

ECONOMIC DEVELOPMENT CORPORATION AGENDA
BOARD OF DIRECTORS REGULAR MEETING | October 23, 2018
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION – 7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

- A. Consider approval of the minutes from the September 14, 2018 Special Meeting.
- B. Consider approval of the minutes from the September 25, 2018 Regular Meeting.

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for **September 2018**
- B. Consider electing the EDC Board President and Vice President for 2018-2019
- C. Set a date for a Work Session to discuss economic development strategies and goals

V. STAFF ANNOUNCEMENTS/REPORTS

In addition to any specific matters listed below, the Economic Development Corporation Board of Directors may receive a report about items of community interest, including but not limited to recognition of individual officials, citizens or departments, information regarding holiday schedules, upcoming or attended events, etc.

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

VI. EXECUTIVE SESSION

- A. TownCenter Property
- B. Oak Crest Development

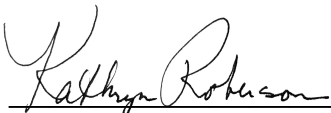
VII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

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 October 23, 2018, 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.



Kathryn Roberson, Deputy City Secretary



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Kennedale Economic
Development Corporation
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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the September 14, 2018 Special Meeting.

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

1.	EDC 9-14-18 special	EDC 9-14-18 special.doc
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ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS - SPECIAL MEETING MINUTES
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
September 14, 2018 – 4:15 p.m.

I. CALL TO ORDER

President Robert Mundy called the meeting to order at 4:21 p.m.

II. ROLL CALL

Present: President Robert Mundy, Sandra Lee, Ralph Grimes, Ronald Whitley, Pat Turner

Absent: Vice President Mark Yeary, Stan Seat

III. REGULAR ITEMS

A. Discuss and approve the FY2018-19 proposed Economic Development Corporation budget

Finance Director Brady Olsen presented the proposed Economic Development Corporation budget to the Board.

There was some discussion relative to the Chamber of Commerce building lease and future hotel development within the City.

City Manager George Campbell was available to answer questions from the Board relative to the renewal of the Red's Roadhouse lease.

Motion To approve the FY2018-19 proposed Economic Development Corporation budget with amendments (to cancel memberships to the Kennedale Chamber of Commerce). **Action** Approve, **Moved By** Sandra Lee, **Seconded By** Ralph Grimes. **Motion failed Unanimously**

Motion To approve the FY2018-19 proposed Economic Development Corporation budget. **Action** Approve, **Moved By** Robert Mundy, **Seconded By** Ralph Grimes. **Motion passed Unanimously**

The next regularly scheduled meeting of the Economic Development Corporation will be October 23, 2018 at 7:30 p.m.

Pat Turner requested a report and discussion of items relative to the Kennedale Chamber of Commerce lease renewal, the Red's Roadhouse lease renewal, proposed hotel development, and a discussion of all properties owned by the Kennedale Economic Development Corporation and future plans for those properties be included on the next meeting agenda.

IV. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Sandra Lee, **Seconded By** Pat Turner. **Motion passed Unanimously**

The meeting was adjourned at 4:57 p.m.

APPROVED:

ATTEST:

President Robert Mundy

Deputy City Secretary Kathryn Roberson



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: MINUTES APPROVAL - B.

I. Subject:

Consider approval of the minutes from the September 25, 2018 Regular Meeting.

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

1.	EDC 9-25-18 Minutes	EDC 9-25-18 Minutes.doc
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ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS - REGULAR MEETING MINUTES
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
September 25, 2018 at 7:30 p.m.

I. CALL TO ORDER

President Robert Mundy called the meeting to order at 7:30 p.m.

II. ROLL CALL

Present: President Robert Mundy, Vice President Mark Yeary, Ralph Grimes, Pat Turner, Sandra Lee, Stan Seat

Absent: Ron Whitley

III. MINUTES APPROVAL

A. Consider approval of the minutes from the August 28, 2018 regular meeting

Motion To approve the August 28, 2018 Economic Development Corporation regular meeting minutes. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Ralph Grimes. **Motion passed Unanimously**

IV. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for August 2018

Finance Director Brady Olsen presented a brief overview of the August financial report. He noted that the remaining debt service repayment was not included in the August financials and announced that a separate bank account has been created for the Kennedale Economic Development Corporation.

Motion To approve the KEDC Financial Report for August 2018. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Vice President Yeary. **Motion passed Unanimously**

B. Discuss and consider economic development strategies and objectives including identification of properties owned by the Kennedale Economic Development Corporation

Director of Planning and Economic Development, Melissa Dailey, presented a list of Economic Development Corporation properties to the Board. She discussed development trends and made recommendations for future development. Ms. Dailey was available to answer questions from the Board. Pat Turner requested a special work session to discuss development options.

- C. Discuss and provide staff direction regarding the lease of Kennedale Chamber office building

The Board discussed the Kennedale Chamber of Commerce lease. They acknowledged that it was too late to consider cancelling the lease this year and directed that staff keep track of the ninety day advance notification requirement for November 2019 when the lease is up for renewal.

- D. Consider approval of a 12-month extension and rent increase for Red's Roadhouse at 1170 E. Kennedale Parkway

There was some discussion relative to the proposed 12-month extension and rent increase for Red's Roadhouse. *Action on this item was taken out of order. It was considered following item VI.A.*

- E. Discuss and give staff direction regarding the hotel development in the Oak Crest area

There was no action or direction given by the Board on this item.

V. STAFF ANNOUNCEMENTS/REPORTS

This item was taken out of order. It was discussed after item IV.B.

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

Ralph Grimes reported on the State of the City luncheon where Mayor Johnson spoke.

At 8:12 p.m., the Board convened into an Executive Session.

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. 1170 E. Kennedale Parkway

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

The Board reconvened into Open Session at 8:50 p.m.

Motion To approve a 12-month extension and rent increase to \$2,500.00/month for Red's Roadhouse at 1170 E. Kennedale Parkway. **Action** Approve, **Moved By** President Mundy, **Seconded By** Ralph Grimes. **Motion passed Unanimously**

The Chairman noted that the next regularly scheduled meeting of the Economic Development Corporation will be October 23, 2018 at 7:30 p.m. and a possible scheduling of a special meeting before the regular meeting.

VIII. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Vice President Yeary, **Seconded By** Sandra Lee.
Motion passed Unanimously

The meeting was adjourned at 8:55 p.m.

APPROVED:

ATTEST:

President Robert Mundy

Deputy City Secretary Kathryn Roberson



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for **September 2018**

II. Summary:

III. Recommendation:

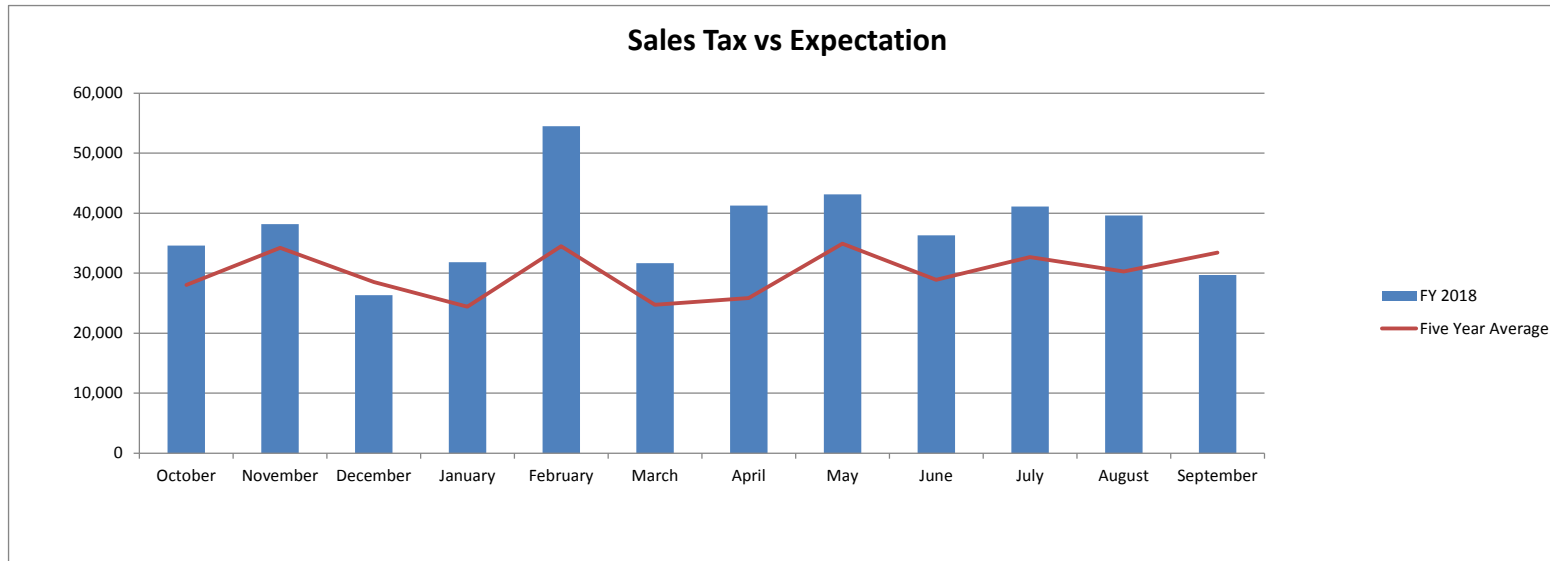
IV. Alternative Actions:

V. Attachments:

1.	Sales Tax Update-EDC	Sales Tax Update-EDC.pdf
2.	2018_09 Monthly Financials - EDC	2018_09 Monthly Financials - EDC.pdf

Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
FY2018	\$ 34,607	\$ 38,169	\$ 28,985	\$ 31,808	\$ 54,501	\$ 31,672	\$ 41,253	\$ 43,121	\$ 36,295	\$ 41,089	\$ 39,590	\$ 29,697	\$ 150,262
FY2017	\$ 29,583	\$ 38,719	\$ 27,285	\$ 29,652	\$ 35,265	\$ 26,215	\$ 29,043	\$ 33,374	\$ 26,747	\$ 33,648	\$ 16,530	\$ 28,850	\$ 118,303
FY2016	\$ 31,046	\$ 39,712	\$ 32,662	\$ 25,293	\$ 38,669	\$ 29,196	\$ 26,505	\$ 38,181	\$ 27,906	\$ 28,195	\$ 29,231	\$ 30,459	\$ 125,685
FY2015	\$ 23,985	\$ 31,479	\$ 27,515	\$ 24,594	\$ 35,857	\$ 24,104	\$ 27,064	\$ 39,783	\$ 42,821	\$ 55,252	\$ 48,766	\$ 59,232	\$ 146,818
FY2014	\$ 21,990	\$ 29,867	\$ 31,661	\$ 22,458	\$ 32,594	\$ 23,228	\$ 26,412	\$ 31,319	\$ 25,832	\$ 23,976	\$ 28,866	\$ 22,659	\$ 106,954
FY2013	\$ 33,617	\$ 31,297	\$ 23,446	\$ 20,135	\$ 30,003	\$ 20,791	\$ 20,318	\$ 32,020	\$ 21,136	\$ 22,435	\$ 27,973	\$ 26,025	\$ 103,066
FY2012	\$ 31,540	\$ 37,196	\$ 38,349	\$ 29,926	\$ 30,992	\$ 24,484	\$ 37,230	\$ 41,230	\$ 24,369	\$ 40,830	\$ 26,679	\$ 27,612	\$ 130,146
*Net payment after correcting an audit error.													\$ -



Industry	Amount	% Change	Adjusted Chang YTD		FYTD
Retail	\$7,278.98	7.59%	1.13%	\$71,324.56	\$94,027.62
Manufacturing	\$6,608.56	628.73%	-53.05%	\$62,453.93	\$67,901.16
General Services	\$5,808.91	-16.79%	7.43%	\$75,926.47	\$101,797.31
Wholesale	\$5,182.01	-6.00%	3.16%	\$56,376.89	\$75,415.36
Professional Services	\$4,336.13	-20.49%	2.95%	\$47,563.71	\$63,901.23
Food	\$2,674.35	19.17%	13.37%	\$26,035.92	\$34,288.22
Miscellaneous	\$260.74	169.49%	-22.92%	\$1,737.48	\$1,999.88
Agricultural	\$235.46	159.82%	0.00%	\$9,772.92	\$13,012.74
Accommodation	\$0.00	0.00%	0.00%	\$0.00	\$0.00

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CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
September 2018

ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY

Budget Amendment

Monthly Information

1. \$29,697 Sales Tax lower than previous months. Closer to predicted trend as opposed to recent increase
2. Still in year end closing process. Several year end transfers have not been made yet. This report unlikely to match year end result
3. Per Council direction, a separate bank account has been created. Working to finalize accounting before transferring funds.
4. Fund has recovered to a respectable cash position
5. EDC director engaged in long-term planning, including relationship with Chamber, hotel status, and Red's Roadhouse.

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.

Brady Olsen
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
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EDC CASH POSITION

CATEGORY	DESCRIPTION	FY17-18 YTD
FROM PREVIOUS MONTHS REPORT:		
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	\$ 145,304
BEGINNING TEXPOOL BALANCE - FUND 15	(Operating Investments)	\$ -
BEGINNING TEXPOOL BALANCE - FUND 19	(Unspent bond proceeds)	\$ 30,145
BEGINNING CASH BALANCE - FUND 95	(Required reserves)	\$ 121,838
BEGINNING CASH BALANCE - TOTAL		\$ 297,287
BEGINNING AVAILABLE CASH - TOTAL		145,304
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		\$ 12,050 *
ENDING CASH BALANCE - FUND 15	(Operating Cash)	\$ 158,546
ENDING TEXPOOL BALANCE - FUND 15	(Operating Investments)	\$ -
ENDING TEXPOOL BALANCE - FUND 19	(Unspent bond proceeds)	\$ 30,194
ENDING CASH BALANCE - FUND 95	(Required reserves)	\$ 121,999
ENDING CASH BALANCE - TOTAL		\$ 310,739
UNAVAILABLE CASH - EARMARKED		
TRANSFER FOR DEBT SERVICE	(Part of year end close out)	\$ 85,000
2010 \$2.0M BOND SALE REMAINING CASH	(Unspent bond proceeds)	\$ 30,194
RESERVES FOR LEVERAGE NOTE	(Required reserves)	\$ 121,999
TOTAL UNAVAILABLE CASH		\$ 237,194
AVAILABLE CASH		\$ 73,546

*Due to prior period adjustments, beginning cash balance plus monthly income will not always be an exact match for ending cash balance

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COMBINED EDC4B FUNDS SUMMARY

CATEGORY	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 313,866	\$ 313,866	\$ 134,784		\$ 302,131			
AD VALOREM TAXES	2,360	2,360	35,000	-	-	100.0%	0.0%	35,000
SALES/BEVERAGE TAXES	361,319	361,319	373,835	29,697	377,395	100.0%	101.0%	(3,560)
INVESTMENT EARNINGS	790	790	65	670	5,399	100.0%	8305.8%	(5,334)
MISCELLANEOUS INCOME	76,716	76,716	45,120	200	65,891	100.0%	146.0%	(20,771)
SURPLUS SALES/RENTALS	82,071	82,071	121,858	2,350	443,448	100.0%	363.9%	(321,590)
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
TOTAL REVENUES	\$ 523,257	\$ 523,257	\$ 605,597	\$ 32,917	\$ 892,134	100.0%	147.3%	\$ (316,256)
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	44,464	44,464	25,112	-	122,339	100.0%	487.2%	(97,227)
SUNDRY	201,257	201,042	213,667	15,950	176,424	100.1%	82.6%	37,243
DEBT	169,431	169,431	169,777	4,917	186,964	100.0%	110.1%	(17,187)
TRANSFERS	154,819	154,819	182,307	-	67,588	100.0%	37.1%	114,720
CAPITAL	13,926	14,621	-	-	199,712	95.2%	#DIV/0!	(199,712)
TOTAL EXPENDITURES	\$ 583,897	\$ 584,377	\$ 592,963	\$ 20,867	\$ 753,026	99.9%	127.0%	\$ (160,063)
REVENUES OVER EXPENDITURES	\$ (60,640)	\$ (61,120)	\$ 12,634	\$ 12,050	\$ 139,108			
ENDING FUND BALANCE	\$ 253,226	\$ 252,746	\$ 147,418		\$ 441,238			
FUND BALANCE AS % OF EXP	43.4%	43.3%	24.9%	0.0%	58.6%			
RESERVE (\$115,000) REQUIREMENT)	\$ -	\$ -	\$ 115,000	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 253,226	\$ 252,746	\$ 32,418	\$ -	\$ 441,238			

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15: EDC4B FUND

CATEGORY	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 164,460	\$ 164,460	\$ (15,517)		\$ 152,017			
AD VALOREM TAXES	2,360	2,360	35,000	-	-	100.0%	0.0%	35,000
SALES/BEVERAGE TAXES	361,319	361,319	373,835	29,697	377,395	100.0%	101.0%	(3,560)
INVESTMENT EARNINGS	82	82	65	460	3,574	100.0%	5498.4%	(3,509)
MISCELLANEOUS INCOME	76,716	76,716	45,120	200	65,891	100.0%	146.0%	(20,771)
SURPLUS SALES/RENTALS	82,071	82,071	121,858	2,350	443,448	100.0%	363.9%	(321,590)
TOTAL REVENUES	\$ 522,549	\$ 522,549	\$ 575,878	\$ 32,707	\$ 890,309	100.0%	154.6%	\$ (314,431)
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	44,464	44,464	25,112	-	122,339	100.0%	487.2%	(97,227)
SUNDRY	201,257	201,042	213,667	15,950	176,424	100.1%	82.6%	37,243
DEBT	169,431	169,431	169,777	4,917	186,964	100.0%	110.1%	(17,187)
TRANSFERS	154,819	154,819	152,588	-	67,588	100.0%	44.3%	85,001
CAPITAL	13,926	14,621	-	-	199,712	95.2%	#DIV/0!	(199,712)
TOTAL EXPENDITURES	\$ 583,897	\$ 584,377	\$ 563,244	\$ 20,867	\$ 753,026	99.9%	133.7%	\$ (189,782)
REVENUES OVER EXPENDITURES	\$ (61,348)	\$ (61,828)	\$ 12,634	\$ 11,840	\$ 137,283			
ENDING FUND BALANCE	\$ 103,112	\$ 152,017	\$ (2,883)		\$ 289,300			
FUND BALANCE AS % OF EXP	17.7%	26.0%	-0.5%	0.0%	38.4%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 103,112	\$ 152,017	\$ (2,883)	\$ -	\$ 289,300			

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CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
September 2018

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
4002-00-00	MMD TAX-CURRENT YEAR	2,360	2,360	35,000	-	-	100.0%	0.0%	35,000
	AD VALOREM TAXES	\$ 2,360	\$ 2,360	\$ 35,000	\$ -	\$ -	100.0%	0.0%	\$ 35,000
4081-00-00	SALES TAX	361,319	361,319	373,835	29,697	377,395	100.0%	101.0%	(3,560)
	SALES/BEVERAGE TAXES	\$ 361,319	\$ 361,319	\$ 373,835	\$ 29,697	\$ 377,395	100.0%	101.0%	\$ (3,560)
4401-00-00	INVESTMENT INCOME	82	82	65	460	3,574	100.0%	5498.4%	(3,509)
	INVESTMENT EARNINGS	\$ 82	\$ 82	\$ 65	\$ 460	\$ 3,574	100.0%	5498.4%	\$ (3,509)
4409-00-00	MISCELLANEOUS INCOME	76,716	76,716	45,120	200	36,095	100.0%	80.0%	9,025
4415-00-00	INSURANCE REIMBURSEMENTS	-	-	-	-	14,898	0.0%	0.0%	-
	MISCELLANEOUS INCOME	\$ 76,716	\$ 76,716	\$ 45,120	\$ 200	\$ 65,891	100.0%	146.0%	\$ 9,025
4805-00-00	RENTAL FEES-SHOPPING CENTER	81,710	81,710	121,112	-	91,919	100.0%	75.9%	29,193
4806-00-00	RENTAL INSURANCE	361	361	746	2,350	2,350	100.0%	315.0%	(1,604)
4884-00-01	SALE OF ASSETS	-	-	-	-	349,179	#DIV/0!	#DIV/0!	(349,179)
	SURPLUS SALES/RENTALS	\$ 82,071	\$ 82,071	\$ 121,858	\$ 2,350	\$ 443,448	#DIV/0!	#DIV/0!	\$ (321,590)
	TOTAL REVENUES	\$ 522,549	\$ 522,549	\$ 575,878	\$ 32,707	\$ 890,309	100.0%	154.6%	\$ (284,634)
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 522,467	\$ 522,467	\$ 575,813	\$ 32,247	\$ 886,735			
	10% ADMIN CHARGE-GENERAL FUND	52,247	52,247	57,581	3,225	88,673			

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CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
September 2018

15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5240-01-00	PRINTED SUPPLIES	-	-	2,000	-	-		0.0%	2,000
5260-01-00	GENERAL OFFICE SUPPLIES	-	-	50	-	-	0.0%	0.0%	50
5261-01-00	POSTAGE	-	-	50	-	-	0.0%	0.0%	50
	SUPPLIES	\$ -	\$ -	\$ 2,100	\$ -	\$ -		0.0%	\$ 2,100
5501-01-00	ADVERTISING	390	390	1,200	-	35	100.0%	2.9%	1,165
5510-01-00	ASSOC DUES/PUBLICATIONS	4,855	4,855	5,320	-	4,890	100.0%	91.9%	430
5512-01-00	CONTRACTUAL SERVICES	175							
5525-01-00	TRAINING/SEMINARS	175	175	250	-	-	100.0%	0.0%	250
5565-01-00	LEGAL SERVICES	17,252	17,252	10,000	2,350	14,830	100.0%	148.3%	(4,830)
5567-01-00	AUDIT SERVICES	2,250	2,250	2,250	-	2,000	100.0%	88.9%	250
5570-01-00	SPECIAL SERVICES	81,145	81,145	68,650	1,475	13,774	100.0%	20.1%	54,876
5574-01-00	FILING FEES	40	40			-			-
5578-01-00	TRAVEL	-	-	100	-	-	0.0%	0.0%	100
5580-01-00	ENGINEERING SERVICES	2,128	2,128	-	-	-	100.0%		-
5595-01-00	ADMIN CHARGE-GENERAL FUND	44,926	44,926	81,647	6,804	81,647	100.0%	100.0%	0
5615-01-00	FUNCTIONAL GRANT	17,137	17,137	24,000	5,321	19,380	100.0%	80.8%	4,620
	SUNDRY	\$ 170,513	\$ 170,298	\$ 193,417	\$ 15,950	\$ 136,556	100.1%	70.6%	\$ 56,861
5800-01-00	LAND	1,274	1,968	-	-	22,000	64.7%	0.0%	(22,000)
5813-01-00	KENNEDALE ENTRANCE SIGN	-	-	-	-	-	0.0%	0.0%	-
5820-01-00	BUILDING IMPROVEMENT	-	-	-	-	-	0.0%	0.0%	-
5875-01-00	CONSTRUCTION	-	-	-	-	-	0.0%	0.0%	-
	CAPITAL	\$ 1,274	\$ 1,968	\$ -	\$ -	\$ 22,000	64.7%		\$ (22,000)
	TOTAL EXPENDITURES	\$ 171,786	\$ 172,266	\$ 195,517	\$ 15,950	\$ 158,556	99.7%	81.1%	\$ 36,961

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CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
September 2018

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	58,689	58,689	54,905	-	54,831	100.0%	99.9%	74
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	55,000	55,000	60,000	-	60,000	100.0%	100.0%	-
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	15,879	15,879	14,278	1,618	22,680	100.0%	158.8%	(8,402)
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	39,863	39,863	40,594	3,299	49,453	100.0%	121.8%	(8,859)
	DEBT	\$ 169,431	\$ 169,431	\$ 169,777	\$ 4,917	\$ 186,964	100.0%	110.1%	\$ (17,187)
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	154,819	154,819	152,588	-	67,588	100.0%	44.3%	85,001
	TRANSFER	\$ 154,819	\$ 154,819	\$ 152,588	\$ -	\$ 67,588	100.0%	44.3%	\$ 85,001
	TOTAL EXPENDITURES	\$ 324,250	\$ 324,250	\$ 322,365	\$ 4,917	\$ 254,551	100.0%	79.0%	\$ 67,814

"YOU'RE HERE. YOUR HOME."

CITY OF KENNEDALE
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15: EDC4B FUND

02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5403-02-00	BUILDING MAINTENANCE	44,464	44,464	25,112	-	122,339	100.0%	487.2%	(97,227)
	MAINTENANCE	\$ 44,464	\$ 44,464	\$ 25,112	\$ -	\$ 122,339	100.0%	487.2%	\$ (97,227)
5530-02-00	ELECTRIC SERVICES	5,924	5,924	6,700	-	7,337	100.0%	109.5%	(637)
5545-02-00	INSURANCE-PROPERTY	6,507	6,507	6,500	-	8,341	100.0%	128.3%	(1,841)
5570-02-00	SPECIAL SERVICES	18,312	18,312	7,050	-	24,191	100.0%	343.1%	(17,141)
	SUNDRY	\$ 30,744	\$ 30,744	\$ 20,250	\$ -	\$ 39,868	100.0%	196.9%	\$ (19,618)
	TOTAL EXPENDITURES	\$ 75,209	\$ 75,209	\$ 45,362	\$ -	\$ 162,207	100.0%	357.6%	\$ (116,845)

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15: EDC4B FUND**03: TOWN CENTER REDEVELOPMENT**

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5580-03-00	ENGINEERING SERVICES	2,573	2,573	-	-	-	0.0%		-
5847-03-00	CONSTRUCTION	10,080	10,080	-	-	177,712	0.0%		(177,712)
	CAPITAL	\$ 12,653	\$ 12,653	\$ -	\$ -	\$ 177,712	0.0%		\$ (177,712)
	TOTAL EXPENDITURES	\$ 12,653	\$ 12,653	\$ -	\$ -	\$ 177,712	0.0%		\$ (177,712)

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15: EDC4B FUND**04: TEXAS LEVERAGE PROGRAM**

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5800-04-00	LAND	-	-	-	-	-		0.0%	-
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -		0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -		0.0%	\$ -

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19: EDC4B CAPITAL BOND FUND

CATEGORY	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 29,444	\$ 29,444	\$ 29,719		\$ 29,649			
INVESTMENT EARNINGS	205	205	-	49	460	100.0%		(460)
TOTAL REVENUES	\$ 205	\$ 205	\$ -	\$ 49	\$ 460	100.0%		\$ (460)
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
CAPITAL	-	-	-	-	-	0.0%	0.0%	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 29,719	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 205	\$ 205	\$ (29,719)	\$ 49	\$ 460			
ENDING FUND BALANCE	\$ 29,649	\$ 29,649	\$ 0		\$ 30,109			
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 29,649	\$ 29,649	\$ 0	\$ -	\$ 30,109			

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19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	205	205	-	49	460	100.0%		(460)
	INVESTMENT EARNINGS	\$ 205	\$ 205	\$ -	\$ 49	\$ 460	100.0%		\$ (460)
	TOTAL REVENUES	\$ 205	\$ 205	\$ -	\$ 49	\$ 460	100.0%		\$ (460)

19: EDC4B CAPITAL BOND FUND

01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5580-01-00	TRANSFER OUT	-	-	-	-	-	0.0%	0.0%	-
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
5800-01-00	LAND	-	-	-	-	-	0.0%	0.0%	-
5847-01-00	CONSTRUCTION	-	-	-	-	-	0.0%	0.0%	-
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -

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95: EDC4B RESERVE FUND

CATEGORY	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 119,962	\$ 119,962	\$ 120,582		\$ 120,464			
INVESTMENT EARNINGS	502	502	-	161	1,365	100.0%		(1,365)
TOTAL REVENUES	\$ 502	\$ 502	\$ -	\$ 161	\$ 1,365	100.0%		\$ (1,365)
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 502	\$ 502	\$ -	\$ 161	\$ 1,365			
ENDING FUND BALANCE	\$ 120,464	\$ 120,464	\$ 120,582		\$ 121,829			
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)	\$ 7,858	\$ 7,858	\$ 7,976	\$ (112,606)	\$ 9,223			

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95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	502	502	-	161	1,365	100.0%		(1,365)
	INVESTMENT EARNINGS	\$ 502	\$ 502	\$ -	\$ 161	\$ 1,365	100.0%		\$ (1,365)
	TOTAL REVENUES	\$ 502	\$ 502	\$ -	\$ 161	\$ 1,365	100.0%		\$ (1,365)

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY16-17 YTD	FY16-17 ACTUAL	FY17-18 ADOPTED	CURRENT MONTH	FY17-18 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Consider electing the EDC Board President and Vice President for 2018-2019

II. Summary:

The EDC is required by their bylaws to annually elect a President and Vice President at their regularly scheduled meeting in October.

The EDC Board annually selects its own Chair and Vice Chair, pursuant to by-laws, in October. This item is placed on the Agenda for that purpose. Current members of the Board and their term expiration dates are:

Place 1 - Stan Seat (2019)
Place 2 - Pat Turner (2018)
Place 3 - Ronald Whitley (2019)
Place 4 - Robert Mundy (2018) - President
Place 5 - Ralph Grimes (2019)
Place 6 - Mark Yeary (2018) - Vice President
Place 7 - Sandra Lee (2019)

Board consideration is respectfully requested.

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: REGULAR ITEMS - C.

I. Subject:

Set a date for a Work Session to discuss economic development strategies and goals

II. Summary:

The Board has previously indicated a desire to hold a special work session meeting to specifically discuss strategic goals and economic development strategies. This item is on the Agenda to seek the Board's consensus on the best date for such a meeting.

Staff would ask Boardmembers to be thinking about the best day of the week and time of day to hold a two hour meeting for this purpose. Suggestions to consider might include:

- *Tuesday, October 30 - any time day or evening
- *Wednesday, October 31 - any time day or evening
- *Thursday, November 1 - any time day or evening
- *Friday, November 2 - any time day or evening

Board discussion and consideration is respectfully requested.

III. Recommendation:

IV. Alternative Actions:

V. Attachments:



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

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

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:

TownCenter Property

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 23, 2018

Agenda Item No: EXECUTIVE SESSION - B.

I. Subject:

Oak Crest Development

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments: