

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
March 28, 2017
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 February 28, 2017 regular meeting

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for February 2017.
- B. Discuss and consider action for the approval of bids for demolition of existing building and land restoration to include paving at Pad 4 of TownCenter, currently occupied by Chicken Express
- C. Discuss and consider action for the approval of the Economic Development Director attending the SCR Commercial Trade Exposition.

V. STAFF ANNOUNCEMENTS/REPORTS

- A. TownCenter
- B. Oak Crest
- C. Chamber of Commerce

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. Oak Crest Development
 - 3. TownCenter Property

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

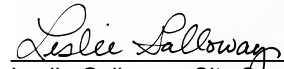
VIII. ADJOURNMENT

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 March 28, 2017, 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: March 28, 2017

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the February 28, 2017 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 - February 28, 2017	2-28-17.pdf
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ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS - REGULAR MEETING
MINUTES
February 28, 2017

I. CALL TO ORDER

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

II. ROLL CALL

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

Absent: Adrienne Kay

III. MINUTES APPROVAL

A. Consider approval of the minutes from the January 24, 2017 regular meeting

Motion To approve the January 24, 2017 Economic Development Corporation meeting minutes. **Action** Approve, **Moved By** Rebecca Carlton, **Seconded By** Ronald Whitley.
Motion passed Unanimously

IV. REGULAR ITEMS

A. Review and accept the KEDC Financial Reports for December 2016 and January 31, 2017.

Finance Director Krystal Crump provided an overview of the December 2016 and the January 31, 2017 financial reports for the Economic Development Corporation.

Motion To approve the December 2016 and January 2017 finance reports for the Economic Development Corporation. **Action** Approve, **Moved By** Rebecca Carlton, **Seconded By** Ronald Whitley.

Motion passed Unanimously

B. Discuss and consider action for approval of Economic Development Corporation Independent Auditor's Report for year ended September 30, 2016.

Finance Director Krystal Crump presented the Economic Development Corporation Independent Auditor's report for fiscal year 2015-16. She reviewed the unmodified opinion and the fund balance changes.

Motion To approve the FY 2015-2016 Kennedale Economic Development Corporation Independent Auditor's Report as presented. **Action** Approve, **Moved By** Rebecca Carlton, **Seconded By** Pat Turner.

Motion passed Unanimously

C. Discuss and consider approval for the purchase and installation of a "For Sale" sign at 1109 W. Kennedale Parkway

Economic Development Director Jack Thompson requested approval to purchase a sign to install at 1109 West Kennedale Parkway (south of Link Street) for the purpose of selling this KEDC owned property. The bids received were discussed.

Motion To approve the purchase from Real Estate Media of a V shaped sign for the property located at 1109 W. Kennedale Parkway. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Ronald Whitley.

Motion passed Unanimously

V. STAFF ANNOUNCEMENTS/REPORTS

A. TownCenter

B. Chamber of Commerce Report

Director Jack Thompson reported on ongoing projects. Jack stated that the buildings at TownCenter are coming along and have moved into the interior finish-out. He anticipates an April opening. Additionally, he is working on bids for the demolition of the existing Chicken Express building, which will be demolished in May and repave the parking ground. Option for removing graffiti from the South wall of building one was discussed.

Jack reported that the Kennedale Chamber March luncheon will be on March 22nd with Judge Hayes as the speaker. Additional items of interest included updates for the Chamber's annual Clay Shoot; Legislative Day for Kennedale; and in April, a chamber sponsored forum with the city council election candidates.

VI. EXECUTIVE SESSION

President Mundy recessed into executive session at 7:29 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. Hospitality Project

2. Oak Crest Development

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

President Mundy reconvened into open session at 8:40 p.m.

Motion To authorize the Kennedale Economic Development Director to bid on the property at 6810 Oak Crest Drive West up to \$25,000. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Michael Johnson.

Motion passed Unanimously

The Board agreed to move their March meeting to March 21st to avoid conflict with the March 28th Kennedale Legislative Day in Austin, Texas.

VIII. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Mark Yeary, **Seconded By** Michael Johnson.
Motion passed Unanimously

The meeting was adjourned at 8:45 p.m.

APPROVED:

ATTEST:

President Robert Mundy

Deputy City Secretary Kathy E. Moore



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 28, 2017

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for February 2017.

II. Originated by:

III. Summary:

EDC Director, Jack Thompson provide an overview of the February 28, 2017 Kennedale Economic Development Corporation Financial Report.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	KEDC February 2017 Financials	2017_02 Monthly Financials.pdf
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**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY**

ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY

Budget Amendment

No amendments.

Monthly Information

Sales Taxes are trending over budgeted projections

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
ANNUAL PROGRAM OF SERVICES
FEBRUARY**

EDC CASH POSITION

CATEGORY	CURRENT MONTH	FY16-17 YTD
BEGINNING CASH BALANCE - FUND 15	\$ 46,504	\$ 46,504
BEGINNING TEXPOOL BALANCE - FUND 15	\$ -	\$ -
BEGINNING TEXPOOL BALANCE - FUND 19	\$ 29,574	\$ 29,574
BEGINNING CASH BALANCE - FUND 95	\$ 120,220	\$ 120,220
 BEGINNING CASH BALANCE - TOTAL	 \$ 196,297	 \$ 196,297
 ENDING CASH BALANCE - FUND 15	 \$ 75,250	 \$ 75,250
ENDING TEXPOOL BALANCE - FUND 15	\$ -	\$ -
ENDING TEXPOOL BALANCE - FUND 19	\$ 29,586	\$ 29,586
ENDING CASH BALANCE - FUND 95	\$ 120,255	\$ 120,255
 ENDING CASH BALANCE - TOTAL	 \$ 225,091	 \$ 225,091
 UNAVAILABLE CASH - EARMARKED		
INSURANCE MONEY - HAIL DAMAGE TOWN CENTER		\$ 74,417.31
2010 \$2.0M BOND SALE REMAINING CASH		\$ 29,586.21
RESERVES FOR LEVERAGE NOTE		<u>\$ 120,255.14</u>
TOTAL UNAVAILABLE CASH		\$ 224,258.66
 AVAILABLE CASH		\$ 832.26

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

COMBINED EDC4B FUNDS SUMMARY

CATEGORY	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 313,866	\$ 313,866	\$ 248,862	\$ 223,530	\$ 197,368	\$ 223,522				
AD VALOREM TAXES	2,753	34,335	48,462	48,462	393	1,966	400	8.0%	4.1%	46,496
SALES/BEVERAGE TAXES	97,452	376,545	349,351	349,351	35,267	92,846	(649)	25.9%	26.6%	256,505
INVESTMENT EARNINGS	135	333	260	260	66	223	180	40.5%	85.7%	37
MISCELLANEOUS INCOME	11,143	115,841	435,796	435,796	4,495	46,691	51,676	9.6%	10.7%	389,105
SURPLUS SALES/RENTALS	64,323	100,606	99,358	99,358	7,999	39,993	(30,416)	63.9%	40.3%	59,365
TOTAL REVENUES	\$ 175,806	\$ 627,660	\$ 933,227	\$ 933,227	\$ 48,219	\$ 181,719	\$ 21,191	28.0%	19.5%	\$ 751,509
SUPPLIES	-	5,110	3,100	3,100	-	-	-	0.0%	0.0%	3,100
MAINTENANCE	5,530	19,709	95,403	95,403	1,710	7,967	71,811	28.1%	8.4%	87,436
SUNDRY	73,804	353,786	291,959	291,959	13,486	84,269	91,701	20.9%	28.9%	207,689
DEBT	53,663	166,773	168,600	168,600	4,627	52,242	2,226	32.2%	31.0%	116,357
TRANSFERS	35,959	151,919	154,819	154,819	-	34,909	1,300	23.7%	22.5%	119,909
CAPITAL	-	20,707	90,000	90,000	-	-	(75,000)	0.0%	0.0%	90,000
TOTAL EXPENDITURES	\$ 168,956	\$ 718,004	\$ 803,880	\$ 803,880	\$ 19,823	\$ 179,388	\$ 92,038	23.5%	22.3%	\$ 624,492
REVENUES OVER EXPENDITURES	\$ 6,849	\$ (90,344)	\$ 129,347	\$ 129,347	\$ 28,396	\$ 2,330				
ENDING FUND BALANCE	\$ 320,715	\$ 223,522	\$ 378,209	\$ 352,877	\$ 225,764	\$ 225,852				
FUND BALANCE AS % OF EXP	189.8%	31.1%	47.0%	43.9%	1138.9%	125.9%				
RESERVE (\$115,000) REQUIRE	\$ -	\$ -	\$ 115,000	\$ -	\$ -	\$ -				
RESERVE SURPLUS/(SHORTFALL)	\$ 320,715	\$ 223,522	\$ 263,209	\$ 352,877	\$ 225,764	\$ 225,852				

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

15: EDC4B FUND

CATEGORY	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
BEGINNING FUND BALANC	\$ 164,460	\$ 164,460	\$ 99,198	\$ 73,861	\$ 47,662	\$ 73,861				
AD VALOREM TAXES	2,753	34,335	48,462	48,462	393	1,966	400	8.0%	4.1%	46,496
SALES/BEVERAGE TAXES	97,452	376,545	349,351	349,351	35,267	92,846	(649)	25.9%	26.6%	256,505
INVESTMENT EARNINGS	51	78	40	40	18	43	-	65.5%	106.3%	(3)
MISCELLANEOUS INCOME	11,143	115,841	435,796	435,796	4,495	46,691	51,676	9.6%	10.7%	389,105
SURPLUS SALES/RENTALS	64,323	100,606	99,358	99,358	7,999	39,993	(30,416)	63.9%	40.3%	59,365
TOTAL REVENUES	\$ 175,722	\$ 627,405	\$ 933,007	\$ 933,007	\$ 48,171	\$ 181,538	\$ 21,011	28.0%	19.5%	\$ 751,469
SUPPLIES	-	5,110	3,100	3,100	-	-	-	0.0%	0.0%	3,100
MAINTENANCE	5,530	19,709	95,403	95,403	1,710	7,967	71,811	28.1%	8.4%	87,436
SUNDRY	73,804	353,786	291,959	291,959	13,486	84,269	91,701	20.9%	28.9%	207,689
DEBT	53,663	166,773	168,600	168,600	4,627	52,242	2,226	32.2%	31.0%	116,357
TRANSFERS	35,959	151,919	154,819	154,819	-	34,909	1,300	23.7%	22.5%	119,909
CAPITAL	-	20,707	90,000	90,000	-	-	(50,000)	0.0%	0.0%	90,000
TOTAL EXPENDITURES	\$ 168,956	\$ 718,004	\$ 803,880	\$ 803,880	\$ 19,823	\$ 179,388	\$ 117,038	23.5%	22.3%	\$ 624,492
REVENUES OVER EXPENDI	\$ 6,765	\$ (90,599)	\$ 129,127	\$ 129,127	\$ 28,348	\$ 2,150				
ENDING FUND BALANCE	\$ 171,225	\$ 73,861	\$ 228,324	\$ 202,987	\$ 76,011	\$ 76,011				
FUND BALANCE AS % OF E	101.3%	10.3%	28.4%	25.3%	383.4%	42.4%				
RESERVE (NO REQUIREME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
RESERVE SURPLUS/(SHOR	\$ 171,225	\$ 73,861	\$ 228,324	\$ 202,987	\$ 76,011	\$ 76,011				

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
4002-00-00	MMD TAX-CURRENT YEAR	2,753	34,335	48,462	48,462	393	1,966	400	8.0%	4.1%	46,496
	AD VALOREM TAXES	\$ 2,753	\$ 34,335	\$ 48,462	\$ 48,462	\$ 393	\$ 1,966	\$ 400	8.0%	4.1%	\$ 46,496
4081-00-00	SALES TAX	97,452	376,545	349,351	349,351	35,267	92,846	(649)	25.9%	26.6%	256,505
	SALES/BEVERAGE TAXES	\$ 97,452	\$ 376,545	\$ 349,351	\$ 349,351	\$ 35,267	\$ 92,846	\$ (649)	25.9%	26.6%	\$ 256,505
4401-00-00	INVESTMENT INCOME	51	78	40	40	18	43	-	65.5%	106.3%	(3)
	INVESTMENT EARNINGS	\$ 51	\$ 78	\$ 40	\$ 40	\$ 18	\$ 43	\$ -	65.5%	106.3%	\$ (3)
4409-00-00	MISCELLANEOUS INCOME	11,143	115,841	435,796	435,796	4,495	46,691	51,676	9.6%	10.7%	389,105
	MISCELLANEOUS INCOME	\$ 11,143	\$ 115,841	\$ 435,796	\$ 435,796	\$ 4,495	\$ 46,691	\$ 51,676	9.6%	10.7%	\$ 389,105
4805-00-00	RENTAL FEES-SHOPPING CENT	63,888	98,580	98,612	98,612	7,938	39,692	(22,662)	64.8%	40.3%	58,920
4806-00-00	RENTAL INSURANCE	435	2,026	746	746	60	301	(7,754)	21.5%	40.3%	445
	SURPLUS SALES/RENTALS	\$ 64,323	\$ 100,606	\$ 99,358	\$ 99,358	\$ 7,999	\$ 39,993	\$ (30,416)	63.9%	40.3%	\$ 59,365
	TOTAL REVENUES	\$ 175,722	\$ 627,405	\$ 933,007	\$ 933,007	\$ 48,171	\$ 181,538	\$ 21,011	28.0%	19.5%	\$ 751,469
REVENUES (EXCLUDING INTEREST/TRANSFERS)		\$ 175,671	\$ 627,327	\$ 932,967	\$ 932,967	\$ 48,153	\$ 181,496	\$ 21,011			
	10% ADMIN CHARGE-GENERAL FUND	17,567	62,733	93,297	93,297	4,815	18,150	2,101			

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
5240-01-00	PRINTED SUPPLIES	-	5,110	3,000	3,000	-	-	-	0.0%	0.0%	3,000
5260-01-00	GENERAL OFFICE SUPPLIES	-	-	50	50	-	-	-	0.0%	0.0%	50
5261-01-00	POSTAGE	-	-	50	50	-	-	-	0.0%	0.0%	50
	SUPPLIES	\$ -	\$ 5,110	\$ 3,100	\$ 3,100	\$ -	\$ -	\$ -	0.0%	0.0%	\$ 3,100
5501-01-00	ADVERTISING	-	210	2,200	2,200	-	-	1,000	0.0%	0.0%	2,200
5510-01-00	ASSOC DUES/PUBLICATIONS	1,236	5,356	5,320	5,320	-	-	1,300	23.1%	0.0%	5,320
5525-01-00	TRAINING/SEMINARS	-	525	250	250	-	-	-	0.0%	0.0%	250
5565-01-00	LEGAL SERVICES	-	5,662	7,000	7,000	-	5,750	6,000	0.0%	82.1%	1,250
5567-01-00	AUDIT SERVICES	1,000	2,000	2,250	2,250	-	-	250	50.0%	0.0%	2,250
5570-01-00	SPECIAL SERVICES	33,077	140,283	68,650	68,650	5,129	39,745	(3,950)	23.6%	57.9%	28,905
5574-01-00	FILING FEES	-	-	-	-	-	40	-	#DIV/0!	#DIV/0!	(40)
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-	#DIV/0!	#DIV/0!	-
5578-01-00	TRAVEL	-	-	100	100	-	-	-	0.0%	0.0%	100
5580-01-00	ENGINEERING SERVICES	-	55,070	6,000	6,000	1,903	1,903	5,000	0.0%	31.7%	4,098
5595-01-00	ADMIN CHARGE-GENERAL	15,650	56,796	93,297	93,297	4,815	18,150	2,101	27.6%	19.5%	75,147
5610-01-00	VISUAL GRANT	-	11,122	50,000	50,000	-	-	50,000	0.0%	0.0%	50,000
5615-01-00	FUNCTIONAL GRANT	9,559	51,850	32,000	32,000	-	4,278	32,000	18.4%	13.4%	27,722
	SUNDRY	\$ 60,521	\$ 328,873	\$ 267,067	\$ 267,067	\$ 11,847	\$ 69,865	\$ 93,701	18.4%	26.2%	\$ 197,202
5800-01-00	LAND	-	1,968	-	-	-	-	-	0.0%	0.0%	-
5813-01-00	KENNEDALE ENTRANCE	-	-	-	-	-	-	-	0.0%	0.0%	-
5820-01-00	BUILDING IMPROVEMENTS	-	-	-	-	-	-	-	0.0%	0.0%	-
5875-01-00	CONSTRUCTION	-	-	-	-	-	-	-	0.0%	0.0%	-
	CAPITAL	\$ -	\$ 1,968	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	#DIV/0!	\$ -
	TOTAL EXPENDITURES	\$ 60,521	\$ 335,951	\$ 270,167	\$ 270,167	\$ 11,847	\$ 69,865	\$ 93,701	18.0%	25.9%	\$ 200,302

