

ECONOMIC DEVELOPMENT CORPORATION AGENDA
BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 26, 2019 at 7:00 PM
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

NOTE: Pursuant to §551.071, Texas Government Code, the EDC Board reserves the right to adjourn into Executive Session(s) at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.

II. WORK SESSION

- A. Continued discussion of EDC goals and objectives with regard to economic development incentives, collaboration strategies for economic development with the City of Kennedale and/or potential developers; EDC project criteria; and EDC staffing

III. REGULAR SESSION

IV. ROLL CALL

V. MINUTES APPROVAL

- A. Consider approval of the minutes from the January 22, 2019 Regular Meeting

VI. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for January 2019

VII. REPORTS AND ANNOUNCEMENTS

In addition to any specific matters listed below, the EDC Board may receive reports regarding 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. Chamber of Commerce Report

VIII. EXECUTIVE SESSION

*The EDC Board will meet in closed session pursuant to the referenced sections of the Texas Local Government Code: **Section 551.087** – (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1):*

- A. *Potential development of Harris Corporation Addition, Block 1 Lot 1A2 (S Dick Price Road)*

Section 551.072 – *Deliberate the purchase, lease, or value of real property:*

- B. *Harris Corporation Addition, Block 1 Lot 1A2 (S Dick Price Road)*

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

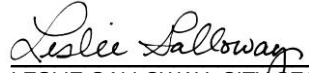
X. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable

accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

CERTIFICATION

I certify that a copy of the February 26, 2019, 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: February 26, 2019

Agenda Item No: WORK SESSION - A.

I. Subject:

Continued discussion of EDC goals and objectives with regard to economic development incentives, collaboration strategies for economic development with the City of Kennedale and/or potential developers; EDC project criteria; and EDC staffing

II. Summary:

At this time, the EDC Board may continue their discussion regarding goals and objectives. For your reference, the presentation made by Director of Planning and Economic Development Melissa Dailey at the January 22 meeting is attached.

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

1.	2019_01.22 EDC Work Session Goals and Objectives	2019_01.22 EDC Work Session Goals and Objectives.pdf
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CITY OF KENNEDALE

The City and EDC are cooperating to build a business climate that will spur its transformation from a traditional bedroom community to a contemporary, progressive city that is business friendly and family friendly, which is just what you would expect from a place that sees itself as Progress Central.



Current Land Use (2012 Comp Plan)

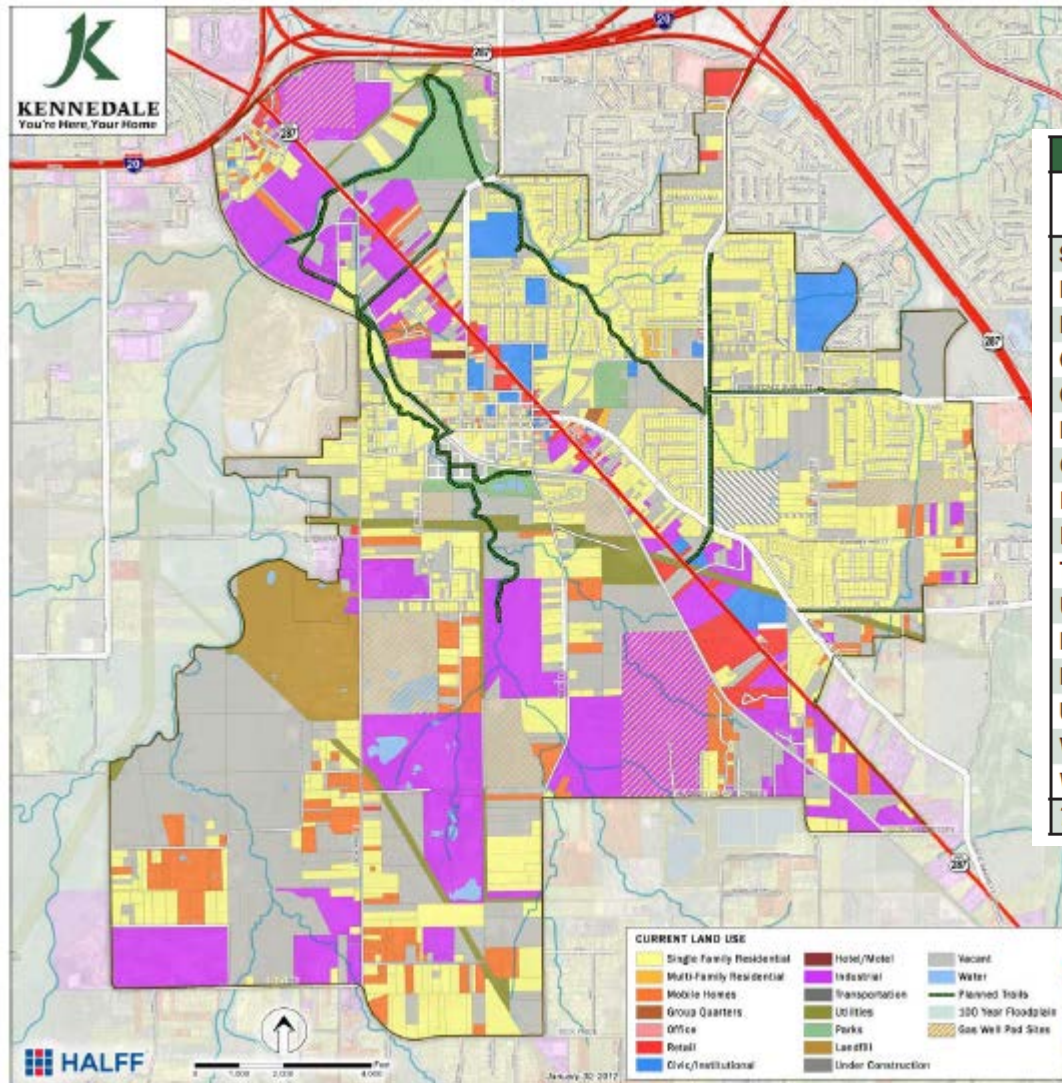


TABLE 2.1 – CURRENT LAND USE DISTRIBUTION			
Land Use Category	Land Use Code	Acres	Percent of Total
Single Family Residential	111	1,672.8	28.2%
Multi-Family Residential	112	10.1	0.2%
Mobile Homes	113	288.2	4.9%
Group Quarters	114	2.7	0.0%
Office	121	9.7	0.2%
Retail	122	101.1	1.7%
Civic/Institutional	123	130.0	2.2%
Hotel/Motel	124	3.4	0.1%
Industrial	131	1,058.8	17.8%
Transportation	141	451.4	7.6%
Utilities	143	125.4	2.1%
Parks & Open Space	171	124.2	2.1%
Landfill	172	177.4	3.0%
Under Construction	173	47.3	0.8%
Vacant	300	1,681.2	28.3%
Water	500	53.0	0.9%
Total		5,936.4	

2012 Comp Plan Principle 1: Create a connected city

- Create a multi-modal transportation system
- Support a walkable built environment
- Promote human and environmental health



2012 Comp Plan Principle 2: Economic Prosperity

- Promote access to housing
- Promote access to jobs
- Create a stable and equitable tax base
- Support sustainable business practices – encourage buying local



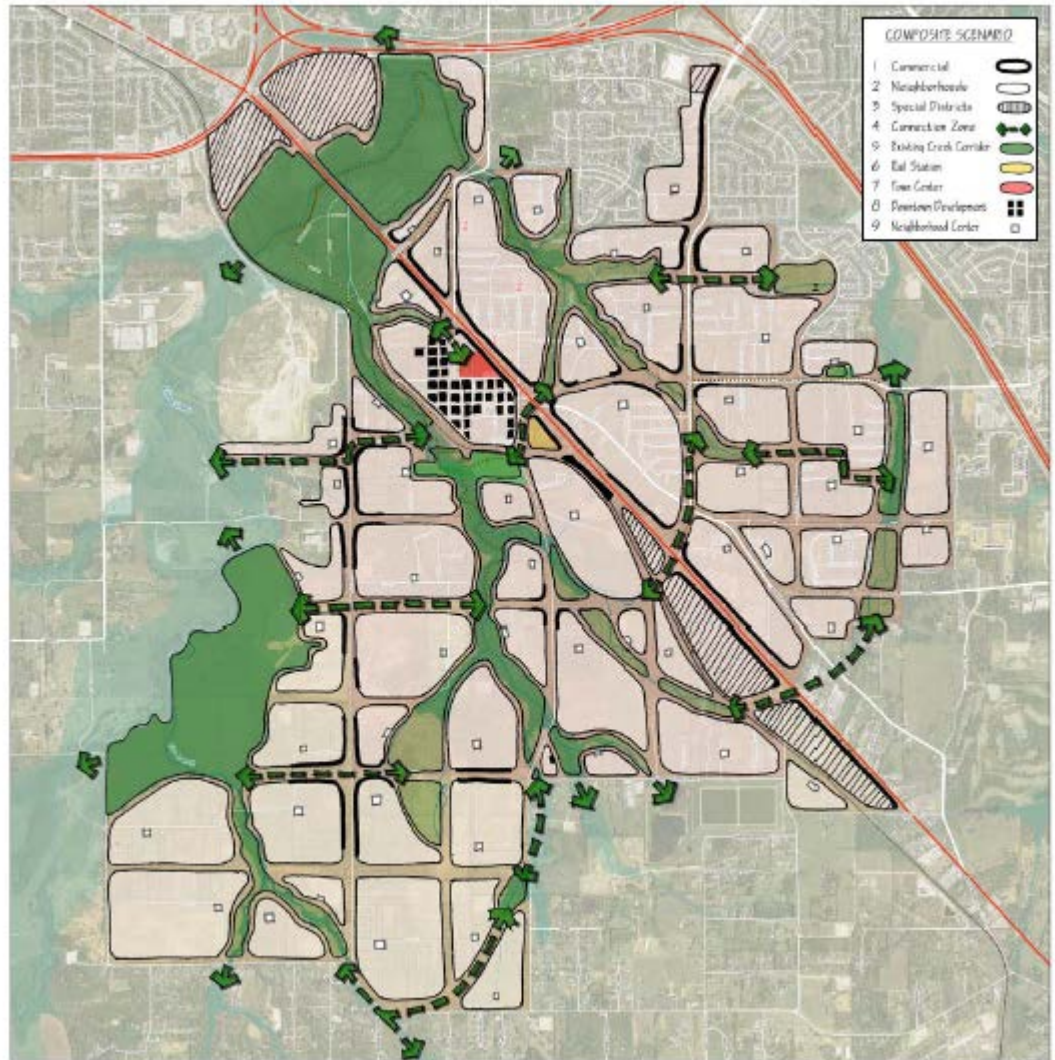
2012 Comp Plan Principle 3: Thriving Community

- Respect and promote Kennedale's heritage – preserve history and community grows
- Create vibrant centers
- Promote engagement – community involvement, events
- Establish a sense of place



Preferred Growth Scenario

- Combination of New Urbanism and Green Infrastructure



New Urbanism

- Livable streets arranged in compact, walkable blocks
- A range of housing choices to serve people of diverse ages and income levels



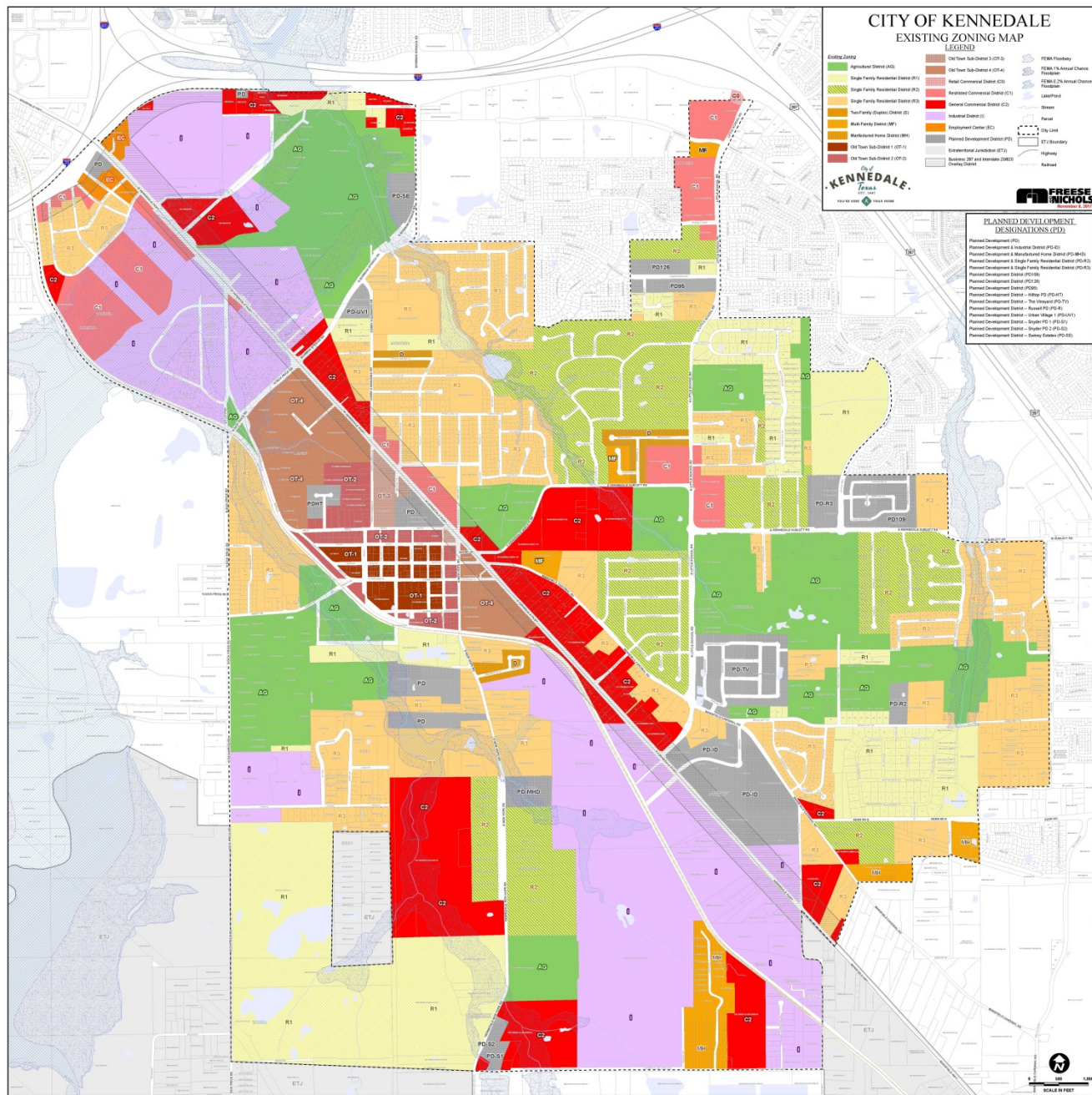
New Urbanism

- Schools, stores and other nearby destinations reachable by walking, bicycling or transit service
- An affirming, human-scaled public realm where appropriately designed buildings define and enliven streets and other public spaces



Unified Development Code - 2016

- Zoning categories
 - Agricultural
 - Residential (R1, R2, R3, D, MF, MH)
 - Commercial (C0, C1, C2, I)
 - Employment Center (EC-1, EC-2, EC-3)
 - Planned Development
 - Old Town (OT1, OT2, OT3, OT4)
 - Neighborhood Village
 - Urban Village



KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

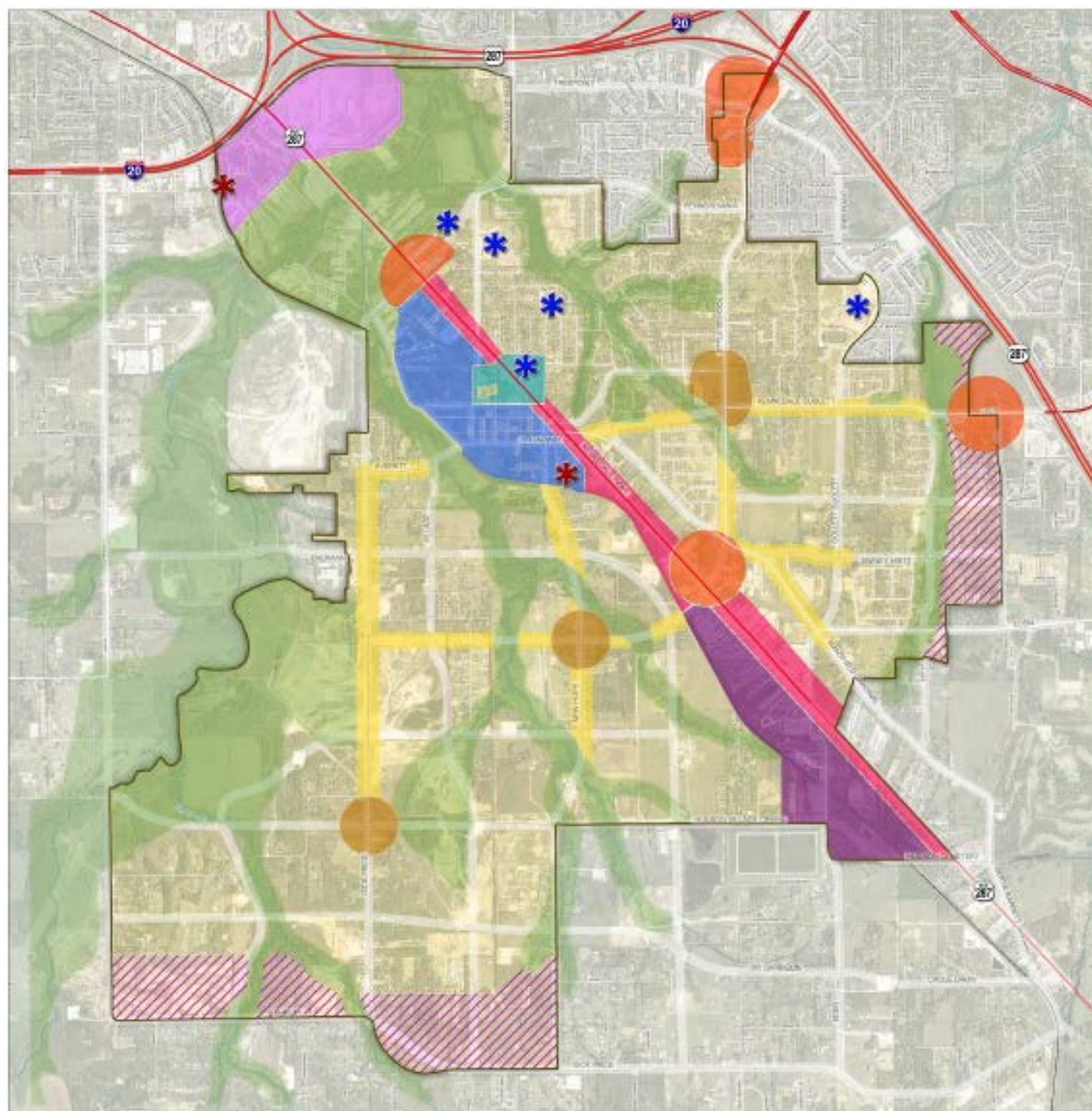
CATEGORIES

Town Center	
Downtown Village	
Urban Village	
Urban Corridor	
Neighborhood Village	
Neighborhood Corridor	
Neighborhoods	
Employment Center	
Light Industrial District	
Park & Open Space	
Conservation Overlay	
Potential Commuter Train or Park & Ride Station	
Schools	

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.



KENNEDALE
You're Here, Your Home



Neighborhood/Urban Village

- Mix of uses in a compact, walkable urban form, transitioning down in intensity toward adjacent residential



Human-Scale Commercial



Mix Of Uses



DFW Growth

- The Dallas-Fort Worth metroplex is the second fastest growing metro in the nation
- The Dallas-Fort Worth metro area gained more jobs than any other metro area during the past year ([U.S. Bureau of Labor Statistics](#), Jan 2018)
- In 2015-16, DFW grew by 143,435 people (393 every day)
- Fort Worth just moved this year from 16th to 15th largest city
- North Texas on track to absorb over 3 million people by 2030, 38.1% increase (Lawnstarter – demographer, 2015)

Development Trends

- Walkable
- Mixed-use
- Connected



Development Trends

- Variety of housing options



Opportunity

- Offer options for a walkable, connected lifestyle
- Allow/encourage a variety of uses, and a variety of housing types
- Recruit developers to build variety of housing options, office and retail



Synergy is key

- The creation of a whole that is greater than the simple sum of its parts
 - Higher level of uses in close proximity makes all uses more successful together
 - Development generates multiples types of revenue from mixed use projects – makes them financially feasible



Catalyst project is needed

- **Catalyst projects** are public or private **projects** that are planned and designed to cause a corresponding and complementary **development** reaction on surrounding properties. They are **projects** of sufficient magnitude to stimulate redevelopment.



Kennedale Parkway



Kennedale Parkway



Opportunity

- Improve Kennedale Parkway to enhance safety and economic development potential



Opportunity

- Improve Kennedale Parkway to enhance safety and economic development potential

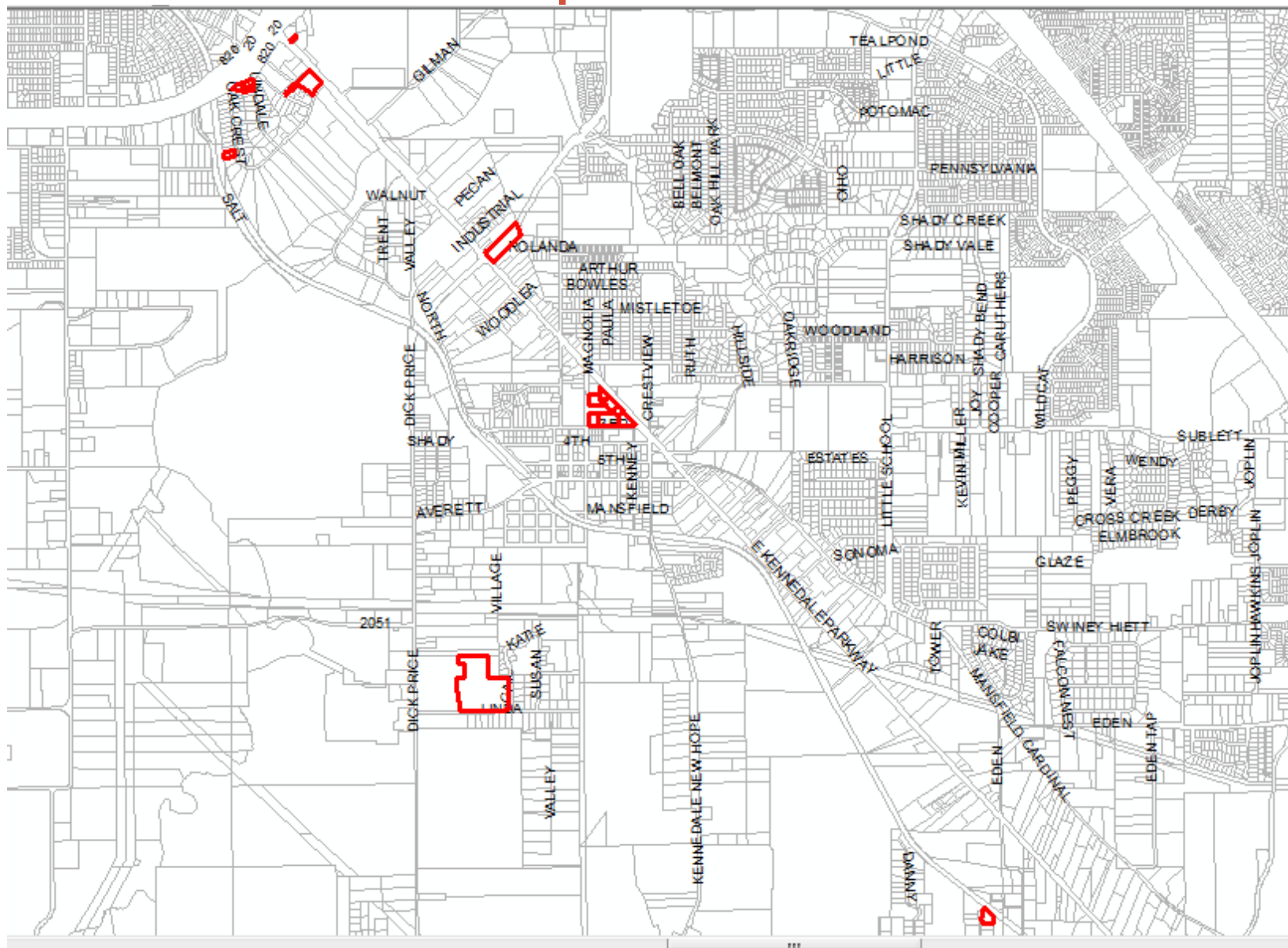


Opportunity

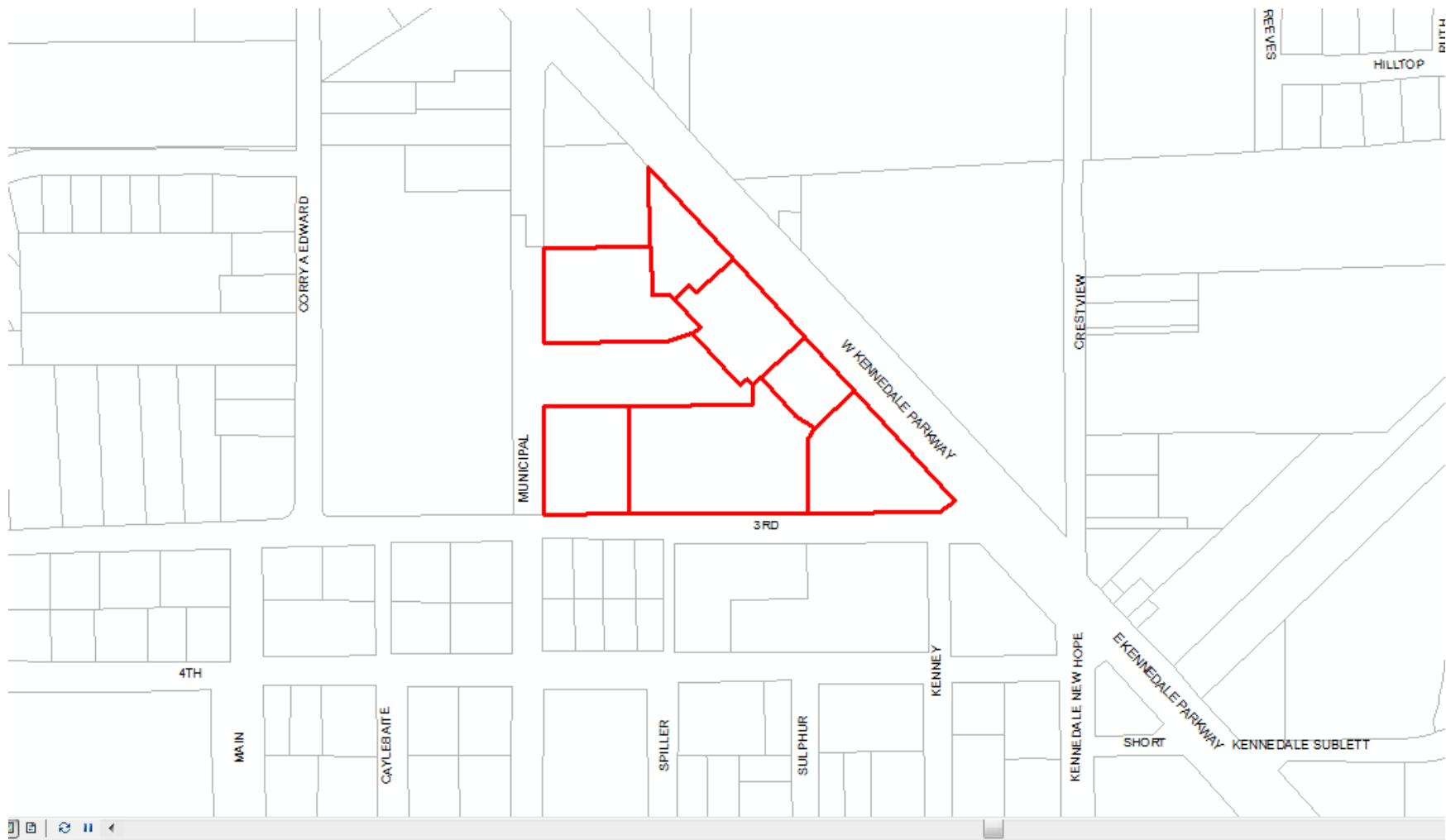
- Mixed use development, especially on commercial corridors

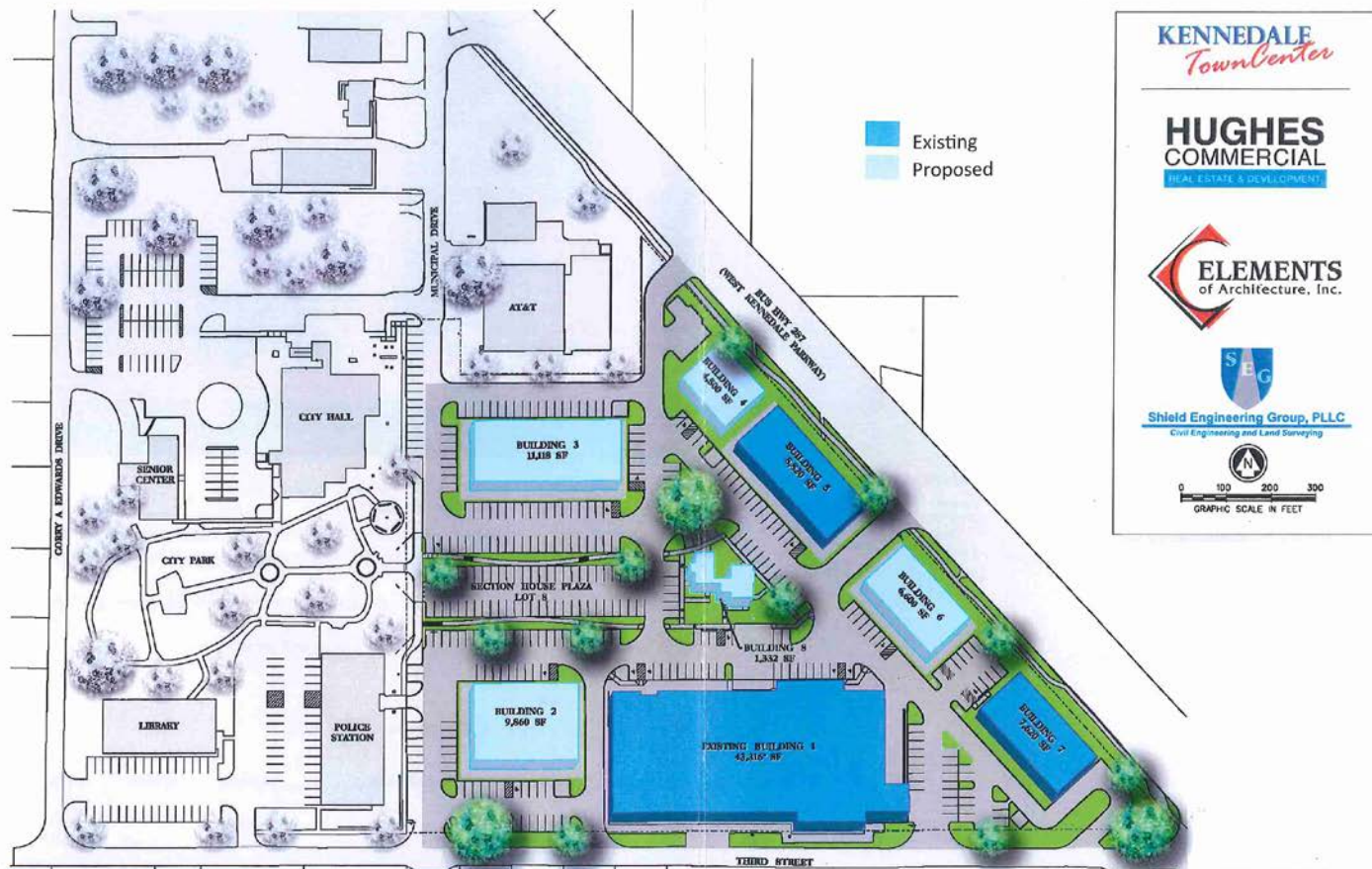


EDC Owned Properties









Building 1 Suite 100 | 24,763, sf
Suite 160 | 8,260 sf
Building 2 9,945 sf (Proposed)
Building 3 11,220 sf (Proposed)
Building 4 2,000 sf (Proposed)

Building 5 Suite 532 | 3,000's
f
Building 6 6,600 sf under
construction
Building 7 Under Construction |
Fully Leased

- Restaurant, retail and medical office spaces available from 972 SF to 11,220 sf
- 2,000 sf stand-alone restaurant build-to-suit facility with drive thru available

- Tenant Improvement packages offered for credit tenants
- Tenants Include Chicken Express, Subway, Kennedale Dental & Orthodontics, Dollar General, and Dickey's Barbeque Pit coming soon



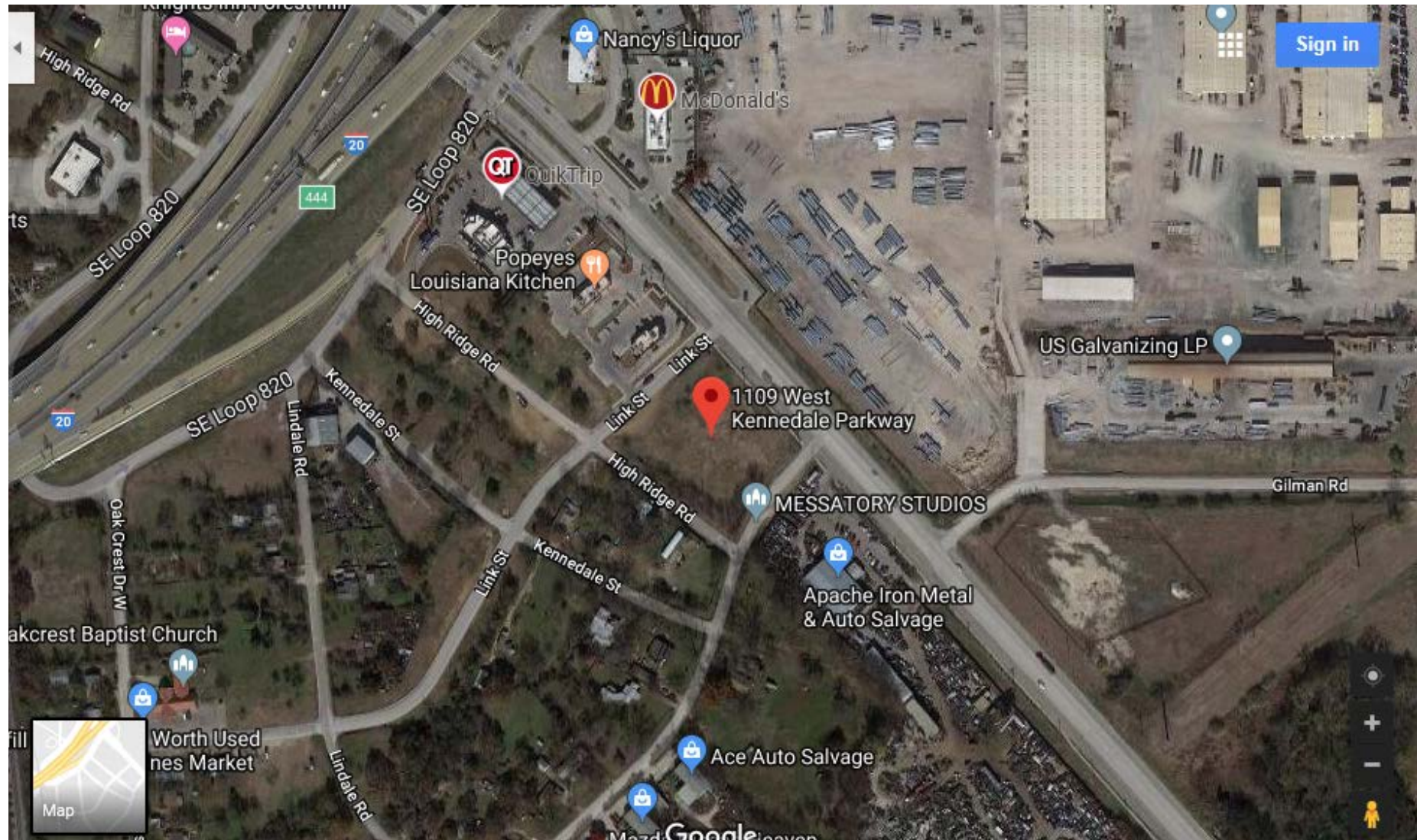




Bloxom Park



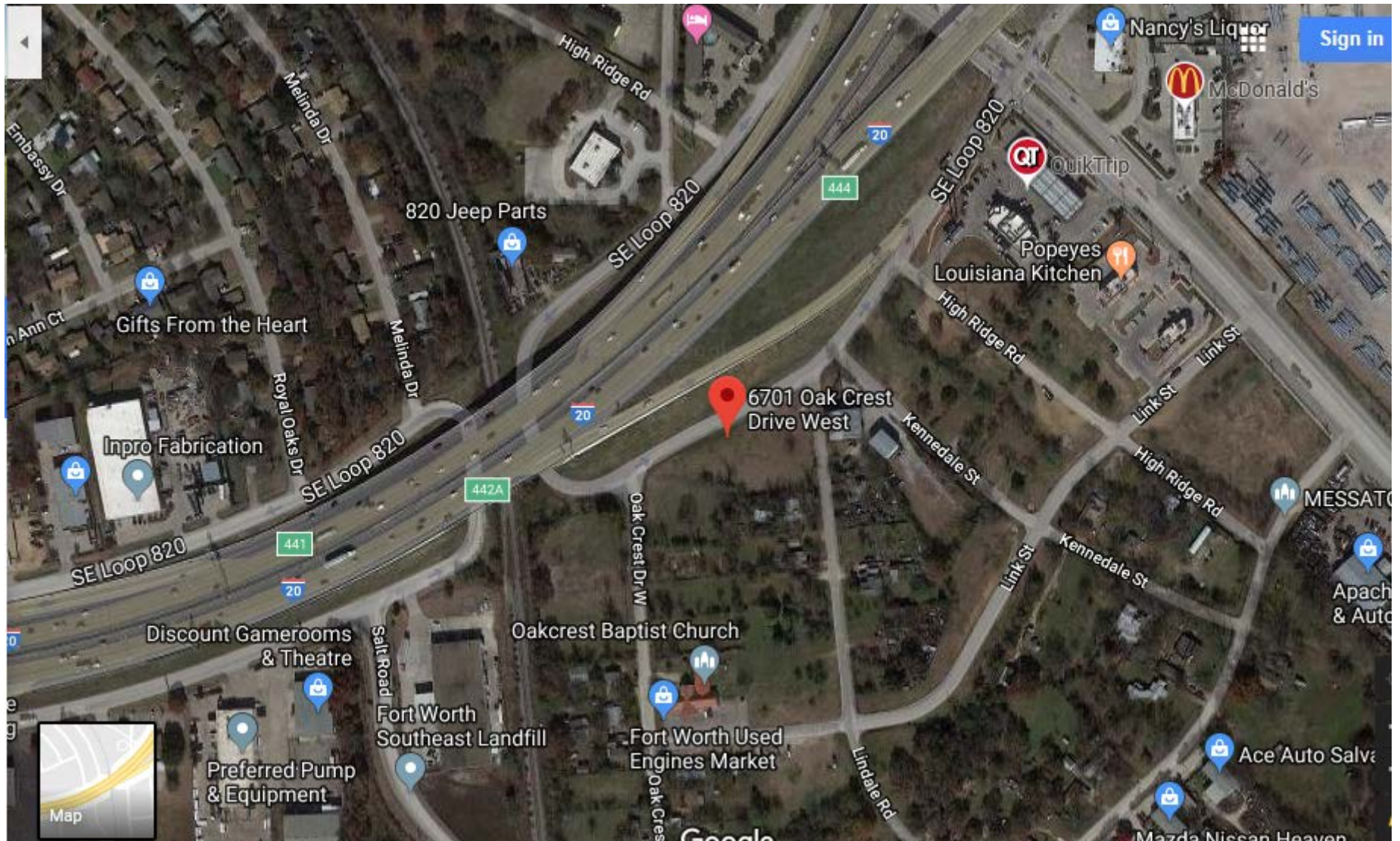
1109 W Kennedale Parkway



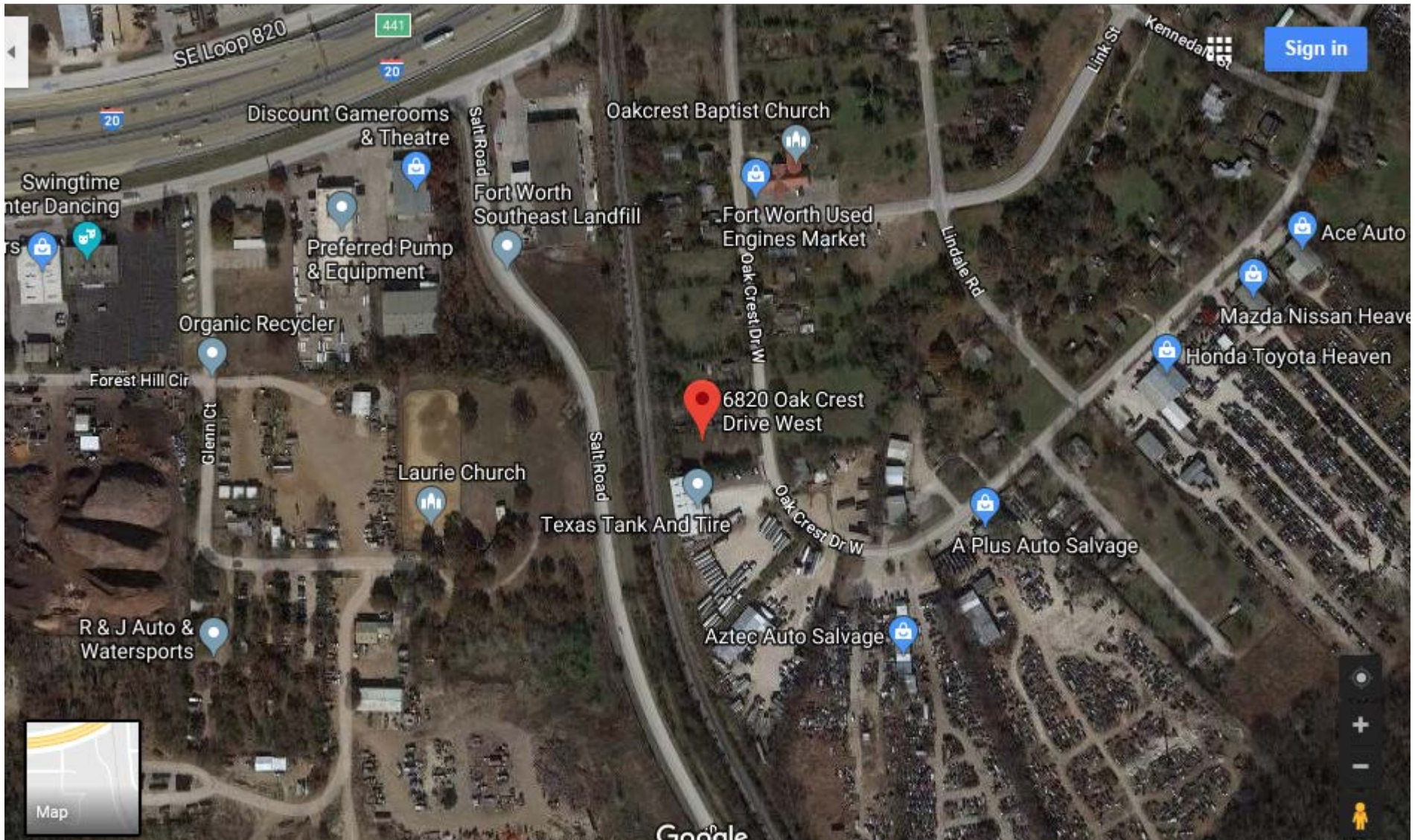
6701/6713 Oak Crest Drive W
6704/6708 Lindale Rd



6701/6713 Oak Crest Drive W
6704/6708 Lindale Rd



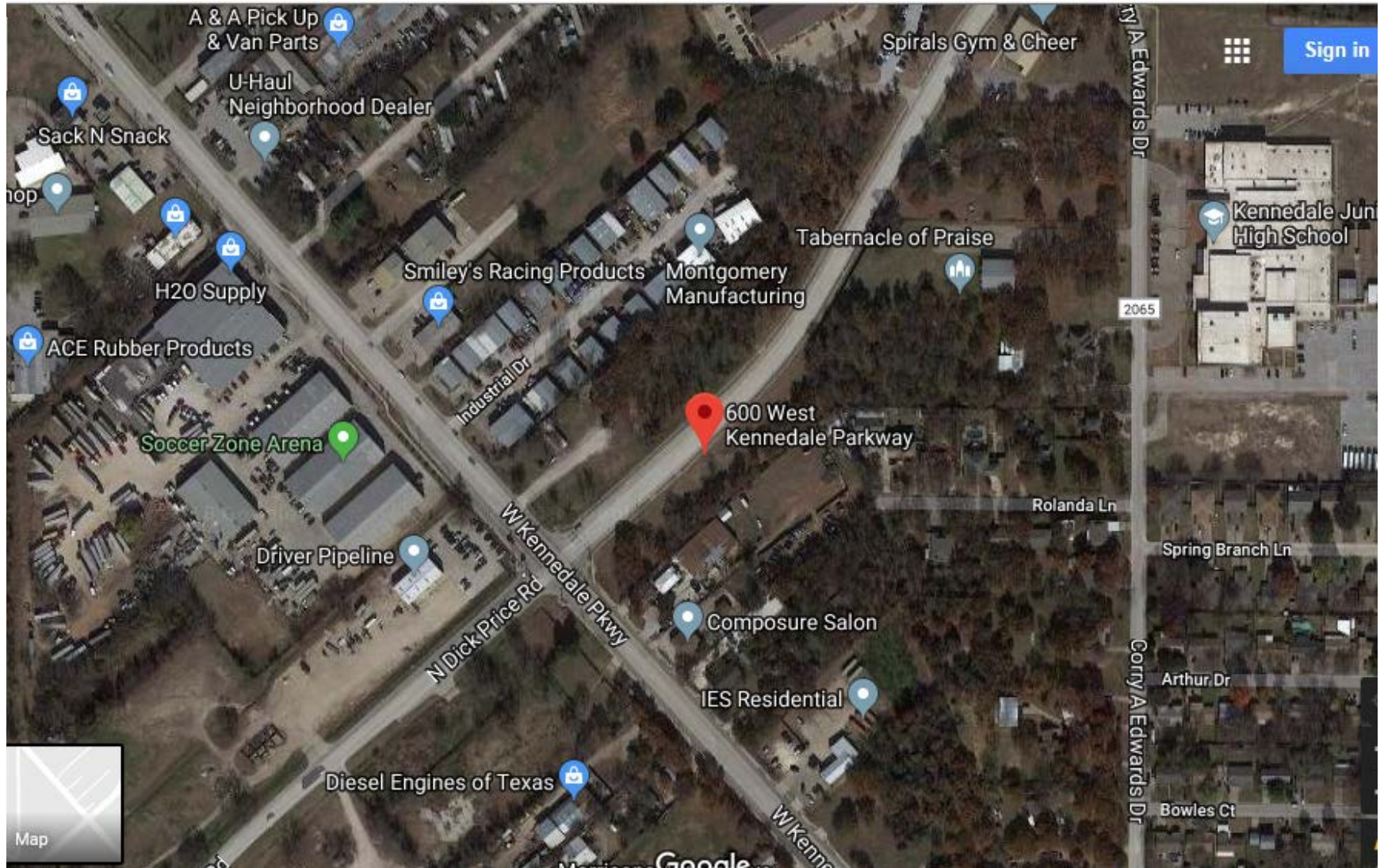
6820 Oak Crest Drive W



6820 Oak Crest Drive W



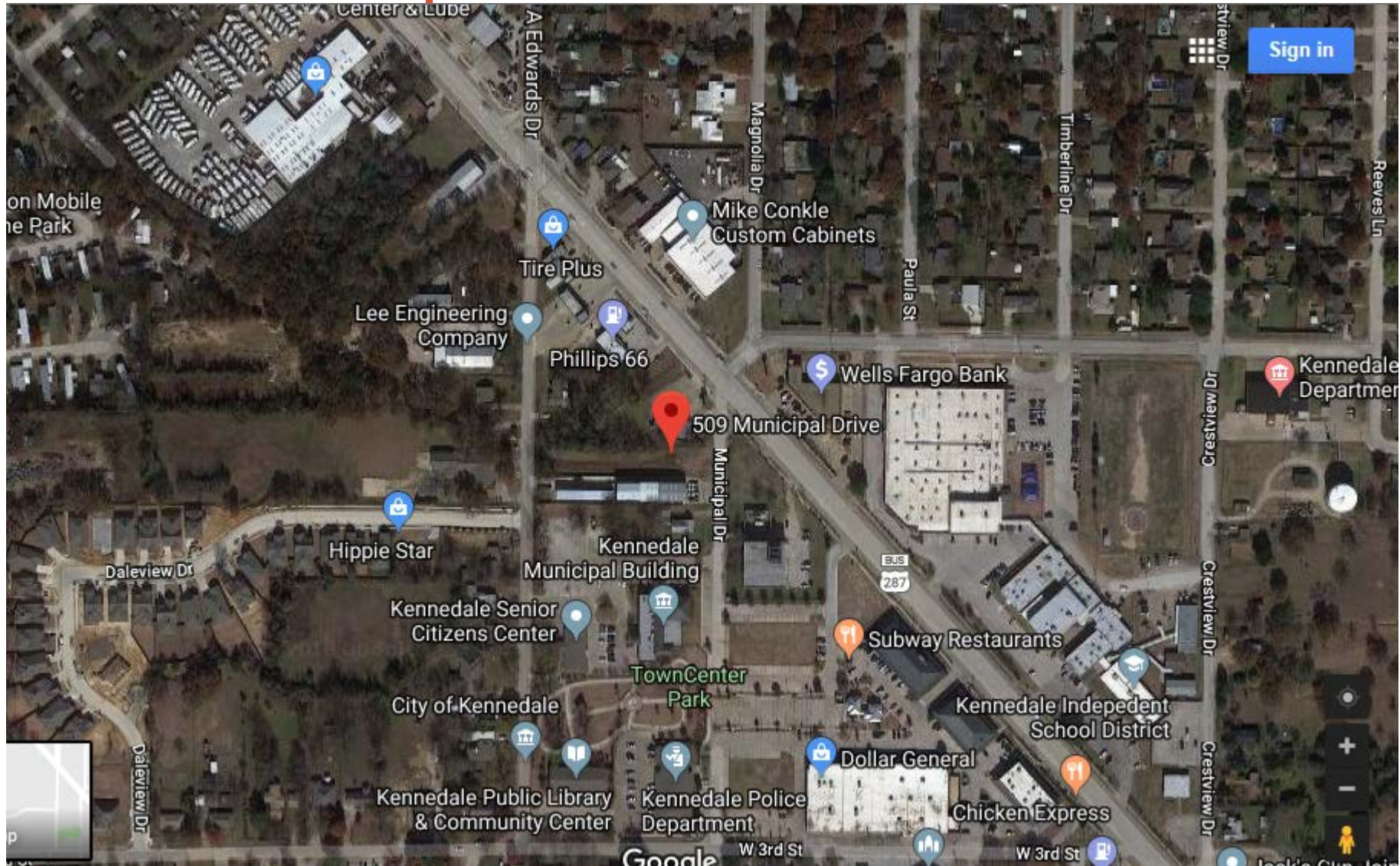
600 W Kennedale Parkway



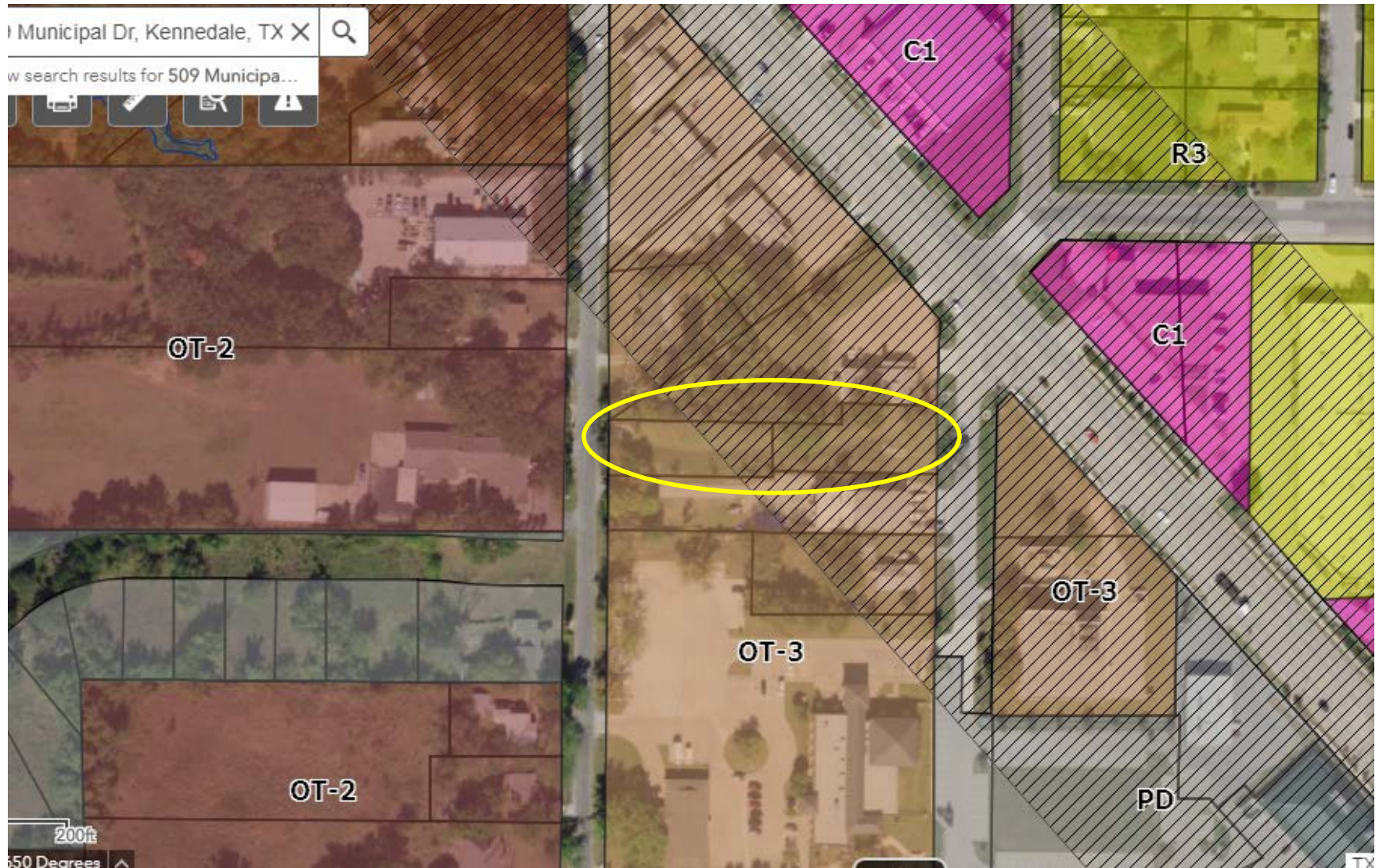
600 W Kennedale Parkway



509 Municipal Drive



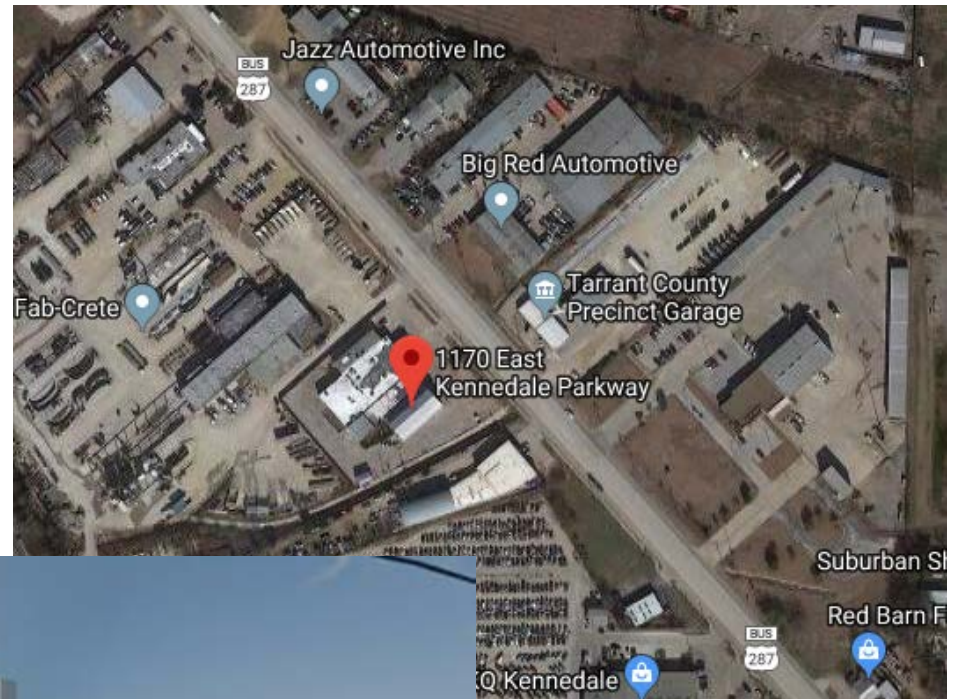
509 Municipal Drive



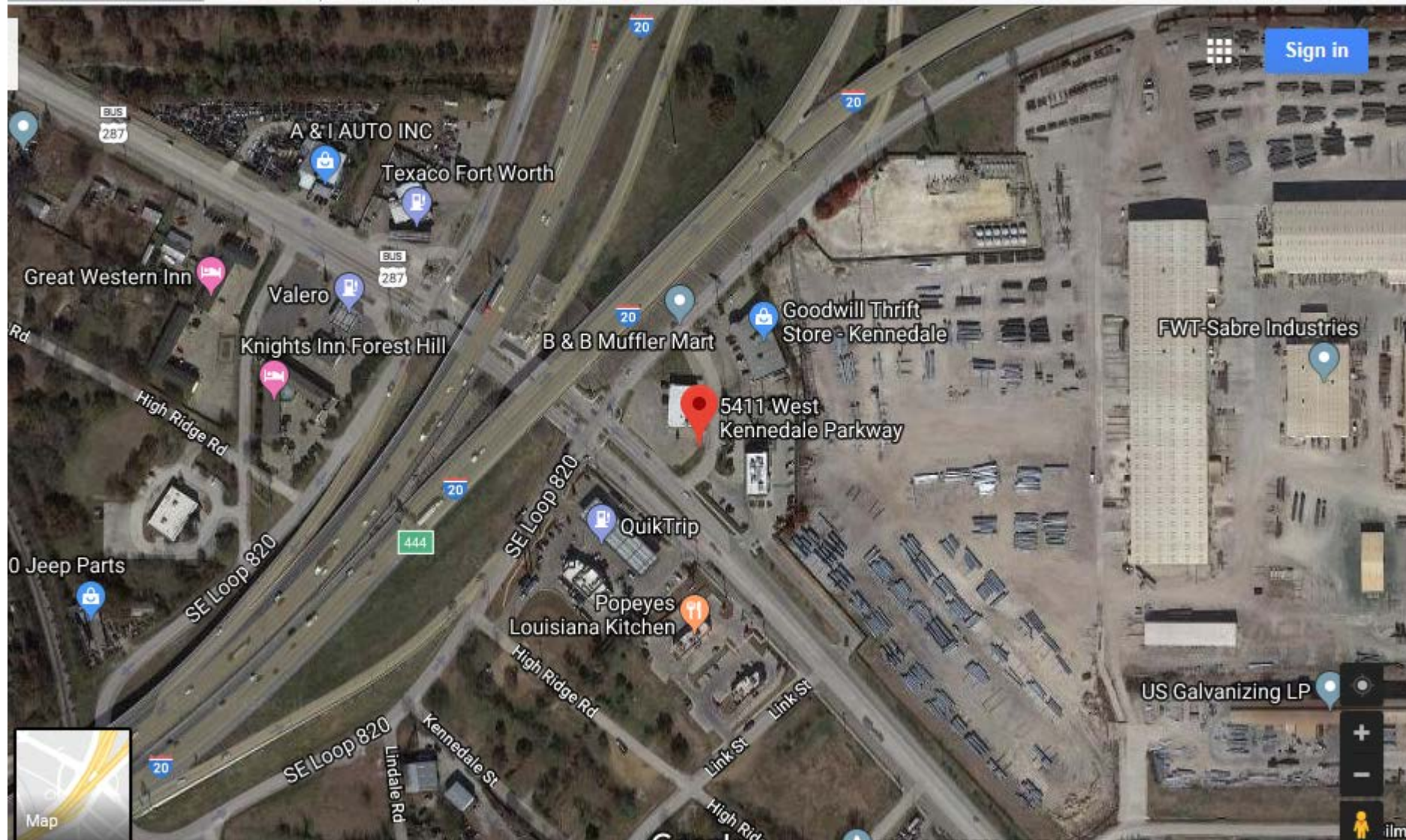
509 Municipal Drive



1170 E Kennedale Parkway



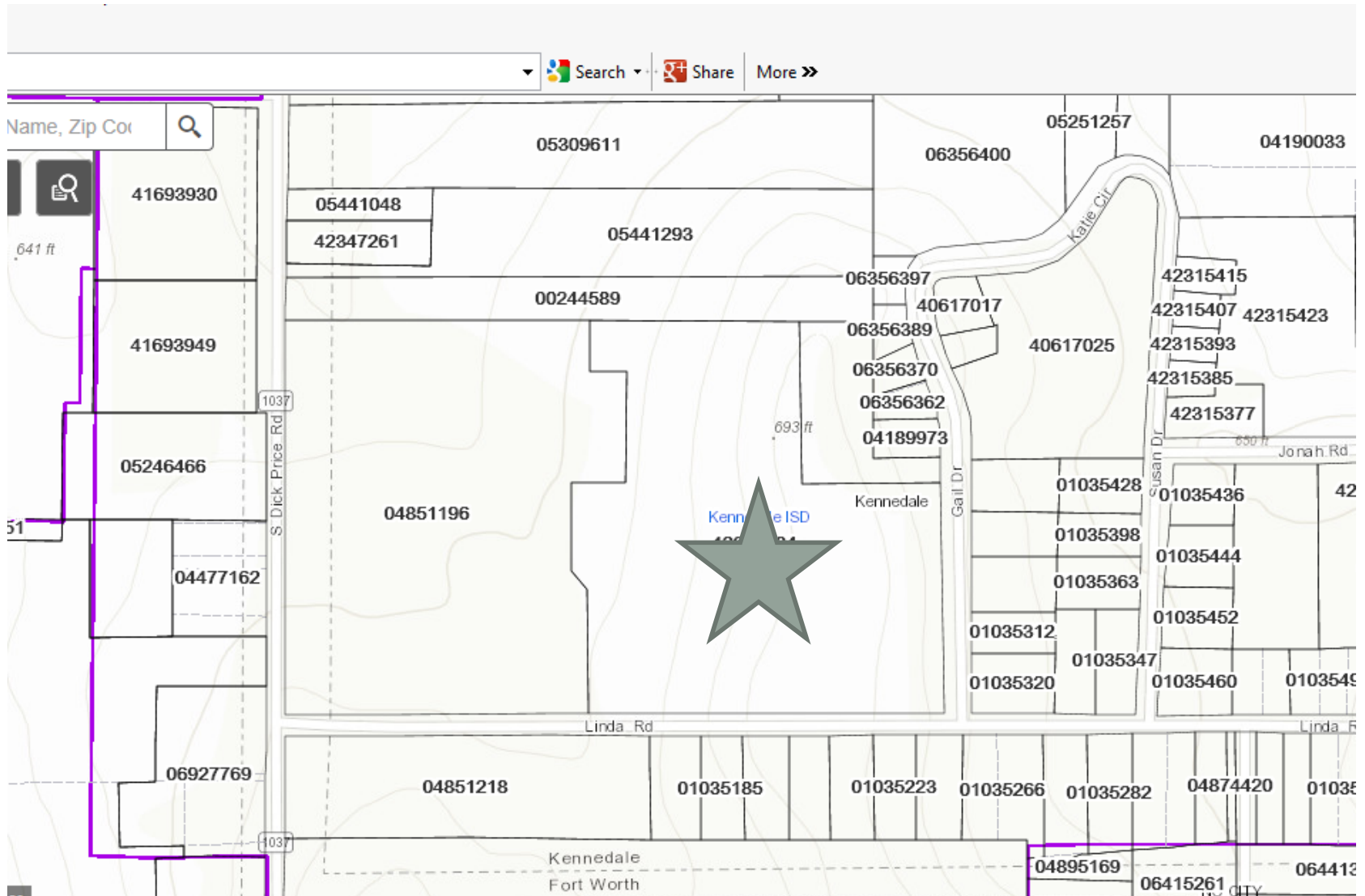
5411 W Kennedale Parkway



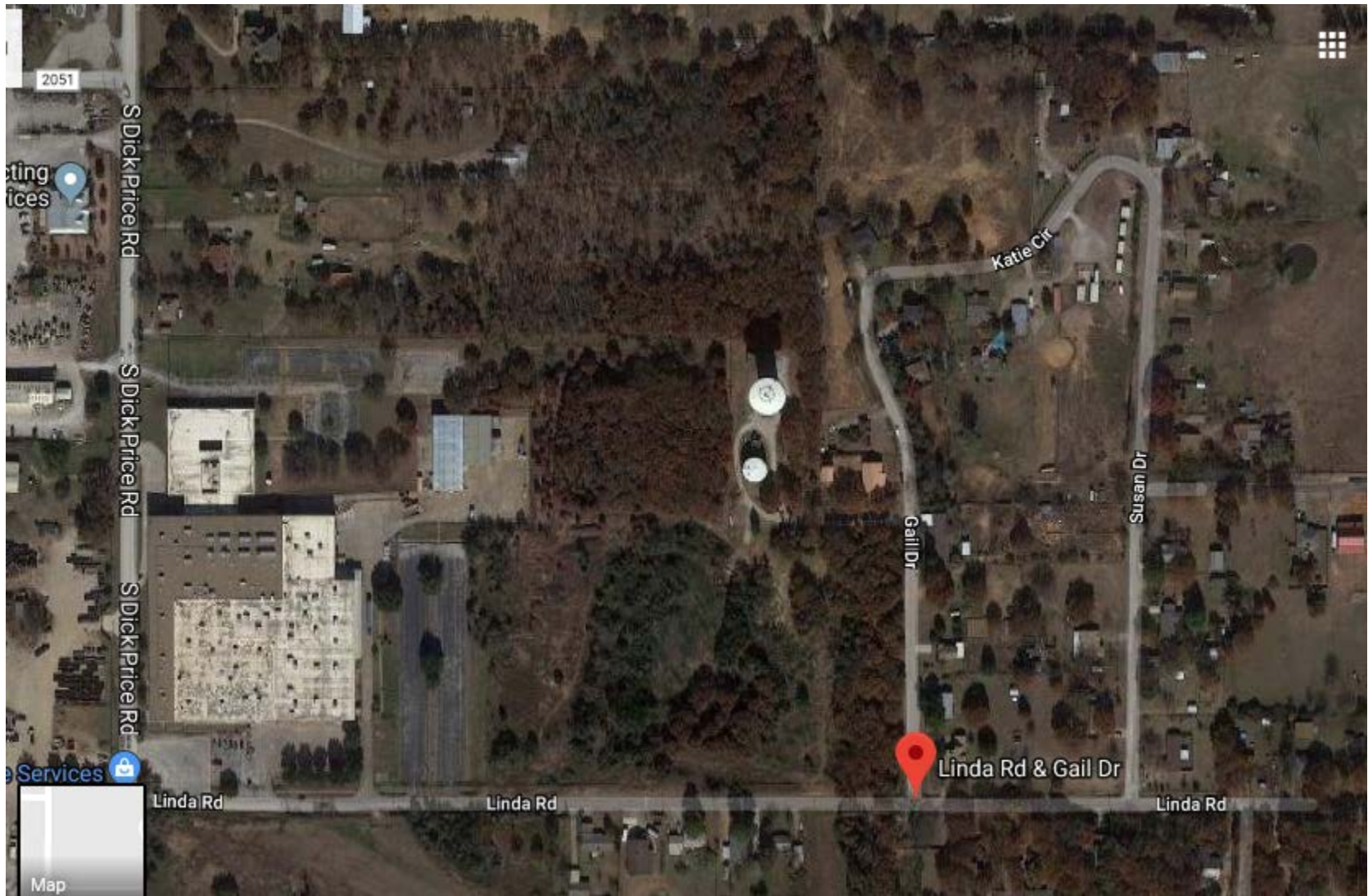
5411 W Kennedale Parkway



S Dick Price Road



S Dick Price Road





STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 26, 2019

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of the minutes from the January 22, 2019 Regular Meeting

II. Summary:

Please see the attached minutes for your approval.

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

1.	2019_01.22 EDC Minutes	2019_01.22 EDC Minutes_DRAFT_wm.pdf
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**ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
JANUARY 22, 2019 at 7:00 PM**

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 7:01 p.m.

II. WORK SESSION

A. Discussion of EDC goals and objectives with regard to economic development incentives, collaboration strategies for economic development with the City of Kennedale and/or potential developers; EDC projects criteria; EDC staffing

City Manager George Campbell noted that following recent appointments to this Board by the City Council and the joint meeting with Council on January 14, that this Work Session would be an initial conversation in the process of the Board establishing goals and objectives.

Director of Planning and Economic Development Melissa Dailey presented a brief overview of goals in the Comprehensive Plan, opportunities in Kennedale, types of development the market was calling for, and identified all properties currently owned by the EDC.

Dailey and Campbell were then available to answer questions from the Board, which included an update regarding contracts to purchase water from the City of Arlington and for Arlington to assume the Operations and Maintenance of the Kennedale utility system.

III. ROLL CALL

Present: President Mark Yeary, Place 6; Vice President Ralph Grimes, Place 5; Johnny Trevino, Place 1; Joshua Altom, Place 2; Ronald Whitley, Place 3; April Coltharp, Place 7 (*arrived at 7:30 p.m.*); **Absent:** Darold Tippey, Place 4

Staff: City Manager George Campbell, Deputy City Secretary Kathryn Roberson, Director of Planning and Economic Development Melissa Dailey, and Finance Director Brady Olsen

IV. REGULAR SESSION

President Yeary convened the Regular Session at 8:13 p.m.

V. MINUTES APPROVAL

A. Consider approval of the minutes from the November 27, 2018 Regular Meeting

Motion To Approve the minutes from November 27, 2018. **Action** Approve, **Moved By** President Yeary, **Seconded By** Vice President Grimes. **Motion passes Unanimously.**

VI. REGULAR ITEMS

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

B. Review and accept the KEDC Financial Report for December 2018

Finance Director Brady Olsen stated that sales tax revenue had recently dipped, but these two reports showed a return to previous higher revenues; and if this trend continued it would allow for a quicker recovery of the fund balance. He reminded the Board that monies received, for example, in December were the result of activity two months prior in October.

Motion To Approve the Financial Reports for both November 2018 and December 2018.

Action Approve, **Moved By** Altom, **Seconded By** Vice President Grimes. **Motion passes Unanimously.**

VII. STAFF ANNOUNCEMENTS/REPORTS

A. Chamber of Commerce Report

City Manager George Campbell did not have any announcements at this time.

Vice President Ralph Grimes – who also serves as Ambassador Chair for the Kennedale Area Chamber of Commerce (KACC) – announced the recent ribbon cuttings for Starbucks and Chick-fil-A at Sublett Road and Highway 287; and expressed his gratitude for the work done by Regina Reed on those events.

President Yeary announced that the next regular meeting would be Tuesday, February 26, and suggested another Work Session to continue the Board's discussion of goals and objectives before formulating a recommendation for the City Council.

City Manager George Campbell concurred and noted that it was staff's understanding that the consensus of the EDC Board at this time was to continue pursuit of the goals established in the Comprehensive Plan. He added that staff was still researching the status of the property on S New Hope Road, including what the original intention for that property might have been.

VIII. ADJOURNMENT

Motion To Adjourn. **Action** Adjourn, **Moved By** Whitley, **Seconded By** Vice President Grimes. **Motion passes Unanimously.**

President Yeary adjourned the meeting at 8:25 p.m.

APPROVED:

ATTEST:

MARK YEARY, PRESIDENT

LESLIE GALLOWAY, CITY SECRETARY



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Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 26, 2019

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for January 2019

II. Summary:

At this time, Finance Director Brady Olsen may present highlights of the most recent EDC Financial Report and will be available to answers questions from the Board.

III. Recommendation:

IV. Alternative Actions:

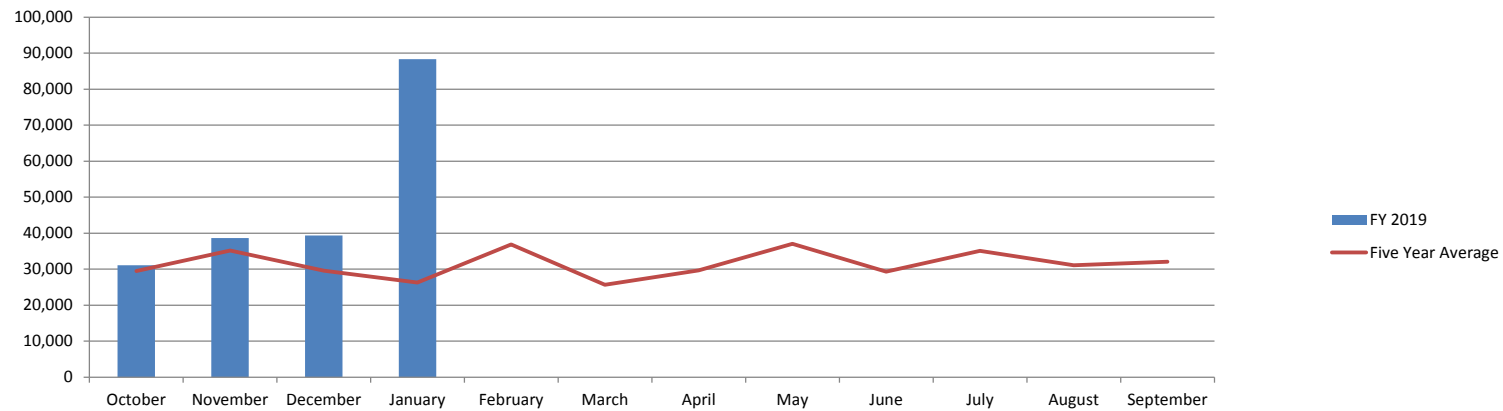
V. Attachments:

1.	Sales Tax Update-January EDC	Sales Tax Update-January EDC.pdf
2.	2019_01 Monthly Financials - EDC	2019_01 Monthly Financials - EDC.pdf

Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
FY2019	\$ 31,048	\$ 38,680	\$ 39,362	\$ 88,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,816
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
*Net payment after correcting an audit error.													\$ -

Sales Tax vs Expectation



Industry	Amount	% Change	Adjusted Chang	YTD	FYTD
Agricultural	\$54,416.70	57719.37%	0.00%	\$54,416.70	\$46,676.01
Retail	\$8,650.83	0.90%	9.08%	\$8,650.83	\$32,308.78
Manufacturing	\$7,900.43	273.84%	129.48%	\$7,900.43	\$29,970.72
Wholesale	\$6,136.61	-12.40%	94.65%	\$6,136.61	\$23,008.97
General Services	\$5,658.33	-13.59%	-0.72%	\$5,658.33	\$32,264.96
Professional Services	\$5,124.92	-0.28%	45.23%	\$5,124.92	\$23,443.14
Food	\$3,004.73	4.19%	-6.78%	\$3,004.73	\$11,809.05
Miscellaneous	\$50.84	7.46%	69.15%	\$50.84	\$1,244.87
Accommodation	\$0.00	0.00%	0.00%	\$0.00	\$0.00

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
January 2019

ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY

Budget Amendment

Monthly Information

1. \$88,541 Sales Tax continues strong growth; Includes 1 large one-time back payment
2. Still in year end closing process. Adjustments made in September that may not match this month's report.
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
January 2019

EDC CASH POSITION

CATEGORY	DESCRIPTION	FY18-19 YTD
FROM PREVIOUS MONTHS REPORT:		
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	\$ 168,108
BEGINNING TEXPOOL BALANCE - FUND 15	(Operating Investments)	\$ -
BEGINNING TEXPOOL BALANCE - FUND 19	(Unspent bond proceeds)	\$ -
BEGINNING CASH BALANCE - FUND 95	(Required reserves)	\$ 122,355
BEGINNING CASH BALANCE - TOTAL		\$ 290,463
BEGINNING AVAILABLE CASH - TOTAL		168,108
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		\$ 77,424 *
ENDING CASH BALANCE - FUND 15	(Operating Cash)	\$ 264,226
ENDING TEXPOOL BALANCE - FUND 15	(Operating Investments)	\$ -
ENDING TEXPOOL BALANCE - FUND 19	(Unspent bond proceeds)	\$ -
ENDING CASH BALANCE - FUND 95	(Required reserves)	\$ 122,808
ENDING CASH BALANCE - TOTAL		\$ 387,034
UNAVAILABLE CASH - EARMARKED		
RESERVES FOR LEVERAGE NOTE	(Required reserves)	\$ 122,808
TOTAL UNAVAILABLE CASH		\$ 122,808
AVAILABLE CASH		\$ 264,226

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

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
January 2019

COMBINED EDC4B FUNDS SUMMARY

CATEGORY	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 313,866	\$ 313,866	\$ 134,784		\$ 303,248			
AD VALOREM TAXES	-	-	35,000	-	-	#DIV/0!	0.0%	35,000
SALES/BEVERAGE TAXES	58,969	447,132	384,598	88,541	128,441	13.2%	33.4%	256,157
INVESTMENT EARNINGS	973	5,399	65	218	2,570	18.0%	3953.8%	(2,505)
MISCELLANEOUS INCOME	11,294	65,891	24,120	200	6,679	17.1%	27.7%	17,441
SURPLUS SALES/RENTALS	369,754	487,579	185,969	-	55,464	75.8%	29.8%	130,505
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
TOTAL REVENUES	\$ 440,990	\$ 1,006,002	\$ 659,471	\$ 88,959	\$ 193,154	43.8%	29.3%	\$ 436,598
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	83,617	127,298	29,920	-	16,727	65.7%	55.9%	13,193
SUNDRY	52,793	183,614	187,460	6,526	19,804	28.8%	10.6%	167,656
DEBT	46,443	172,418	165,607	5,009	45,219	26.9%	27.3%	120,388
TRANSFERS	33,794	152,588	184,544	-	-	22.1%	0.0%	184,544
CAPITAL	-	177,712	-	-	-	0.0%	#DIV/0!	-
TOTAL EXPENDITURES	\$ 216,647	\$ 813,629	\$ 569,631	\$ 11,534	\$ 81,749	26.6%	14.4%	\$ 487,882
REVENUES OVER EXPENDITURES	\$ 224,342	\$ 192,373	\$ 89,840	\$ 77,424	\$ 111,405			
ENDING FUND BALANCE	\$ 538,208	\$ 506,239	\$ 224,624		\$ 414,653			
FUND BALANCE AS % OF EXP	248.4%	62.2%	39.4%	0.0%	507.2%			
RESERVE (\$115,000) REQUIREMENT)	\$ -	\$ -	\$ 115,000	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 538,208	\$ 506,239	\$ 109,624	\$ -	\$ 414,653			

"YOU'RE HERE. YOUR HOME."

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
January 2019

15: EDC4B FUND

CATEGORY	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 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	-	-	35,000	-	-	#DIV/0!	0.0%	35,000
SALES/BEVERAGE TAXES	58,969	447,132	384,598	88,541	128,441	13.2%	33.4%	256,157
INVESTMENT EARNINGS	551	3,574	65	141	1,917	15.4%	2949.4%	(1,852)
MISCELLANEOUS INCOME	11,294	65,891	24,120	200	6,679	17.1%	27.7%	17,441
SURPLUS SALES/RENTALS	369,754	487,579	185,969	-	55,464	75.8%	29.8%	130,505
TOTAL REVENUES	\$ 440,568	\$ 1,004,177	\$ 629,752	\$ 88,882	\$ 192,501	43.9%	30.6%	\$ 437,251
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	83,617	127,298	29,920	-	16,727	65.7%	55.9%	13,193
SUNDRY	52,793	183,614	187,460	6,526	19,804	28.8%	10.6%	167,656
DEBT	46,443	172,418	165,607	5,009	45,219	26.9%	27.3%	120,388
TRANSFERS	33,794	152,588	154,825	-	-	22.1%	0.0%	154,825
CAPITAL	-	177,712	-	-	-	0.0%	#DIV/0!	-
TOTAL EXPENDITURES	\$ 216,647	\$ 813,629	\$ 539,912	\$ 11,534	\$ 81,749	26.6%	15.1%	\$ 458,163
REVENUES OVER EXPENDITURES	\$ 223,920	\$ 190,548	\$ 89,840	\$ 77,347	\$ 110,752			
ENDING FUND BALANCE	\$ 388,380	\$ 152,017	\$ 74,323		\$ 262,769			
FUND BALANCE AS % OF EXP	179.3%	18.7%	13.8%	0.0%	321.4%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 388,380	\$ 152,017	\$ 74,323	\$ -	\$ 262,769			

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CITY OF KENNEDALE
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15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
4002-00-00	MMD TAX-CURRENT YEAR	-	-	35,000	-	-	#DIV/0!	0.0%	35,000
	AD VALOREM TAXES	\$ -	\$ -	\$ 35,000	\$ -	\$ -	#DIV/0!	0.0%	\$ 35,000
4081-00-00	SALES TAX	58,969	447,132	384,598	88,541	128,441	13.2%	33.4%	256,157
	SALES/BEVERAGE TAXES	\$ 58,969	\$ 447,132	\$ 384,598	\$ 88,541	\$ 128,441	13.2%	33.4%	\$ 256,157
4401-00-00	INVESTMENT INCOME	551	3,574	65	141	1,917	15.4%	2949.4%	(1,852)
	INVESTMENT EARNINGS	\$ 551	\$ 3,574	\$ 65	\$ 141	\$ 1,917	15.4%	2949.4%	\$ (1,852)
4409-00-00	MISCELLANEOUS INCOME	11,294	36,095	24,120	200	6,679	31.3%	27.7%	17,441
4415-00-00	INSURANCE REIMBURSEMENTS	-	14,898	-	-	-	0.0%	0.0%	-
	MISCELLANEOUS INCOME	\$ 11,294	\$ 65,891	\$ 24,120	\$ 200	\$ 6,679	17.1%	27.7%	\$ 17,441
4805-00-00	RENTAL FEES-SHOPPING CENTER	20,575	105,856	185,223	-	55,464	19.4%	29.9%	129,759
4806-00-00	RENTAL INSURANCE	-	2,350	746	-	-	0.0%	0.0%	746
4902-00-00	PROCEEDS-DEBT/LOAN/LEASE	-	30,194	-	-	-	0.0%	#DIV/0!	-
4884-00-01	SALE OF ASSETS	349,179	349,179	-	-	-	100.0%	#DIV/0!	-
	SURPLUS SALES/RENTALS	\$ 369,754	\$ 487,579	\$ 185,969	\$ -	\$ 55,464	119.4%	#DIV/0!	\$ 130,505
	TOTAL REVENUES	\$ 440,568	\$ 1,004,177	\$ 629,752	\$ 88,882	\$ 192,501	43.9%	30.6%	\$ 437,251
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 440,017	\$ 1,000,603	\$ 629,687	\$ 88,741	\$ 190,584			

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15: EDC4B FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 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	-	35	1,200	-	-	0.0%	0.0%	1,200
5510-01-00	ASSOC DUES/PUBLICATIONS	-	4,890	5,320	-	-	0.0%	0.0%	5,320
5525-01-00	TRAINING/SEMINARS	-	-	250	-	-	#DIV/0!	0.0%	250
5565-01-00	LEGAL SERVICES	3,900	20,855	13,000	-	-	18.7%	0.0%	13,000
5567-01-00	AUDIT SERVICES	-	2,000	4,250	-	-	0.0%	0.0%	4,250
5570-01-00	SPECIAL SERVICES	5,752	13,774	250	-	-	41.8%	0.0%	250
5578-01-00	TRAVEL	-	-	100	-	-	0.0%	0.0%	100
5595-01-00	ADMIN CHARGE-GENERAL FUND	27,216	81,647	117,890	-	-	33.3%	0.0%	117,890
5615-01-00	FUNCTIONAL GRANT	3,799	19,380	24,000	6,526	6,526	19.6%	27.2%	17,474
	SUNDRY	\$ 40,667	\$ 142,581	\$ 166,260	\$ 6,526	\$ 6,526	28.5%	3.9%	\$ 159,734
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%		\$ -
	TOTAL EXPENDITURES	\$ 40,667	\$ 142,581	\$ 168,360	\$ 6,526	\$ 6,526	28.5%	3.9%	\$ 161,834

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15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	27,378	54,831	50,735	-	25,321	49.9%	49.9%	25,414
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	-	60,000	60,000	-	-	0.0%	0.0%	60,000
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	5,431	17,926	12,834	1,720	6,774	30.3%	52.8%	6,060
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	13,634	39,661	42,038	3,289	13,123	34.4%	31.2%	28,915
	DEBT	\$ 46,443	\$ 172,418	\$ 165,607	\$ 5,009	\$ 45,219	26.9%	27.3%	\$ 120,388
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	33,794	152,588	154,825	-	-	22.1%	0.0%	154,825
	TRANSFER	\$ 33,794	\$ 152,588	\$ 154,825	\$ -	\$ -	22.1%	0.0%	\$ 154,825
	TOTAL EXPENDITURES	\$ 80,237	\$ 325,006	\$ 320,432	\$ 5,009	\$ 45,219	24.7%	14.1%	\$ 275,213

**CITY OF KENNEDALE
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15: EDC4B FUND**02: TOWN SHOPPING CENTER**

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5403-02-00	BUILDING MAINTENANCE	83,617	127,298	29,920	-	16,727	65.7%	55.9%	13,193
	MAINTENANCE	\$ 83,617	\$ 127,298	\$ 29,920	\$ -	\$ 16,727	65.7%	55.9%	\$ 13,193
5530-02-00	ELECTRIC SERVICES	1,645	8,002	6,700	-	1,139	20.6%	17.0%	5,561
5545-02-00	INSURANCE-PROPERTY	8,341	8,341	8,500	-	11,139	100.0%	131.0%	(2,639)
5570-02-00	SPECIAL SERVICES	2,141	24,691	6,000	-	1,000	8.7%	16.7%	5,000
	SUNDRY	\$ 12,127	\$ 41,033	\$ 21,200	\$ -	\$ 13,278	29.6%	62.6%	\$ 7,922
	TOTAL EXPENDITURES	\$ 95,744	\$ 168,331	\$ 51,120	\$ -	\$ 30,005	56.9%	58.7%	\$ 21,115

**CITY OF KENNEDALE
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15: EDC4B FUND**03: TOWN CENTER REDEVELOPMENT**

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5847-03-00	CONSTRUCTION	-	177,712	-	-	-	0.0%		-
	CAPITAL	\$ -	\$ 177,712	\$ -	\$ -	\$ -	0.0%		\$ -
	TOTAL EXPENDITURES	\$ -	\$ 177,712	\$ -	\$ -	\$ -	0.0%		\$ -

**CITY OF KENNEDALE
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15: EDC4B FUND

04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 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	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 29,444	\$ 29,444	\$ 29,719		\$ 29,904			
INVESTMENT EARNINGS	114	460	-	-	-	24.9%		-
TOTAL REVENUES	\$ 114	\$ 460	\$ -	\$ -	\$ -	24.9%		\$ -
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
CAPITAL	-	-	-	-	-	0.0%	0.0%	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 29,719	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 114	\$ 460	\$ (29,719)	\$ -	\$ -			
ENDING FUND BALANCE	\$ 29,558	\$ 29,904	\$ 0		\$ 29,904			
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 29,558	\$ 29,904	\$ 0	\$ -	\$ 29,904			

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19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	114	460	-	-	-	24.9%		-
	INVESTMENT EARNINGS	\$ 114	\$ 460	\$ -	\$ -	\$ -	24.9%		\$ -
	TOTAL REVENUES	\$ 114	\$ 460	\$ -	\$ -	\$ -	24.9%		\$ -

19: EDC4B CAPITAL BOND FUND**01: TOWN CENTER REDEVELOPMENT**

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 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	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 119,962	\$ 119,962	\$ 120,582		\$ 121,327			
INVESTMENT EARNINGS	308	1,365	-	77	653	22.5%		(653)
TOTAL REVENUES	\$ 308	\$ 1,365	\$ -	\$ 77	\$ 653	22.5%		\$ (653)
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 308	\$ 1,365	\$ -	\$ 77	\$ 653			
ENDING FUND BALANCE	\$ 120,270	\$ 121,327	\$ 120,582		\$ 121,980			
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)	\$ 7,664	\$ 8,721	\$ 7,976	\$ (112,606)	\$ 9,374			

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95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	308	1,365	-	77	653	22.5%		(653)
	INVESTMENT EARNINGS	\$ 308	\$ 1,365	\$ -	\$ 77	\$ 653	22.5%		\$ (653)
	TOTAL REVENUES	\$ 308	\$ 1,365	\$ -	\$ 77	\$ 653	22.5%		\$ (653)

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 26, 2019

Agenda Item No: REPORTS AND ANNOUNCEMENTS - A.

I. Subject:

Chamber of Commerce Report

II. Summary:

At this time, Ralph Grimes – Ambassador Chair for the Kennedale Area Chamber of Commerce (KACC) – or other Chamber members or staff may provide updates and announcements from the Chamber.

III. Recommendation:

IV. Alternative Actions:

V. Attachments:



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 26, 2019

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:

Potential development of Harris Corporation Addition, Block 1 Lot 1A2 (S Dick Price Road)

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 26, 2019

Agenda Item No: EXECUTIVE SESSION - B.

I. Subject:

Harris Corporation Addition, Block 1 Lot 1A2 (S Dick Price Road)

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments: