

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
April 25, 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 March 28, 2017 regular meeting

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for March 2017.
- B. Consider approval to renew membership with the Dallas Chamber
- C. Discuss previous approval of sign contractor for the purchase and installation of a "For Sale" sign at 1109 W. Kennedale Parkway and consider approval of changes

V. STAFF ANNOUNCEMENTS/REPORTS

- A. TownCenter
- B. Oak Crest
- C. SCR Commercial Trade Exposition
- D. 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 April 25, 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: April 25, 2017

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the March 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 - March 28, 2017	3-28-17.pdf
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Development Corporation
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ECONOMIC DEVELOPMENT CORPORATION

BOARD OF DIRECTORS - REGULAR MEETING

MINUTES

March 28, 2017

I. CALL TO ORDER

President Mundy called the meeting to order at 7:05 p.m.

II. ROLL CALL

Present: Michael Johnson, Adrienne Kay, Rebecca Carlton, Robert Mundy, Ronald Whitley, Mark Yeary

Absent: Pat Turner

III. MINUTES APPROVAL

A. Consider approval of the minutes from the February 28, 2017 regular meeting

Motion To approve the February 28, 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 Report for February 2017.

Economic Development Director Jack Thompson provided an overview of the February financial report. He stated that monthly sales tax was down slightly, with all other revenue funds doing well. He noted that expenditures have been low so far this fiscal year

Motion To approve the February 2017 finance report for the Economic Development Corporation. **Action** Approve, **Moved By** Rebecca Carlton, **Seconded By** Mark Yeary.
Motion passed Unanimously

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

This item was tabled until after the executive session since it involved the purchase, lease, or value of real property in the TownCenter.

Motion To approve expenditures for the demolition of existing building and land restoration of Pad 4 in TownCenter in an amount not to exceed \$60,000. **Action** Approve, **Moved By** Adrienne Kay, **Seconded By** Michael Johnson.

Motion passed Unanimously

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

Economic Development Director Jack Thompson stated that the Society of Commercial Realtors (SCR) has an annual commercial trade event; this year the event will be held on April 20, 2017 at the Cendera Center in Fort Worth. Jack noted that the purpose for attending would be to promote properties that the EDC has for sale. President Robert Mundy stated that it is also a good way to make contact with commercial realtors. Jack agreed and added that it would also be an opportunity to market TownCenter. Jack informed the group that the cost for a booth is \$450, and that he already has flyers to hand out, so there is no additional cost.

Motion To approve the expenditure of \$450 for attendance at the SCR Commercial Trade Exposition. **Action** Approve, **Moved By** Michael Johnson, **Seconded By** Adrienne Kay.
Motion passed Unanimously

V. STAFF ANNOUNCEMENTS/REPORTS

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

Economic Director Jack Thompson provided an update on activities at TownCenter. He stated that building 5 is almost complete; Chicken Express has a soft opening planned at the beginning of April, and Dickey's will follow. He added that there has been quite a bit of interest in the Surplus Warehouse space. Additionally, the group discussed the possibility of adding some public art on the white brick wall which screens the dumpsters on Kennedale Parkway. Jack plans to follow up with Craig Hughes on this issue.

Jack stated that the EDC acquired the property at 6820 Oak Crest at the recent Tarrant County Tax Auction.

The Chamber of Commerce is busy working with local businesses, advocating for them with Kennedale Legislative Day; which will be Thursday, March 30th. Participates will travel as a group to Austin, where there will be a proclamation for Kennedale Day on the Senate Floor. They will have lunch, and then meet with Senator Konni Burton and Representative Bill Zedler. Jack added that there is still time to sign up, the cost is \$50 and the bus leaves at 6:30 a.m.

Jack informed the Board that the Chamber will be sponsoring a Candidate Forum at the Kennedale High School Performing Arts Center on Thursday, April 13th, at 7:00 p.m. It will be a forum, rather than a debate; a time for each candidate to explain their views and vision for the future of Kennedale. The League of Women Voters of Tarrant County will be moderating. Upcoming events for the chamber, include the April luncheon, with host speaker Andy Nguyen on the 19th; Business After Hours, which focuses on development activity on the

20th; and the Annual Clay Shoot fundraiser on the 28th.

VI. EXECUTIVE SESSION

President Mundy recessed into executive session at 7:24 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
3. TownCenter Property

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

President Mundy reconvened into open session at 8:32 p.m.

The next regularly scheduled meeting of the Economic Development Corporation will be April 25, 2017.

VIII. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Mark Yeary, **Seconded By** Ronald Whitley.
Motion passed Unanimously

The meeting was adjourned at 8:35 p.m.

APPROVED:

ATTEST:

President Robert Mundy

Deputy City Secretary Kathy E. Moore



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 25, 2017

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for March 2017.

II. Originated by:

Finance Director
Bob Hart

III. Summary:

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

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	KEDC March 2017 Financial Report	2017_03 Monthly Financials.pdf
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**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH**

ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY

Budget Amendment

No amendments.

Monthly Information

Sales Taxes received is slightly less than budgeted projections
Purchased land at 6820 Oakcrest Drive West for \$22,000

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.

Debby Scott
Acting 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
MARCH**

EDC CASH POSITION

CATEGORY	CURRENT MONTH	FY16-17 YTD
BEGINNING CASH BALANCE - FUND 15	\$ 75,250	\$ 75,250
BEGINNING TEXPOOL BALANCE - FUND 15	\$ -	\$ -
BEGINNING TEXPOOL BALANCE - FUND 19	\$ 29,586	\$ 29,586
BEGINNING CASH BALANCE - FUND 95	\$ 120,255	\$ 120,255
 BEGINNING CASH BALANCE - TOTAL	 \$ 225,091	 \$ 225,091
 ENDING CASH BALANCE - FUND 15	 \$ 78,678	 \$ 78,678
ENDING TEXPOOL BALANCE - FUND 15	\$ -	\$ -
ENDING TEXPOOL BALANCE - FUND 19	\$ 29,602	\$ 29,602
ENDING CASH BALANCE - FUND 95	\$ 120,296	\$ 120,296
 ENDING CASH BALANCE - TOTAL	 \$ 228,575	 \$ 228,575
 UNAVAILABLE CASH - EARMARKED		
INSURANCE MONEY - HAIL DAMAGE TOWN CENTER		\$ 74,417.31
2010 \$2.0M BOND SALE REMAINING CASH		\$ 29,601.88
RESERVES FOR LEVERAGE NOTE		<u>\$ 120,295.73</u>
TOTAL UNAVAILABLE CASH		\$ 224,314.92
 AVAILABLE CASH		 \$ 4,260.24

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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	\$ 225,729	\$ 223,522				
AD VALOREM TAXES	3,146	34,335	48,462	48,462	393	2,360	400	9.2%	4.9%	46,102
SALES/BEVERAGE TAXES	126,806	376,545	349,351	349,351	26,375	119,221	(649)	33.7%	34.1%	230,130
INVESTMENT EARNINGS	181	333	260	260	82	305	180	54.3%	117.3%	(45)
MISCELLANEOUS INCOME	21,786	115,841	435,796	435,796	4,302	50,992	51,676	18.8%	11.7%	384,803
SURPLUS SALES/RENTALS	72,321	100,606	99,358	99,358	7,999	47,991	(30,416)	71.9%	48.3%	51,367
TOTAL REVENUES	\$ 224,240	\$ 627,660	\$ 933,227	\$ 933,227	\$ 39,151	\$ 220,869	\$ 21,191	35.7%	23.7%	\$ 712,358
SUPPLIES	-	5,110	3,100	3,100	-	-	-	0.0%	0.0%	3,100
MAINTENANCE	7,268	19,709	95,403	95,403	1,310	9,278	71,811	36.9%	9.7%	86,126
SUNDRY	93,165	353,786	291,959	291,959	7,406	91,676	91,701	26.3%	31.4%	200,283
DEBT	58,236	166,773	168,600	168,600	4,627	56,869	2,226	34.9%	33.7%	111,731
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	22,000	22,000	(75,000)	0.0%	24.4%	68,000
TOTAL EXPENDITURES	\$ 194,628	\$ 718,004	\$ 803,880	\$ 803,880	\$ 35,344	\$ 214,732	\$ 92,038	27.1%	26.7%	\$ 589,149
REVENUES OVER EXPENDITURES	\$ 29,612	\$ (90,344)	\$ 129,347	\$ 129,347	\$ 3,807	\$ 6,137				
ENDING FUND BALANCE	\$ 343,478	\$ 223,522	\$ 378,209	\$ 352,877	\$ 229,536	\$ 229,659				
FUND BALANCE AS % OF EXP	176.5%	31.1%	47.0%	43.9%	649.4%	107.0%				
RESERVE (\$115,000) REQUIRE	\$ -	\$ -	\$ 115,000	\$ -	\$ -	\$ -				
RESERVE SURPLUS/(SHORTFALL)	\$ 343,478	\$ 223,522	\$ 263,209	\$ 352,877	\$ 229,536	\$ 229,659				

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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	\$ 76,011	\$ 73,861				
AD VALOREM TAXES	3,146	34,335	48,462	48,462	393	2,360	400	9.2%	4.9%	46,102
SALES/BEVERAGE TAXES	126,806	376,545	349,351	349,351	26,375	119,221	(649)	33.7%	34.1%	230,130
INVESTMENT EARNINGS	72	78	40	40	26	68	-	92.8%	171.2%	(28)
MISCELLANEOUS INCOME	21,786	115,841	435,796	435,796	4,302	50,992	51,676	18.8%	11.7%	384,803
SURPLUS SALES/RENTALS	72,321	100,606	99,358	99,358	7,999	47,991	(30,416)	71.9%	48.3%	51,367
TOTAL REVENUES	\$ 224,131	\$ 627,405	\$ 933,007	\$ 933,007	\$ 39,094	\$ 220,633	\$ 21,011	35.7%	23.6%	\$ 712,374
SUPPLIES	-	5,110	3,100	3,100	-	-	-	0.0%	0.0%	3,100
MAINTENANCE	7,268	19,709	95,403	95,403	1,310	9,278	71,811	36.9%	9.7%	86,126
SUNDRY	93,165	353,786	291,959	291,959	7,406	91,676	91,701	26.3%	31.4%	200,283
DEBT	58,236	166,773	168,600	168,600	4,627	56,869	2,226	34.9%	33.7%	111,731
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	22,000	22,000	(50,000)	0.0%	24.4%	68,000
TOTAL EXPENDITURES	\$ 194,628	\$ 718,004	\$ 803,880	\$ 803,880	\$ 35,344	\$ 214,732	\$ 117,038	27.1%	26.7%	\$ 589,149
REVENUES OVER EXPENDI	\$ 29,503	\$ (90,599)	\$ 129,127	\$ 129,127	\$ 3,751	\$ 5,901				
ENDING FUND BALANCE	\$ 193,963	\$ 73,861	\$ 228,324	\$ 202,987	\$ 79,761	\$ 79,761				
FUND BALANCE AS % OF E	99.7%	10.3%	28.4%	25.3%	225.7%	37.1%				
RESERVE (NO REQUIREME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
RESERVE SURPLUS/(SHOR	\$ 193,963	\$ 73,861	\$ 228,324	\$ 202,987	\$ 79,761	\$ 79,761				

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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	3,146	34,335	48,462	48,462	393	2,360	400	9.2%	4.9%	46,102
	AD VALOREM TAXES	\$ 3,146	\$ 34,335	\$ 48,462	\$ 48,462	\$ 393	\$ 2,360	\$ 400	9.2%	4.9%	\$ 46,102
4081-00-00	SALES TAX	126,806	376,545	349,351	349,351	26,375	119,221	(649)	33.7%	34.1%	230,130
	SALES/BEVERAGE TAXES	\$ 126,806	\$ 376,545	\$ 349,351	\$ 349,351	\$ 26,375	\$ 119,221	\$ (649)	33.7%	34.1%	\$ 230,130
4401-00-00	INVESTMENT INCOME	72	78	40	40	26	68	-	92.8%	171.2%	(28)
	INVESTMENT EARNINGS	\$ 72	\$ 78	\$ 40	\$ 40	\$ 26	\$ 68	\$ -	92.8%	171.2%	\$ (28)
4409-00-00	MISCELLANEOUS INCOME	21,786	115,841	435,796	435,796	4,302	50,992	51,676	18.8%	11.7%	384,803
	MISCELLANEOUS INCOME	\$ 21,786	\$ 115,841	\$ 435,796	\$ 435,796	\$ 4,302	\$ 50,992	\$ 51,676	18.8%	11.7%	\$ 384,803
4805-00-00	RENTAL FEES-SHOPPING CENT	71,824	98,580	98,612	98,612	7,938	47,630	(22,662)	72.9%	48.3%	50,982
4806-00-00	RENTAL INSURANCE	497	2,026	746	746	60	361	(7,754)	24.5%	48.4%	385
	SURPLUS SALES/RENTALS	\$ 72,321	\$ 100,606	\$ 99,358	\$ 99,358	\$ 7,999	\$ 47,991	\$ (30,416)	71.9%	48.3%	\$ 51,367
	TOTAL REVENUES	\$ 224,131	\$ 627,405	\$ 933,007	\$ 933,007	\$ 39,094	\$ 220,633	\$ 21,011	35.7%	23.6%	\$ 712,374
REVENUES (EXCLUDING INTEREST/TRANSFERS)		\$ 224,059	\$ 627,327	\$ 932,967	\$ 932,967	\$ 39,068	\$ 220,564	\$ 21,011			
	10% ADMIN CHARGE-GENERAL FUND	22,406	62,733	93,297	93,297	3,907	22,056	2,101			

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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	2,000	2,000	2,250	2,250	2,250	2,250	250	100.0%	100.0%	-
5570-01-00	SPECIAL SERVICES	44,377	140,283	68,650	68,650	-	39,745	(3,950)	31.6%	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	5,000	0.0%	31.7%	4,098
5595-01-00	ADMIN CHARGE-GENERAL	20,488	56,796	93,297	93,297	3,907	22,056	2,101	36.1%	23.6%	71,240
5610-01-00	VISUAL GRANT	-	11,122	50,000	50,000	-	-	50,000	0.0%	0.0%	50,000
5615-01-00	FUNCTIONAL GRANT	10,283	51,850	32,000	32,000	-	4,278	32,000	19.8%	13.4%	27,722
	SUNDRY	\$ 78,384	\$ 328,873	\$ 267,067	\$ 267,067	\$ 6,157	\$ 76,021	\$ 93,701	23.8%	28.5%	\$ 191,045
5800-01-00	LAND	-	1,968	-	-	22,000	22,000	-	0.0%	0.0%	(22,000)
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	\$ -	\$ -	\$ 22,000	\$ 22,000	\$ -	0.0%	#DIV/0!	\$ (22,000)
	TOTAL EXPENDITURES	\$ 78,384	\$ 335,951	\$ 270,167	\$ 270,167	\$ 28,157	\$ 98,021	\$ 93,701	23.3%	36.3%	\$ 172,145

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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-	7,576	15,930	15,672	15,672	1,405	8,276	(126)	47.6%	52.8%	7,397
5646-01-03	2011 \$1.7M TX LEVERAGE-	19,626	38,709	39,200	39,200	3,222	19,268	827	50.7%	49.2%	19,932
	DEBT	\$ 58,236	\$ 166,773	\$ 168,600	\$ 168,600	\$ 4,627	\$ 56,869	\$ 2,226	34.9%	33.7%	\$ 111,731
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	\$ 94,195	\$ 318,692	\$ 323,419	\$ 323,419	\$ 4,627	\$ 91,778	\$ 3,526	29.6%	28.4%	\$ 231,640

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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 BUDGI USED	OF CY BUDGI USED	BUDGET REMAINING
5403-02-00	BUILDING MAINTENA MAINTENANCE	7,268 \$ 7,268	19,709 \$ 19,709	95,403 \$ 95,403	95,403 \$ 95,403	1,310 \$ 1,310	9,278 \$ 9,278	71,811 \$ 71,811	36.9% 36.9%	9.7% 9.7%	86,126 \$ 86,126
5530-02-00	ELECTRIC SERVICES	2,464	5,401	5,000	5,000	600	2,917	-	45.6%	58.3%	2,083
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	6,196	13,392	13,392	13,392	650	6,230	-	46.3%	46.5%	7,162
	SUNDRY	\$ 14,781	\$ 24,914	\$ 24,892	\$ 24,892	\$ 1,250	\$ 15,654	\$ (2,000)	59.3%	62.9%	\$ 9,238
	TOTAL EXPENDITURES	\$ 22,049	\$ 44,622	\$ 120,295	\$ 120,295	\$ 2,560	\$ 24,932	\$ 69,811	49.4%	20.7%	\$ 95,363

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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
MARCH

15: EDC4B FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY15-16 YTD	FY15-16 ACTUAL	FY16-17 ADOPTED	FY16-17 CURRENT AMENDED	FY16-17 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
MARCH

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	\$ 29,586	\$ 29,529				
INVESTMENT EARNINGS	32	85	60	60	-	16	73	45	37.4%	121.1%	(13)
TOTAL REVENUES	\$ 32	\$ 85	\$ 60	\$ 60	\$ -	\$ 16	\$ 73	\$ 45	37.4%	121.1%	\$ (13)
CAPITAL	-	-	-	-	-	-	-	(25,000)	0.0%	0.0%	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,000)	0.0%	0.0%	\$ -
REVENUES OVER EXPENSES	\$ 32	\$ 85	\$ 60	\$ 60	\$ -	\$ 16	\$ 73				
ENDING FUND BALANCE	\$ 29,476	\$ 29,529	\$ 29,584	\$ 29,589	\$ 29,529	\$ 29,602	\$ 29,602				
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)	\$ 29,476	\$ 29,529	\$ 29,584	\$ 29,589	\$ 29,529	\$ 29,602	\$ 29,602				

CITY OF KENNEDALE
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MARCH

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	32	85	60	60	16	73	45	37.4%	121.1%	(13)
	INVESTMENT EARNII	\$ 32	\$ 85	\$ 60	\$ 60	\$ 16	\$ 73	\$ 45	37.4%	121.1%	\$ (13)
	TOTAL REVENUES	\$ 32	\$ 85	\$ 60	\$ 60	\$ 16	\$ 73	\$ 45	37.4%	121.1%	\$ (13)

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
MARCH

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	77	170	160	160	41	164	135	45.1%	102.4%	(4)
TOTAL REVENUES	\$ 77	\$ 170	\$ 160	\$ 160	\$ 41	\$ 164	\$ 135	45.1%	102.4%	\$ (4)
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 77	\$ 170	\$ 160	\$ 160	\$ 41	\$ 164				
ENDING FUND BALANCE	\$ 120,039	\$ 120,132	\$ 120,301	\$ 120,301	\$ 120,173	\$ 120,296				
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)	\$ 7,433	\$ 7,526	\$ 7,695	\$ 7,695	\$ 7,567	\$ 7,690				

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
MARCH

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	77	170	160	160	41	164	135	45.1%	102.4%	(4)
	INVESTMENT EARNI	\$ 77	\$ 170	\$ 160	\$ 160	\$ 41	\$ 164	\$ 135	45.1%	102.4%	\$ (4)
	TOTAL REVENUES	\$ 77	\$ 170	\$ 160	\$ 160	\$ 41	\$ 164	\$ 135	45.1%	102.4%	\$ (4)

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: April 25, 2017

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Consider approval to renew membership with the Dallas Chamber

II. Originated by:

III. Summary:

EDC Director Jack Thompson seeks approval to renew the annual membership dues for the Dallas Area Chamber. The membership provides an alliance with the Dallas Chamber for economic development and promotional opportunities.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Dallas Chamber Invoice	EDC Attachment.pdf
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DALLAS REGIONAL CHAMBER®

Invoice

MAR 27 2017

Mr. Bob Hart
Kennedale Economic Development Corporation
405 Municipal Dr.
Kennedale, TX 76060

Date: 03/22/2017
Invoice: 318191
Due by: 05/01/2017
Member #: 5136624
Member Since: 05/17/2010

Investment from 05/01/2017 to 04/30/2018

Invoice Date	Description	Amount
02/23/2017	Membership Dues - Renewal	\$1,000.00
	Balance Due	\$1,000.00

If payment has been sent, please disregard this invoice.
If you have questions about this invoice, please contact Claudia Alaniz (214) 746-6615.

Thank you for your investment in the Dallas region.

Keep this portion for your records

Please return this portion with your payment

Please submit payment to the address below.

Dallas Regional Chamber
Attn: Finance
500 North Akard Street
Suite 2600
Dallas, TX 75201

Date: 03/22/2017
Invoice: 318191
Due by: 05/01/2017
Member #: 5136624
Member Since: 05/17/2010

Kennedale Economic Development Corporation

Balance Due \$1,000.00

Credit Cards Accepted: ☐ M/C ☐ Visa ☐ AmEx ☐ Discover

Account Number: _____
Signature: _____

Name on Account: _____
Expiration Date: _____



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 25, 2017

Agenda Item No: REGULAR ITEMS - C.

I. Subject:

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

II. Originated by:

III. Summary:

EDC Director Jack Thompson will provide an update on the approved contractor regarding the sign for property located at 1109 W. Kennedale Parkway and any necessary changes.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Sign Quotes	For Sale Sign Quotes.pdf
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For Sale Sign Quotes

Real Estate Media

Design, production and installation of 4'x8' sign

- Single side - \$350.00
- 2 side V-shape sign \$550.00

Fort Worth HighTech Signs Co.

Design, production and installation of 4'x8' sign

- Single side sign - \$390
- 2 side V-shape sign -\$595



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 25, 2017

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

TownCenter
B. Oak Crest
C. SCR Commercial Trade Exposition
D. Chamber of Commerce

II. Originated by:

III. Summary:

The Director will provide an update on these items.

- TownCenter
- Oak Crest
- SCR Commercial Trade Exposition
- Chamber of Commerce Report

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 25, 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:

The Economic Development Corporation will meet in Executive Session.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: