

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - SPECIAL MEETING
March 8, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

EXECUTIVE SESSION - 8:30 PM

I. CALL TO ORDER

II. EXECUTIVE SESSION WITH THE CITY COUNCIL - 8:30 PM

A. The City Council and the Economic Development Corporation will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, sale, exchange, lease, or value of real property.

1. Proposal from Speed Fab-Crete to purchase property at 1000 E Kennedale Parkway.

III. 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 Amethyst Cirmo, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the March 8, 2012, 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.

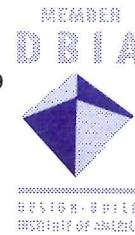

☐ Amethyst G. Cirmo, City Secretary



Design - Build General Contractor
Precast Concrete Manufacturer

P.O. BOX 15580
FORT WORTH, TEXAS 76119

Delivery:
1150 E. KENNEDALE PKWY.
KENNE DALE, TEXAS 76060



817/478-1137
METRO 817/572-0351
FAX 817/561-2544

info @ speedfab-crete.com
www.speedfab-crete.com

Scope of Development

Speed Fab-Crete is a Kennedale-based corporation celebrating its 61st year in business. The company relocated to Kennedale in 1978 and has since experienced steady growth. We presently occupy approximately 15 acres along Kennedale Parkway. The development includes our corporate offices, manufacturing and support buildings, and storage and production areas. We presently employ 123 people with employment surpassing 150 just three years ago.

Our precast concrete products and their quality of construction have boosted our sales in recent years. Our highway components, such as sound walls and retaining walls, are in large demand. We currently have a lengthy backlog of orders. Our arch bridge span division continues to grow, and we are projecting increased sales for years to come. And, as always, we continue to fabricate wall panels to meet our general contracting requirements.

Our immediate need (Phase 1) is to develop the subject property to support our sound wall production and storage. This involves casting beds, product, and material storage. The phase would commence immediately upon concluding a contract with the Kennedale Economic Development Corporation. Approximately 7 recently hired employees would be moved to this area.

Phase 2 is very important to our production efficiency. We will continue to develop and plan for the building and anticipate occupancy within a year. We want to relocate the retaining wall production to the new facility. Our present indoor production area is too small for production of this product. This would free up the existing building to develop our architectural precast product line. The remaining space in the office building will be leased or absorbed by our own forces. We anticipate hiring an additional 20 people once Phase 2 opens.

Once developed, we will have approximately \$3,500,000 invested in both phases. We will meet or exceed the required screening and landscape codes.

Speed Fab-Crete has pursued the subject property for many years. Our need for expansion has driven our quest to obtain this property for a long time. We hope that Speed Fab-Crete and the KEDC can reach a mutual agreement for the purchase of the property and expansion of a vital manufacturing facility in the North Texas area.

Speed **Fab-Crete**

Design - Build General Contractor
Precast Concrete Manufacturer

***Specialty*
Fab-Crete**
DESIGN - BUILD GENERAL CONTRACTOR
P: 817.478.1137
11150 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060

SPEED FAB-CRETE
1000 E. KENNEDALE PARKWAY
KENNEDALE, TEXAS

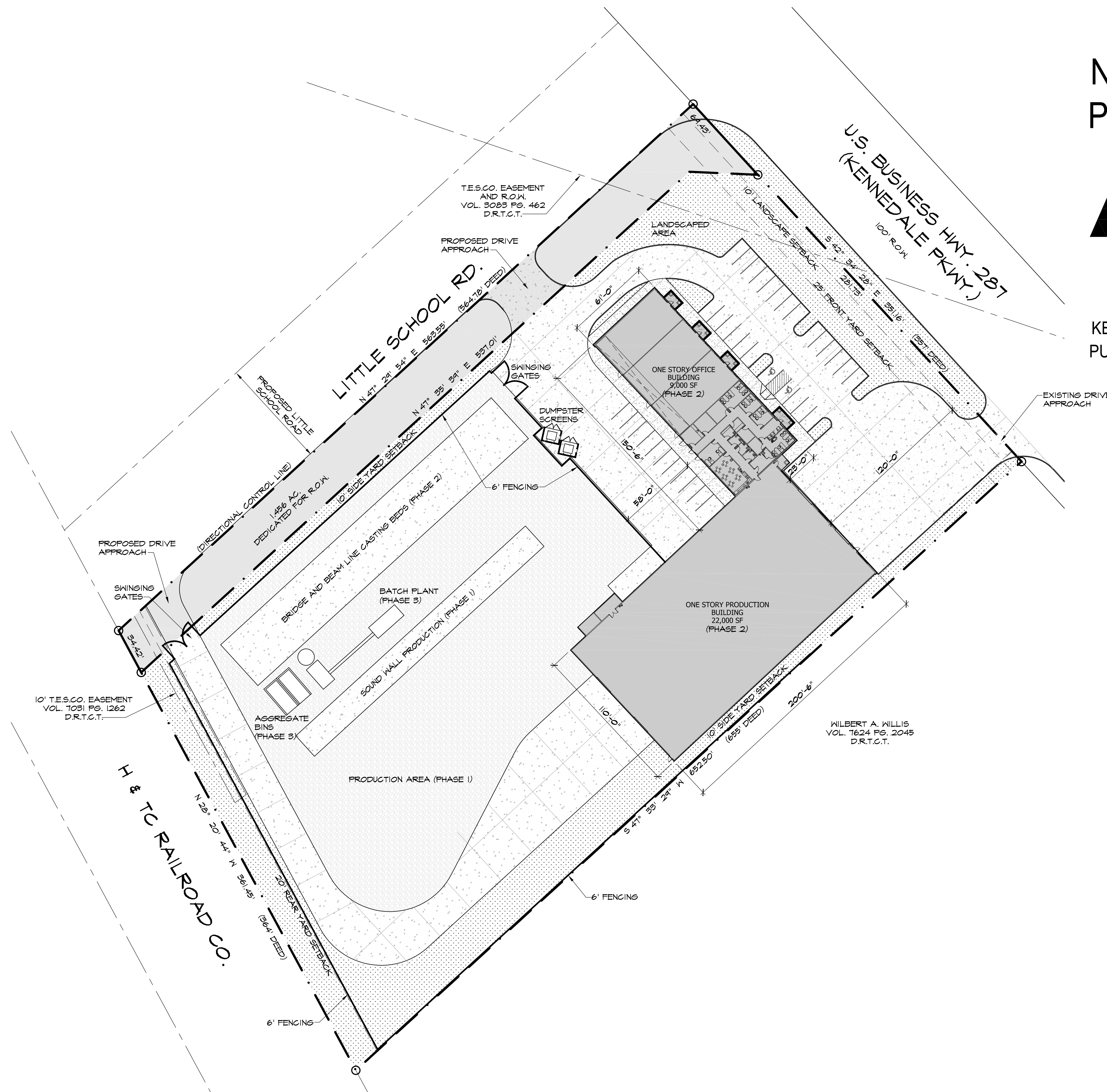
PRELIMINARY
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

TE: 02/15/2012
VISIONS:

AWN BY: SB
B NO: 50151 SFC

SHEET NO.

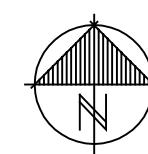
OF 1 SHEETS

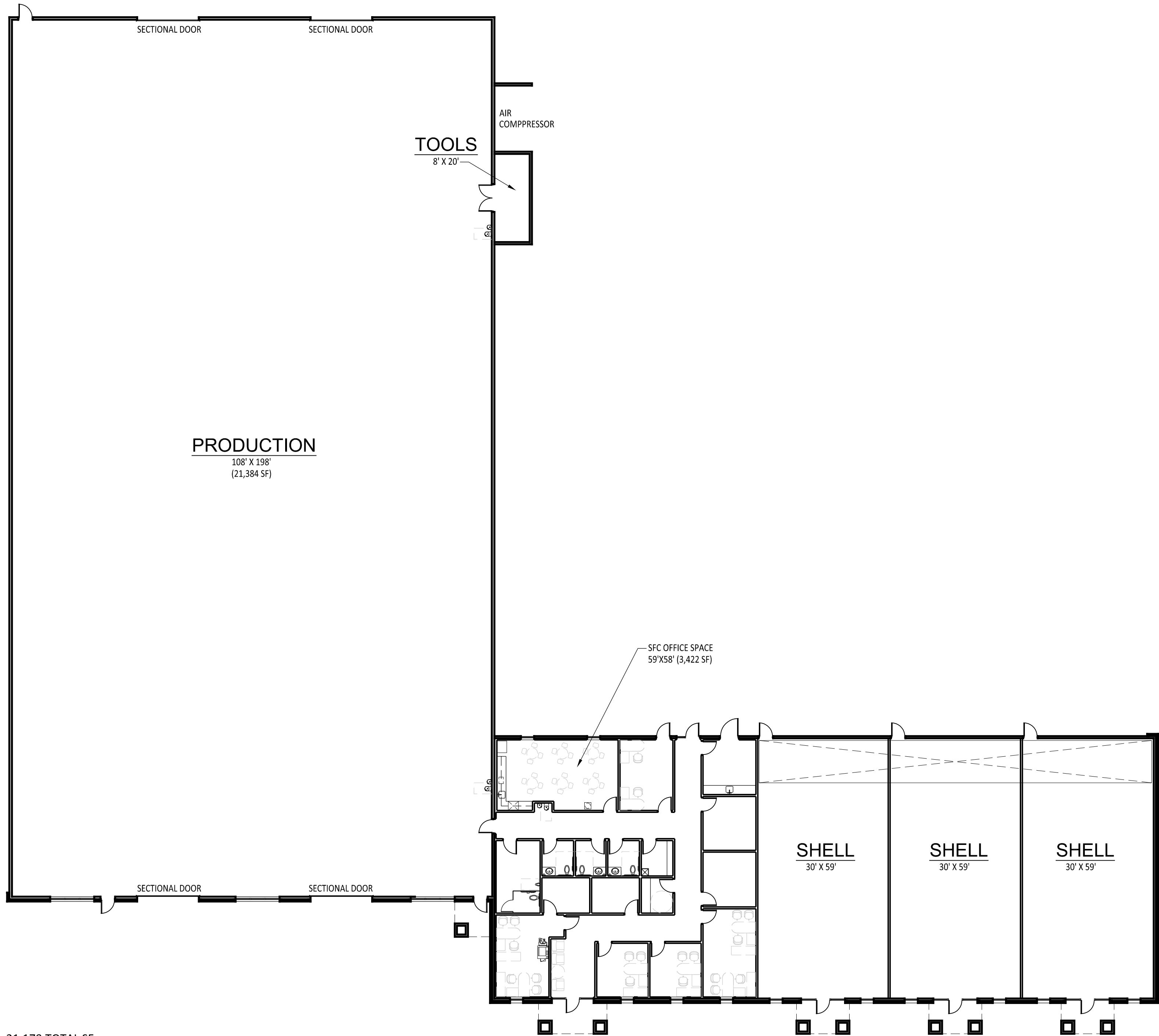


4.442 ACRES

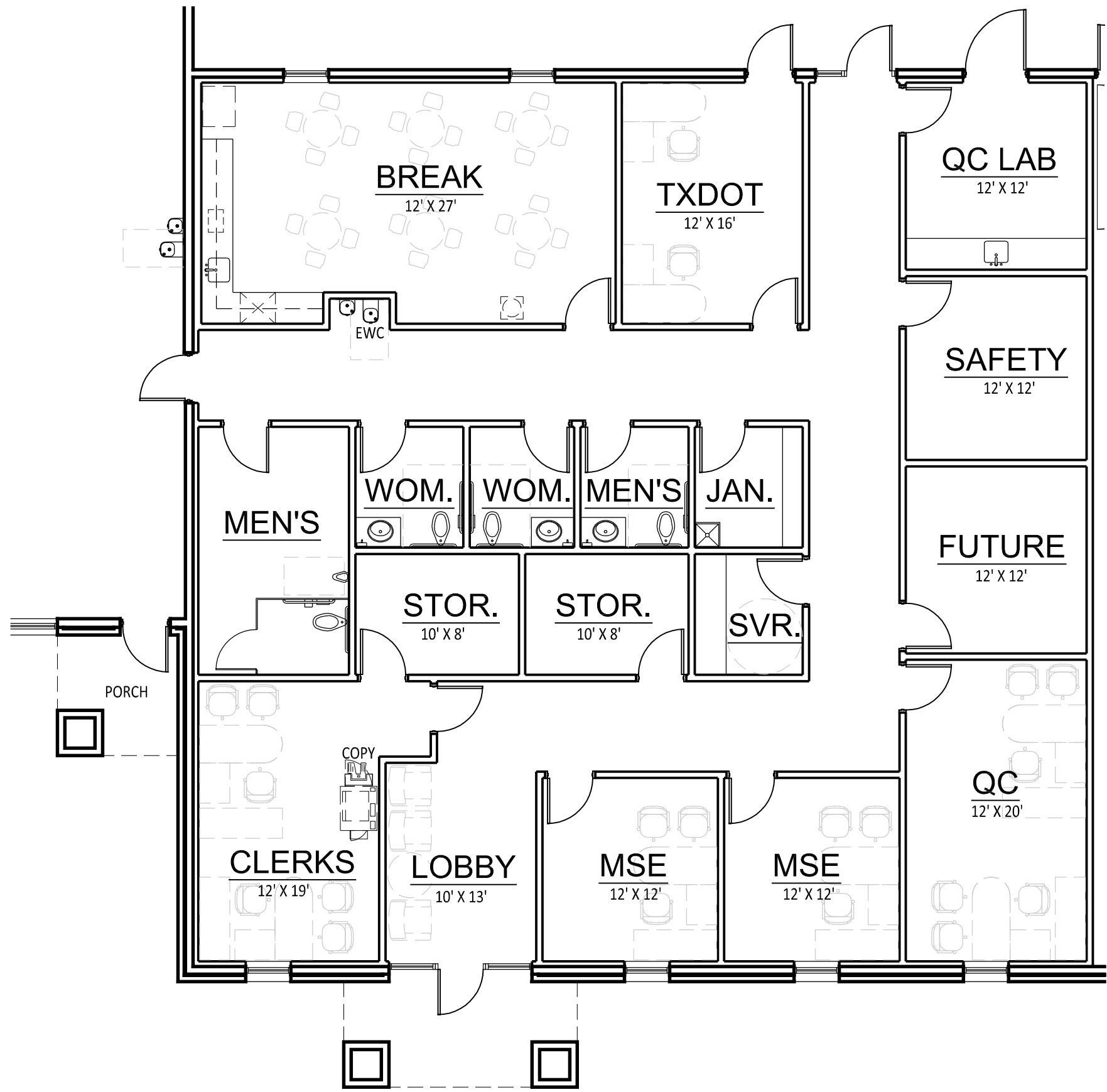
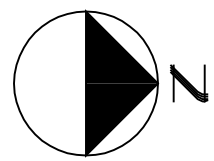
ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

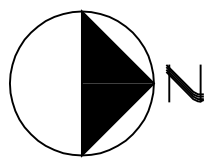




31,179 TOTAL SF
OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Speed Fab-Crete
DESIGN - BUILD GENERAL CONTRACTOR
P: 817.478.1137
1150 E. KENNEDALE PKWY.
KENNEDEALE, TEXAS 76660

NEW OFFICE WAREHOUSE AND PLANT EXPANSION FOR
SPEED FAB-CRETE
1000 E. KENNEDALE PARKWAY
KENNEDEALE, TEXAS

PRELIMINARY
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

DATE: 02/15/2012
REVISIONS:

DRAWN BY: SB
JOB NO: 50151 SFC

SHEET NO.
2
2 OF 2 SHEETS