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDGE USED	OF CY BUDGE USED	BUDGET REMAINING
5643-01-03	2007 \$1.2M TAX BOND-INTI	31,034	62,135	58,728	58,728	-	29,325	(3,476)	49.9%	49.9%	29,402
5644-01-03	2007 \$1.2M TAX BOND-PRII	-	50,000	55,000	55,000	-	-	5,000	0.0%	0.0%	55,000
5645-01-03	2011 \$1.7M TX LEVERAGE-	6,153	15,930	15,672	15,672	1,415	6,871	(126)	38.6%	43.8%	8,802
5646-01-03	2011 \$1.7M TX LEVERAGE-	16,476	38,709	39,200	39,200	3,212	16,047	827	42.6%	40.9%	23,153
	DEBT	\$ 53,663	\$ 166,773	\$ 168,600	\$ 168,600	\$ 4,627	\$ 52,242	\$ 2,226	32.2%	31.0%	\$ 116,357
5702-01-03	TRANSFER OUT-DEBT SEF	35,959	151,919	154,819	154,819	-	34,909	1,300	23.7%	22.5%	119,909
	TRANSFER	\$ 35,959	\$ 151,919	\$ 154,819	\$ 154,819	\$ -	\$ 34,909	\$ 1,300	23.7%	22.5%	\$ 119,909
	TOTAL EXPENDITURES	\$ 89,623	\$ 318,692	\$ 323,419	\$ 323,419	\$ 4,627	\$ 87,152	\$ 3,526	28.1%	26.9%	\$ 236,267

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

15: EDC4B FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
5403-02-00	BUILDING MAINTENA	5,530	19,709	95,403	95,403	1,710	7,967	71,811	28.1%	8.4%	87,436
	MAINTENANCE	\$ 5,530	\$ 19,709	\$ 95,403	\$ 95,403	\$ 1,710	\$ 7,967	\$ 71,811	28.1%	8.4%	\$ 87,436
5530-02-00	ELECTRIC SERVICES	2,082	5,401	5,000	5,000	523	2,317	-	38.5%	46.3%	2,683
5545-02-00	INSURANCE-PROPER	6,121	6,121	6,500	6,500	-	6,507	(2,000)	100.0%	100.1%	(7)
5570-02-00	SPECIAL SERVICES	5,080	13,392	13,392	13,392	1,116	5,580	-	37.9%	41.7%	7,812
	SUNDRY	\$ 13,283	\$ 24,914	\$ 24,892	\$ 24,892	\$ 1,639	\$ 14,405	\$ (2,000)	53.3%	57.9%	\$ 10,487
	TOTAL										
	EXPENDITURES	\$ 18,813	\$ 44,622	\$ 120,295	\$ 120,295	\$ 3,349	\$ 22,372	\$ 69,811	42.2%	18.6%	\$ 97,923

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

15: EDC4B FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
5580-03-00	ENGINEERING SERVI	-	-	10,000	10,000	-	-	-	0.0%	0.0%	10,000
5847-03-00	CONSTRUCTION	-	-	80,000	80,000	-	-	-	0.0%	0.0%	80,000
	CAPITAL	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	0.0%	0.0%	\$ 90,000
	TOTAL EXPENDITURES	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	0.0%	0.0%	\$ 90,000

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 CURRENT AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
5800-04-00	LAND	-	18,739	-	-	-	-	(50,000)	0.0%	0.0%	-
	CAPITAL	\$ -	\$ 18,739	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	0.0%	0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ 18,739	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	0.0%	0.0%	\$ -

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	FY16-17 PROJECTED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 29,444	\$ 29,444	\$ 29,524	\$ 29,529	\$ 29,529	\$ 29,573	\$ 29,529				
INVESTMENT EARNINGS	24	85	60	60	-	13	57	45	27.7%	94.9%	3
TOTAL REVENUES	\$ 24	\$ 85	\$ 60	\$ 60	\$ -	\$ 13	\$ 57	\$ 45	27.7%	94.9%	\$ 3
CAPITAL	-	-	-	-	-	-	-	(25,000)	0.0%	0.0%	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,000)	0.0%	0.0%	\$ -
REVENUES OVER EXPENSES	\$ 24	\$ 85	\$ 60	\$ 60	\$ -	\$ 13	\$ 57				
ENDING FUND BALANCE	\$ 29,468	\$ 29,529	\$ 29,584	\$ 29,589	\$ 29,529	\$ 29,586	\$ 29,586				
FUND BALANCE AS % OF I	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
RESERVE SURPLUS/(SHORTFALL)	\$ 29,468	\$ 29,529	\$ 29,584	\$ 29,589	\$ 29,529	\$ 29,586	\$ 29,586				

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOM	24	85	60	60	13	57	45	27.7%	94.9%	3
	INVESTMENT EARNII	\$ 24	\$ 85	\$ 60	\$ 60	\$ 13	\$ 57	\$ 45	27.7%	94.9%	\$ 3
	TOTAL REVENUES	\$ 24	\$ 85	\$ 60	\$ 60	\$ 13	\$ 57	\$ 45	27.7%	94.9%	\$ 3

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
5847-01-00	CONSTRUCTION	-	-	-	-	-	-	(25,000)	0.0%	0.0%	-
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,000)	0.0%	0.0%	\$ -
	TOTAL EXPENDITUR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,000)	0.0%	0.0%	\$ -

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

95: EDC4B RESERVE FUND

CATEGORY	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 119,962	\$ 119,962	\$ 120,141	\$ 120,141	\$ 120,132	\$ 120,132				
INVESTMENT EARNINGS	60	170	160	160	35	123	135	35.5%	77.0%	37
TOTAL REVENUES	\$ 60	\$ 170	\$ 160	\$ 160	\$ 35	\$ 123	\$ 135	35.5%	77.0%	\$ 37
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 60	\$ 170	\$ 160	\$ 160	\$ 35	\$ 123				
ENDING FUND BALANCE	\$ 120,022	\$ 120,132	\$ 120,301	\$ 120,301	\$ 120,168	\$ 120,256				
FUND BALANCE AS % OF E	N/A	N/A	N/A	N/A	N/A	N/A				
RESERVE (\$112,606 REQUIRED)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606				
RESERVE SURPLUS/(SHORT)	\$ 7,416	\$ 7,526	\$ 7,695	\$ 7,695	\$ 7,562	\$ 7,650				

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
FEBRUARY

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOM	60	170	160	160	35	123	135	35.5%	77.0%	37
	INVESTMENT EARNI	\$ 60	\$ 170	\$ 160	\$ 160	\$ 35	\$ 123	\$ 135	35.5%	77.0%	\$ 37
	TOTAL REVENUES	\$ 60	\$ 170	\$ 160	\$ 160	\$ 35	\$ 123	\$ 135	35.5%	77.0%	\$ 37

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 AMENDED	CURRENT MONTH	FY16-17 YTD	CY - PY CHANGE	OF PY BUDG USED	OF CY BUDG USED	BUDGET REMAINING
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
	TOTAL EXPENDITUR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 28, 2017

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Discuss and consider action for the approval of bids for demolition of existing building and land restoration to include paving at Pad 4 of TownCenter, currently occupied by Chicken Express

II. Originated by:

III. Summary:

As per a previous agreement with Hughes Commercial Real Estate and Development, the EDC will have the old Chicken Express building demolished and pave the driveway in TownCenter. Attached are the bids that have been received so far.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Bid - S.L. Hayden Construction Inc.	Demo Bid.pdf
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S.L. HAYDEN CONSTRUCTION INC.

National Commercial Contractors

S.L. Hayden Construction Inc. proposes the following for the demolition of existing building and preparation for pad site #4 Kennedale Town Center:

Demolition 27,320
Pad Site Prep63,320
Total: \$90,640.00

Asbestos abatement not included if required
Permits are allowance
Tap development and utility department fees by others
Project assumes standard excavation practices are acceptable
All hard rock excavating are at additional charge
Secondary conduit inclusive
Telephone conduit inclusive
Excludes fire or security systems

3015 S. Interstate 35 W
Burleson Texas 76028

817-783-7900
817-783-7902 Fax



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 28, 2017

Agenda Item No: REGULAR ITEMS - C.

I. Subject:

Discuss and consider action for the approval of the Economic Development Director attending the SCR Commercial Trade Exposition.

II. Originated by:

III. Summary:

EDC Director Jack Thompson is requesting approval to attend the SCR Commercial Trade Exposition on April 20, 2017. The expo will feature over 30 local EDC's and Major developers from the North Texas area.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Expo Registration	Expo Exhibitor Registration.pdf
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SCR Commercial Trade Expo

Thursday, April 20 | 3 to 7 p.m. | Cendera Center

Join the Society of Commercial REALTORS® for their first Commercial Trade Expo at Cendera Center! The Expo will feature over 30 local EDC's and major developers from the North Texas area. Attendance is open to anyone involved in real estate industry.



Join us for deal making and networking on April 20th!
Register in advance or on-site.



Expo Chair:

Wayne Burgdorf, Coldwell Banker Commercial Advisors

Expo Committee:

Norma Crow, Rattikin Title Company
Stephen Fithian, SVN Trinity Advisors
Huck Newberry, The Newberry Company
Graham Stiles, RE/MAX Trinity
Mark Thielke, Affiliated Bank
Bill Tinsley, Ellis & Tinsley, Inc.

Interested in attending or having a booth at the SCR Commercial Trade Expo? Contact Alyssa Born at a.born@gfwar.org or 817-336-5165 ext. 112.

SCR Commercial Trade Expo

Thursday, April 20 | 3 to 7 p.m. | Cendera Center

Booth Request Form

The SCR Commercial Trade Expo is Thursday, April 20 from 3 to 7 p.m. at the Cendera Center in Cendera Hall (3600 Benbrook Highway, Fort Worth, Texas 76116). Set up the day of the Expo will be from noon to 2 p.m., and tear down will be from 7:30 to 9 p.m.

8x10 Booths cost \$450 and include the following:

- Pipe & drape
- One 8' draped table
- Two chairs
- Company ID sign
- Logo included in marketing materials
- Access to electricity
(power cords will not be provided)
- Exhibits must not extend beyond the booth

Cancellations:

Notify SCR immediately if you must cancel. All payments are non-refundable and non-transferable

Deadline:

Please submit your form and payment by 5 p.m. on Friday, March 31

Availability:

- Booths are confirmed on a first-come, first served basis
- Payment must accompany this form
- SCR cannot guarantee that you will not be placed near a competitor

To reserve a booth:

Complete the form below and fax, mail or e-mail it to SCR with a form of payment to:

Fax: 817-336-0083

E-mail: a.born@gfwar.org

Mailing address: 2650 Parkview Drive, Fort Worth, TX 76102

For Questions:

For questions, contact Alyssa Born at 817-336-5165, ext. 112, or a.born@gfwar.org.

Payment Confirmation

Contact's Name: _____

Company: _____

Billing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

E-mail: _____

☐ MasterCard

☐ Check Enclosed
(Payable to SCR)

☐ Discover

☐ American Express

☐ VISA

Card #: _____

Name on Card: _____

Exp. Date: _____ CSC #: _____

Signature: _____

SCR Commercial Trade Expo

Thursday, April 20 | 3 to 7 p.m. | Cendera Center

Expo Registration Form



The Society of Commercial REALTORS® Commercial Trade Expo is Thursday, April 20 from 3 to 7 p.m. at the Cendera Center in Cendera Hall (3600 Benbrook Highway, Fort Worth, Texas 76116). The Expo will have over 30 booths featuring local EDC's and major developers from the North Texas area. The SCR Expo is a great opportunity for anyone involved in the commercial real estate and affiliated industries to learn about new developments in North Texas, find sites for upcoming projects, and network with others in the industry. Meet and make deals on April 20th at the first ever Tarrant based Expo!

Cost:

Registration is free to SCR members and \$20 for non-members and includes food, drinks, and door prizes. The deadline to register is 5pm on April 1. Registrations received after or walk-ins the day of will be \$20 for all regardless of membership.

To Register:

SCR members can register by going to our website at www.scr-fw.org or filling out this form.

Non-members:

Please fax this form to SCR at 817-336-0083, e-mail it to a.born@gfwar.org or mail it to 2650 Parkview Drive, Fort Worth, TX 76102 with your payment.

For Questions:

For questions, contact Alyssa Born at 817-336-5165, ext. 112, or a.born@gfwar.org.

Payment Confirmation

Contact's Name: _____

Company: _____

Billing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

E-mail: _____

☐

MasterCard

☐

Check Enclosed
(Payable to SCR)

☐

Discover

☐

American Express

☐

VISA

Card #: _____

Name on Card: _____

Exp. Date: _____ CSC #: _____

Signature: _____



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 28, 2017

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

TownCenter
B. Oak Crest
C. Chamber of Commerce

II. Originated by:

Bob Hart

III. Summary:

The Director will provide an update on these items.

- TownCenter
- Chamber of Commerce Report

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 28, 2017

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. Oak Crest Development
3. TownCenter Property

II. Originated by:

III. Summary:

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: