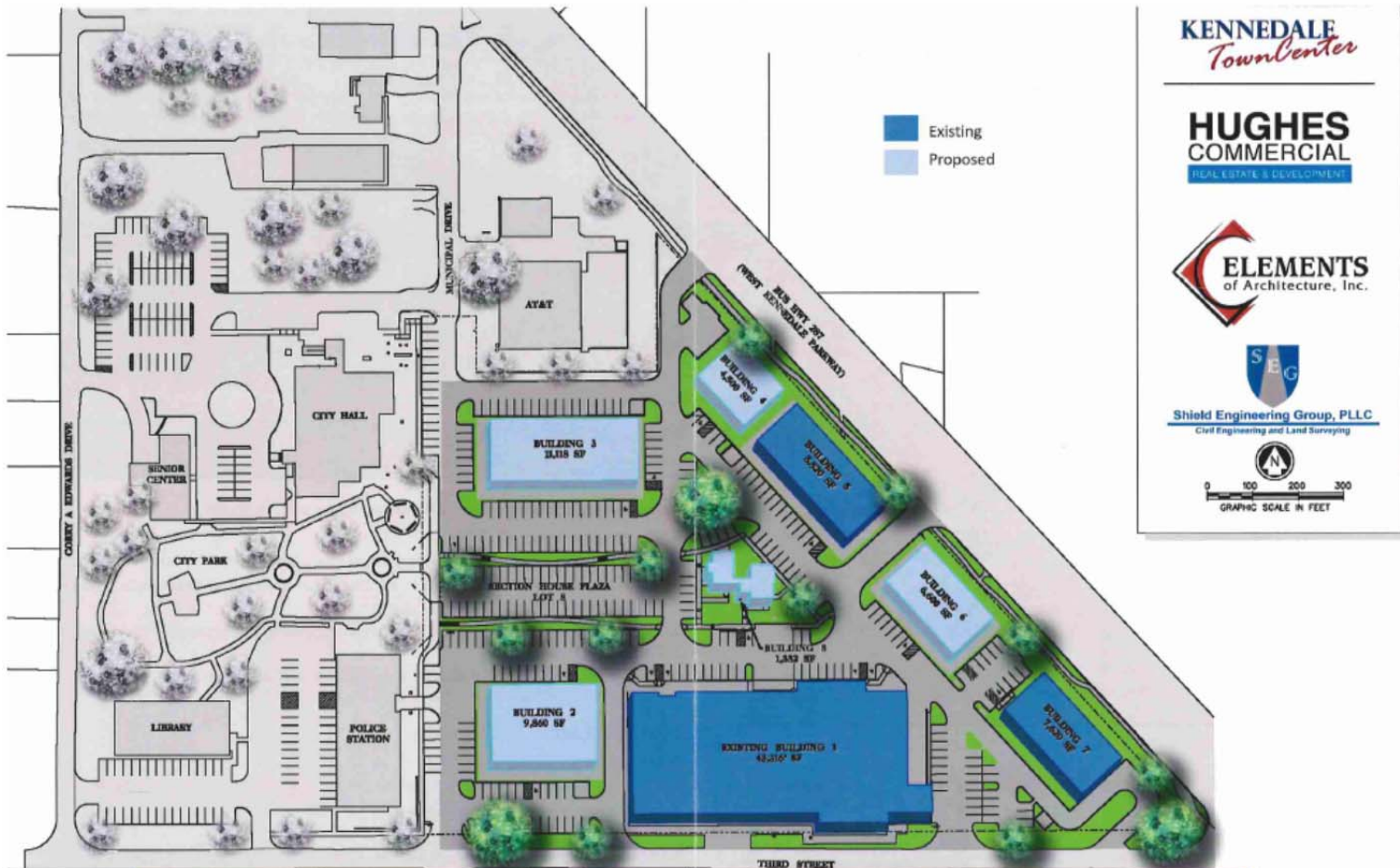
The most dominant land use in the City of Kennedale is single-family residential, which constitutes 30% of the total area. One of the land use strengths of the City is the availability of vacant lands, with 293 parcels. Another dominant land use is industrial, with about 11% of the land area coverage.

Category	Counts	Acres	Percentage
Cemeteries	2	43.48	0.82%
Commercial	107	281.15	5.32%
Communication	1	0.88	0.02%
Education	4	80.49	1.52%
Group quarters	1	2.71	0.05%
Industrial	29	574.30	10.87%
Institutional/semi-public	14	51.22	0.97%
Landfill	2	496.61	9.40%
Mobile home	50	173.84	3.29%
Multi-family	7	14.54	0.28%
Parks/recreation	7	264.58	5.01%
Railroad	5	44.20	0.84%
Ranch land	15	147.16	2.79%
Residential acreage	3	68.78	1.30%
Retail	1	26.07	0.49%
Single family	264	1629.51	30.85%
Small water bodies	8	18.66	0.35%
Under construction	6	2.82	0.05%
Utilities	20	229.36	4.34%
Vacant	293	1098.35	20.80%
Others	3	32.84	0.62%
Grand Total	842	5281.57	100

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES



TOWN CENTER PROJECT (CURRENT AND PROPOSED)



Building 1	Suite 100 20,000 sf Suite 160 8,000 sf
Building 2	9,945 sf (Proposed)
Building 3	11,220 sf (Proposed)
Building 4	4,500 sf (Proposed)

Building 5	Suite 512 972 sf Suite 508 1,441 sf Suite 516 1,000 sf
Building 6	6,600 sf (Proposed)
Building 7	Under Construction Fully Leased

- Restaurant and retail spaces available from 972 SF to 11,220 sf
- 4,500 sf stand-alone restaurant build-to-suit facility available
- Tenant Improvement packages offered for credit tenants

- Tenants include Chicken Express, Subway, CommunityMed Urgent Care, Dollar General, and Dickey's Barbeque Pit coming soon
- Grease traps in place

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
4002-00-00	MMD TAX-CURRENT YEAR	38,861	48,062	48,062	3,539	33,942	48,462	400
	AD VALOREM TAXES	\$ 38,861	\$ 48,062	\$ 48,062	\$ 3,539	\$ 33,942	\$ 48,462	\$ 400
4081-00-00	SALES TAX	457,222	350,000	350,000	191,812	369,877	349,351	(649)
	SALES/BEVERAGE TAXES	\$ 457,222	\$ 350,000	\$ 350,000	\$ 191,812	\$ 369,877	\$ 349,351	\$ (649)
4401-00-00	INVESTMENT INCOME	57	40	40	72	80	40	-
	INVESTMENT EARNINGS	\$ 57	\$ 40	\$ 40	\$ 72	\$ 80	\$ 40	\$ -
4409-00-00	MISCELLANEOUS INCOME	57,855	384,120	384,120	25,472	109,818	435,796	51,676
	MISCELLANEOUS INCOME	\$ 57,855	\$ 384,120	\$ 384,120	\$ 25,472	\$ 109,818	\$ 435,796	\$ 51,676
4805-00-00	RENTAL FEES-SHOPPING CENTER	116,477	121,274	121,274	79,761	111,506	98,612	(22,662)
4806-00-00	RENTAL INSURANCE	368	8,500	8,500	559	2,032	746	(7,754)
	SURPLUS SALES/RENTALS	\$ 116,845	\$ 129,774	\$ 129,774	\$ 80,320	\$ 113,538	\$ 99,358	\$ (30,416)
	TOTAL REVENUES	\$ 670,840	\$ 911,996	\$ 911,996	\$ 301,216	\$ 627,255	\$ 933,007	\$ 21,011
TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)		\$ 670,783	\$ 911,956	\$ 911,956	\$ 301,144	\$ 627,175	\$ 932,967	\$ 21,011
	10% ADMIN CHARGE-GENERAL FUND	67,078	91,196	91,196	30,114	62,717	93,297	2,101

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND

**FY16-17
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	48,462	48,462
4081-00-00 SALES TAX	GENERALLY BUDGET BASED ON PRIOR 3 YEARS OF HISTORY	349,351	349,351
4401-00-00 INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	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 RENT FROM REDS ROADHOUSE (\$1217/MO - 1 YEAR LEASE EXTENSION) MONTHLY FEE FROM CHAMBER FOR SERVICES (\$2000 MONTH) TML INSURANCE CHECK FOR HAIL DAMAGE FOR BUILDING 1 (\$70,291.21 - \$27,042.44 FOR DEPRECIATION) TML INSURANCE CHECK FOR HAIL DAMAGE FOR CHICKEN EXPRESS (\$49,858.61 - \$22,029.33 FOR DEPRECIATION) MONTHLY FEE FROM CHAMBER PER RENTAL AGREEMENT (\$10 MONTH) PLUS \$100 DEPOSIT	348,000 14,604 24,000 27,042 22,029 120	435,796
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 RENEWAL) BUILDING ONE VACANT (\$8400 MONTH) PREPAID TENANT FEES RECEIVED BUT CORRESPONDING OFFSET OCCURS WHEN BOOKED AGAINST CAM EXPENSES (EXCLUDES RENTAL INSURANCE CAM)	- 56,628 - 41,984	98,612
4806-00-00 RENTAL INSURANCE	RENTAL CAM COLLECTED ON LEASE AGREEMENTS AND THEN USED TO PAY TML INSURANCE (OFFSETTING EXPENSE UNDER TOWN SHOPPING CENTER) (\$62.16/MO)	746	746

TOTAL REVENUES \$ 933,007

DEPARTMENT OUTLINE: ADMINISTRATION

FUNCTIONS

Provides administration for the general business of growing economic development using the EDC4B funds

HIGHLIGHTS AND GOALS ACCOMPLISHED

- Eliminated all Sexually Oriented Business buildings (SOB) (5.0)
- Secured McDonald's, Dickey's Barbeque, and new Chicken Express location (7.0)
- Helped with R E Watson Glass expansion (7.0)

SHORT-TERM GOALS

- Secure additional business for the employment district on Kennedale Parkway near Interstate 20 (7.0)
- Recruitment of new light manufacturing businesses within Bloxom Business Park and along east Kennedale Parkway (7.0)
- Development of an access plan along Kennedale Parkway to facilitate the elimination of the continuous turn lane (7.0)

LONG-TERM GOALS

- Increase sales taxes to property taxes ratio from 25% to 50% (4.8)

STAFFING RESOURCES

- Contract with Orasi for management services

PERFORMANCE MEASURES (THROUGH JUNE 2016)

- 4 Land Deals
- 3 380 Agreements to Businesses
- 0 Visual Grants to Businesses
- Pertinent 2015 Resident Satisfaction Survey Results (Every Two Years; Next survey in Fall 2017)
 - Business Friendly – 53%
 - Shopping Opportunities – 47%

DEPARTMENT SUMMARY BUDGET

15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
	SUPPLIES	4,625	3,100	3,100	-	5,110	3,100	-
	SUNDRY	216,284	173,366	173,366	166,555	312,339	273,067	99,701
	CAPITAL	20,887	-	-	-	1,274	-	-
	TOTAL EXPENDITURES	\$ 241,795	\$ 176,466	\$ 176,466	\$ 166,555	\$ 318,722	\$ 276,167	\$ 99,701

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
5240-01-00	PRINTED SUPPLIES	4,505	3,000	3,000	-	5,110	3,000	-
5260-01-00	GENERAL OFFICE SUPPLIES	-	50	50	-	-	50	-
5261-01-00	POSTAGE	120	50	50	-	-	50	-
	SUPPLIES	\$ 4,625	\$ 3,100	\$ 3,100	\$ -	\$ 5,110	\$ 3,100	\$ -
5501-01-00	ADVERTISING	359	1,200	1,200	-	-	2,200	1,000
5510-01-00	ASSOC DUES/PUBLICATIONS	4,755	4,020	4,020	5,086	5,320	5,320	1,300
5525-01-00	TRAINING/SEMINARS	-	250	250	-	-	250	-
5565-01-00	LEGAL SERVICES	9,700	1,000	1,000	900	4,712	7,000	6,000
5567-01-00	AUDIT SERVICES	2,000	2,000	2,000	2,000	2,000	2,250	250
5570-01-00	SPECIAL SERVICES	82,708	72,600	72,600	56,499	119,699	74,650	2,050
5578-01-00	TRAVEL	70	100	100	-	-	100	-
5580-01-00	ENGINEERING SERVICES	17,038	1,000	1,000	53,610	56,460	6,000	5,000
5595-01-00	ADMIN CHARGE-GENERAL FUND	60,557	91,196	91,196	24,029	62,717	93,297	2,101
5610-01-00	VISUAL GRANT	-	-	-	4,843	4,843	50,000	50,000
5615-01-00	FUNCTIONAL GRANT	39,097	-	-	19,588	56,588	32,000	32,000
	SUNDRY	\$ 216,284	\$ 173,366	\$ 173,366	\$ 166,555	\$ 312,339	\$ 273,067	\$ 99,701
5800-01-00	LAND	20,887	-	-	-	1,274	-	-
	CAPITAL	\$ 20,887	\$ -	\$ -	\$ -	\$ 1,274	\$ -	\$ -
	TOTAL EXPENDITURES	\$ 241,795	\$ 176,466	\$ 176,466	\$ 166,555	\$ 318,722	\$ 276,167	\$ 99,701

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND
01: ADMINISTRATION

**FY16-17
PROPOSED**

5240-01-00	PRINTED SUPPLIES	PRINTED MAPS OF ENTIRE CITY	3,000	3,000
5260-01-00	GENERAL OFFICE SUPPLIES	FILES/FOLDERS/PAPER/PENCILS	50	50
5261-01-00	POSTAGE	FOR MAIL OUTS/MARKETING PACKAGES	50	50
5501-01-00	ADVERTISING	PROMOTIONAL ADVERTISING, LEGAL NOTICES AND BUDGET HEARING AD (\$1200)	1,200	2,200
		OAK CREST LAND SIGN (\$1000)	1,000	
5510-01-00	ASSOC DUES/PUBLICATIONS	TEXAS ECONOMIC DEVELOPMENT COMMISSION	200	5,320
		CITY (\$1925) & EDC (\$1925) KENNEDALE CHAMBER MEMBERSHIP	3,850	
		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 BOARD	250	250
5565-01-00	LEGAL SERVICES	BILLABLE HOURS FOR CITY ATTORNEY ON EDC RELATED PROJECTS (I.E., HOTEL, OTHER POTENTIAL OPPORTUNITIES)	7,000	7,000
5567-01-00	AUDIT SERVICES	PATTILLO, BROWN & HILL SERVICES FOR INDEPENDENT ANNUAL AUDIT (FY11/12 \$1500, FY12/13 \$1500, FY13/14 \$2K, FY14/15 \$2K, FY15/16 \$2250)	2,250	2,250
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	74,650
		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)	-	
		DUE NORTH MEDIA	250	
		SWEENEY HOUSE TEAR DOWN	6,000	
		WEBSITE MAINTENANCE BY CONSULTANT (\$200/MONTH)	2,400	
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.)	6,000	6,000
5595-01-00	ADMIN CHARGE-GENERAL FUND	CHARGE FOR SERVICES PROVIDED BY GENERAL FUND RESOURCES (10% TOTAL REVENUES EXCLUDING INTEREST/TRANSFERS)	93,297	93,297
5610-01-00	VISUAL GRANT	MONTGOMERY MANUFACTURING GRANT	25,000	50,000
		NANCY'S LIQUOR GRANT	25,000	
5615-01-00	FUNCTIONAL GRANT	H20 380 SALES TAX AGREEMENT	24,000	32,000
		WATSON GLASS 380 PROPERTY TAX AGREEMENT (MAY 2019)	3,000	
		H&O DIE SUPPLY 380 PROPERTY TAX AGREEMENT (MAY 2019)	5,000	

TOTAL EXPENDITURES \$ 276,167

DEPARTMENT OUTLINE: DEBT SERVICE

FUNCTIONS

Provides debt related transactions relating to economic development

HIGHLIGHTS AND GOALS ACCOMPLISHED

- N/A

SHORT-TERM GOALS

- N/A

LONG-TERM GOALS

- Pay off of all debt in 2030 (4.7)

STAFFING RESOURCES

- N/A

PERFORMANCE MEASURES

- N/A

DEPARTMENT SUMMARY BUDGET

15: EDC4B FUND

01: ADMINISTRATION

03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
	DEBT	169,796	166,374	166,374	148,483	166,306	168,600	2,226
	TRANSFER	153,519	153,519	153,519	151,919	151,919	154,819	1,300
	TOTAL EXPENDITURES	\$ 323,315	\$ 319,893	\$ 319,893	\$ 300,401	\$ 318,225	\$ 323,419	\$ 3,526

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	65,625	62,203	62,203	62,135	62,135	58,728	(3,476)
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	50,000	50,000	50,000	50,000	50,000	55,000	5,000
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	17,024	15,798	15,798	10,395	15,798	15,672	(126)
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	37,147	38,373	38,373	25,953	38,373	39,200	827
	DEBT	\$ 169,796	\$ 166,374	\$ 166,374	\$ 148,483	\$ 166,306	\$ 168,600	\$ 2,226
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	153,519	153,519	153,519	151,919	151,919	154,819	1,300
	TRANSFER	\$ 153,519	\$ 153,519	\$ 153,519	\$ 151,919	\$ 151,919	\$ 154,819	\$ 1,300
	TOTAL EXPENDITURES	\$ 323,315	\$ 319,893	\$ 319,893	\$ 300,401	\$ 318,225	\$ 323,419	\$ 3,526

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

			FY16-17 PROPOSED
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	DUE 11/01	29,364
		DUE 05/01	29,364
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	DUE 05/01	55,000
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	DUE BY 1ST OF EACH MONTH (BEGINS 11/01/2011)	15,672
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	DUE BY 1ST OF EACH MONTH (BEGINS 11/01/2011)	39,200
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	DUE 11/01 INTEREST : 2010 \$2.0M CO BOND	34,909
		DUE 05/01 INTEREST : 2010 \$2.0M CO BOND	34,909
		DUE 05/01 PRINCIPAL : 2010 \$2.0M CO BOND	85,000

TOTAL EXPENDITURES \$ 323,419

DEPARTMENT OUTLINE: TOWNCENTER SHOPPING

FUNCTIONS

Provides services and maintenance to TownCenter shopping businesses

HIGHLIGHTS AND GOALS ACCOMPLISHED

- Secured Dickey's Barbeque (7.0)
- Secured new Chicken Express location (7.0)
- Secured Zani's Salon (7.0)
- Secured new dental office: Kennedale Family Dental and Orthodontics in TownCenter (7.0)
- Renovated Building One space (7.0)

SHORT-TERM GOALS

- Demolition of old Chicken Express building and finishing out of parking lot (7.0)

LONG-TERM GOALS

- Build out of all planned buildings of TownCenter (7.0)
- Secure a sit down restaurant in TownCenter (7.0)
- Have all locations in TownCenter filled with businesses (7.0)

STAFFING RESOURCES

- Contract with Hughes Commercial Real Estate & Development for management of TownCenter

PERFORMANCE MEASURES (THROUGH JUNE 2016)

- New Businesses in TownCenter Shopping Area: 3

DEPARTMENT SUMMARY BUDGET

15:EDC4B FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
	MAINTENANCE	39,375	23,592	23,592	11,157	21,157	95,403	71,811
	SUNDRY	27,442	26,892	26,892	17,421	24,385	24,892	(2,000)
	TOTAL EXPENDITURES	\$ 66,817	\$ 50,484	\$ 50,484	\$ 28,578	\$ 45,542	\$ 120,295	\$ 69,811

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
5403-02-00	BUILDING MAINTENANCE	39,375	23,592	23,592	11,157	21,157	95,403	71,811
	MAINTENANCE	\$ 39,375	\$ 23,592	\$ 23,592	\$ 11,157	\$ 21,157	\$ 95,403	\$ 71,811
5530-02-00	ELECTRIC SERVICES	5,297	5,000	5,000	2,872	4,872	5,000	-
5545-02-00	INSURANCE-PROPERTY	6,347	8,500	8,500	6,121	6,121	6,500	(2,000)
5570-02-00	SPECIAL SERVICES	15,797	13,392	13,392	8,428	13,392	13,392	-
	SUNDRY	\$ 27,442	\$ 26,892	\$ 26,892	\$ 17,421	\$ 24,385	\$ 24,892	\$ (2,000)
	TOTAL EXPENDITURES	\$ 66,817	\$ 50,484	\$ 50,484	\$ 28,578	\$ 45,542	\$ 120,295	\$ 69,811

15: EDC4B FUND
02: TOWN SHOPPING CENTER

			FY16-17 PROPOSED
5403-02-00	BUILDING MAINTENANCE	WATER (\$460/MONTH)	5,520
		FIRE SPRINKLER-CAM (\$200/QUARTER)	800
		TML HAIL DAMAGES ON BUILDING 1	70,291
		LANDSCAPE/MATERIALS-CAM (\$1166/MONTH)	13,992
		MAINTENANCE-CAM (\$400/MONTH)	4,800
5530-02-00	ELECTRIC SERVICES	ELECTRICITY-CAM	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)	6,500
5570-02-00	SPECIAL SERVICES	PROPERTY/ASSET MANAGEMENT (\$500 PER MONTH)	6,000
		SEP 2015 - FEB 2017: SUBWAY \$150, ACE \$466 OR \$7392	6,342
		FY15/16 - FY16/17 ANNUAL	
		MAR 2017 - AUG 2018: SUBWAY \$150 OR \$1800 FY17/18 ANNUAL	1,050

TOTAL EXPENDITURES \$ 120,295

DEPARTMENT OUTLINE: TOWNCENTER REDEVELOPMENT

FUNCTIONS

Growth and redevelopment of the town shopping center

HIGHLIGHTS AND GOALS ACCOMPLISHED

- Secured Dickey's Barbeque (7.0)
- Secured new Chicken Express location (7.0)
- Secured Zani's Salon (7.0)
- Secured new dental office Kennedale Family Dental and Orthodontics in TownCenter (7.0)
- Renovated Building One space (7.0)

SHORT-TERM GOALS

- Demolition of old Chicken Express building and finishing out of parking lot (7.0)

LONG-TERM GOALS

- Build out of all planned buildings of TownCenter (7.0)
- Secure a sit down restaurant in TownCenter (7.0)
- Have all locations in TownCenter filled with businesses (7.0)

STAFFING RESOURCES

- Contract with Hughes Commercial Real Estate & Development for management of TownCenter

PERFORMANCE MEASURES

(THROUGH JUNE 2016)

- New Businesses in TownCenter Shopping Area: 3

DEPARTMENT SUMMARY BUDGET

15:EDC4B FUND

03:TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
	CAPITAL	-	90,000	90,000	-	-	90,000	-
	TOTAL EXPENDITURES	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ -

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND

03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
5580-03-00	ENGINEERING SERVICES	-	10,000	10,000	-	-	10,000	-
5847-03-00	CONSTRUCTION	-	80,000	80,000	-	-	80,000	-
	CAPITAL	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ -
	TOTAL EXPENDITURES	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ -

15: EDC4B FUND

03: TOWN CENTER REDEVELOPMENT

			FY16-17 PROPOSED
5580-03-00	ENGINEERING SERVICES	PARKING LOT MODIFICATION	10,000
5847-03-00	CONSTRUCTION	CHICKEN EXPRESS BUILDING HEALTH INSPECTIONS/ASBESTOS SURVEY	5,000
		CHICKEN EXPRESS TEAR DOWN/DEMOLITION	25,000
		CHICKEN EXPRESS PARKING LOT MODIFICATION	50,000

TOTAL EXPENDITURES \$ 90,000

DEPARTMENT OUTLINE: TEXAS LEVERAGE PROGRAM

FUNCTIONS

Expand our economic development presence in the city

HIGHLIGHTS AND GOALS ACCOMPLISHED

- Secured land for development opportunity

SHORT-TERM GOALS

- N/A

LONG-TERM GOALS

- N/A

STAFFING RESOURCES

- N/A

PERFORMANCE MEASURES

- N/A

DEPARTMENT SUMMARY BUDGET

15: EDC4B FUND

04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
	CAPITAL	101,192	50,000	50,000	18,739	18,739	-	(50,000)
	TOTAL EXPENDITURES	\$ 101,192	\$ 50,000	\$ 50,000	\$ 18,739	\$ 18,739	\$ -	\$ (50,000)

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

15: EDC4B FUND

04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
5800-04-00	LAND	101,192	50,000	50,000	18,739	18,739	-	(50,000)
	CAPITAL	\$ 101,192	\$ 50,000	\$ 50,000	\$ 18,739	\$ 18,739	\$ -	\$ (50,000)
	TOTAL EXPENDITURES	\$ 101,192	\$ 50,000	\$ 50,000	\$ 18,739	\$ 18,739	\$ -	\$ (50,000)

15: EDC4B FUND

04: TEXAS LEVERAGE PROGRAM

	FY16-17 PROPOSED
5800-00-00 LAND	-

TOTAL EXPENDITURES \$ -

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY14-15 YTD MAY	FY14-15 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
BEGINNING FUND BALANCE	\$ 29,429	\$ 29,441	\$ 29,444	\$ 29,484	\$ 29,444	\$ 29,524	
INVESTMENT EARNINGS	15	15	15	40	80	60	45
TOTAL REVENUES	\$ 15	\$ 15	\$ 15	\$ 40	\$ 80	\$ 60	\$ 45
CAPITAL	-	25,000	25,000	-	-	-	(25,000)
TOTAL EXPENDITURES	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ (25,000)
REVENUES OVER EXPENDITURES	\$ 15	(24,985)	25,015	40	80	60	
ENDING FUND BALANCE	\$ 29,444	\$ 4,456	\$ 54,459	\$ 29,524	\$ 29,524	\$ 29,584	
FUND BALANCE AS % OF EXP	N/A	17.8%	217.8%	N/A	N/A	N/A	
RESERVE (NO REQUIREMENT)	\$ -	-	-	-	-	-	
RESERVE SURPLUS/(SHORTFALL)	\$ 29,444	\$ 4,456	\$ 54,459	\$ 29,524	\$ 29,524	\$ 29,584	

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
4401-00-00	INVESTMENT INCOME	15	15	15	40	80	60	45
	INVESTMENT EARNINGS	\$ 15	\$ 15	\$ 15	\$ 40	\$ 80	\$ 60	\$ 45
	TOTAL REVENUES	\$ 15	\$ 15	\$ 15	\$ 40	\$ 80	\$ 60	\$ 45

19: EDC4B CAPITAL BOND FUND

01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
5847-01-00	CONSTRUCTION	-	25,000	25,000	-	-	-	(25,000)
	CAPITAL	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ (25,000)
	TOTAL EXPENDITURES	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ (25,000)

19: EDC4B CAPITAL BOND FUND

		FY16-17 PROPOSED
4401-00-00	INVESTMENT INCOME EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	60
TOTAL REVENUES		\$ 60

19: EDC4B CAPITAL BOND FUND

01: TOWN CENTER REDEVELOPMENT

		FY16-17 PROPOSED
5847-01-00	CONSTRUCTION WATER TANK IN TOWNCENTER (\$25,000 IN 5 YEARS 2021)	-
TOTAL EXPENDITURES		\$ -

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

95: EDC4B RESERVE FUND

CATEGORY	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
BEGINNING FUND BALANCE	\$ 119,922	\$ 119,952	\$ 119,962	\$ 120,047	\$ 119,962	\$ 120,141	
INVESTMENT EARNINGS	40	25	25	94	179	160	135
TOTAL REVENUES	\$ 40	\$ 25	\$ 25	\$ 94	\$ 179	\$ 160	\$ 135
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES OVER EXPENDITURES	\$ 40	\$ 25	\$ 25	\$ 94	\$ 179	\$ 160	
ENDING FUND BALANCE	\$ 119,962	\$ 119,977	\$ 119,987	\$ 120,141	\$ 120,141	\$ 120,301	
FUND BALANCE AS % OF EXP	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	
RESERVE SURPLUS/(SHORTFALL)	\$ 7,356	\$ 7,371	\$ 7,381	\$ 7,535	\$ 7,535	\$ 7,695	

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
4401-00-00	INVESTMENT INCOME	40	25	25	94	179	160	135
	INVESTMENT EARNINGS	\$ 40	\$ 25	\$ 25	\$ 94	\$ 179	\$ 160	\$ 135
	TOTAL REVENUES	\$ 40	\$ 25	\$ 25	\$ 94	\$ 179	\$ 160	\$ 135

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY14-15 ACTUAL	FY15-16 ADOPTED	FY15-16 AMENDED	FY15-16 YTD MAY	FY15-16 ESTIMATE	FY16-17 PROPOSED	CY - PY CHANGE
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

95: EDC4B RESERVE FUND

							FY16-17 PROPOSED
4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES				160	160

TOTAL REVENUES \$ 160

TOTAL EXPENDITURES \$ -

PROJECTS LIST

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

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 and 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.



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 23, 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: August 23, 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. Hospitality Project
2. 1170 Kennedale Parkway

II. Originated by:

Bob Hart

III. Summary:

These items will be discussed during the Executive Session.

- Hospitality Project
- 1170 Kennedale Parkway

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: