

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

I. CALL TO ORDER

NOTE: Pursuant to §551.071, Texas Government Code, the Economic Development Corporation 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. ROLL CALL

III. REGULAR ITEMS

- A. Consider approval of the minutes from the February 26, 2019 Regular Meeting
- B. Review and accept the KEDC Financial Report for February 2019

IV. REPORTS AND ANNOUNCEMENTS

In addition to any specific matters listed below, the EDC Board of Directors 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
- B. Board member reports and announcements
- C. Staff reports and announcements

V. EXECUTIVE SESSION

*The Board will meet in closed session pursuant to the referenced sections of the Texas 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)
- C. Bloxom Park Addition, Block 1, Lot 2R1 (7215 Bloxom Park Road)

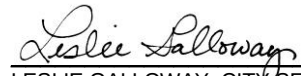
VI. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VII. 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 MARCH 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



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Development Corporation
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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 26, 2019

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Consider approval of the minutes from the February 26, 2019 Regular Meeting

II. Summary:

Please see the attached minutes for your approval.

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

1.	2019_02.26 EDC Minutes_DRAFT_wm	2019_02.26 EDC Minutes_DRAFT_wm.pdf
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**ECONOMIC DEVELOPMENT CORPORATION MINUTES
BOARD OF DIRECTORS REGULAR MEETING
FEBRUARY 26, 2019 at 7:00 PM
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

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

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

City Manager George Campbell stated that following a presentation by Director of Planning and Economic Development Melissa Dailey regarding the 2012 Comprehensive Plan during the January 22, 2019 meeting, that it was staff's understanding that the direction of the EDC Board was to continue moving toward the goals stated within that document unless and until it might be updated. He added that the Board had requested direction from Council regarding their objectives for the EDC, and that Council had come to a consensus that they would ask that the Board inventory properties owned by the EDC and determine best uses for each. He added that a tour was being planned for the Board to view each land parcel owned; and that if the Board had any questions or comments to report to the City Council, he would facilitate that.

There was some discussion among the board of the need to develop specific goals, to market the land inventory, to continue to actively identify and attract appropriate uses for land owned, and to ensure that all decisions and objectives supported the Comprehensive Plan.

Dailey noted that the Comprehensive Plan is an overarching vision of a pattern of development, rather than a linear list of goals; and should be coupled with what the market currently demands.

III. REGULAR SESSION

President Yeary convened the Regular Session at 7:12 p.m.

IV. ROLL CALL

Present: President Mark Yeary, Place 6; Johnny Trevino, Place 1; Joshua Altom, Place 2; Ronald Whitley, Place 3; Darold Tippey, Place 4; April Coltharp, Place 7; **Absent:** Vice President Ralph Grimes, Place 5; **Staff:** City Manager George Campbell, Director of Planning and Economic Development Melissa Dailey, Finance Director Brady Olsen, Permits Clerk Melinda Middleton

V. MINUTES APPROVAL

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

Motion To Approve the minutes from January 22, 2019. **Action** Approve, **Moved By** Coltharp, **Seconded By** Whitley. **Motion passes 5-0-1, with Donald Tippey abstaining due to his absence from the January 22, 2019 meeting.**

VI. REGULAR ITEMS

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

Finance Director Brady Olsen noted a large one-time sales tax payment due to the correction of an error by the State Comptroller Office.

Motion To Approve the Financial Report for January 2019. **Action** Approve, **Moved By** Coltharp **Seconded By** Tippey. **Motion passes unanimously.**

VII. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce Report

President Yeary noted that Ralph Grimes was absent, so there would not be a formal report from the Chamber. City Manager George Campbell noted that there was a Chamber board meeting the following day, Wednesday, February 27.

President Yeary recessed to Executive Session at 7:20 p.m.

VIII. EXECUTIVE SESSION

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

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

President Yeary reconvened the meeting at 7:55 p.m.

He announced that the next meeting would be Tuesday, March 26, at 7:00 p.m.

In response to Board member Ron Whitley's question regarding the status of the Village of Hammack Creek development, City Manager George Campbell noted that, at their Tuesday, February 19 Regular Meeting, the City Council adopted a Resolution of Support for an application to the Texas Department of Housing and Community Affairs (TDHCA) 2019 Housing Credit Program by OM Housing, LLC to partially finance this mixed-use development.

There was no action at this time.

X. ADJOURNMENT

Motion To Adjourn. **Action** Adjourn, **Moved By** Whitley, **Seconded By** Altom. **Motion passes Unanimously.**

President Yeary adjourned the meeting at 8:00 p.m.

APPROVED:

ATTEST:

MARK YEARY, PRESIDENT

LESLIE GALLOWAY, CITY SECRETARY



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 26, 2019

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Review and accept the KEDC Financial Report for February 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:

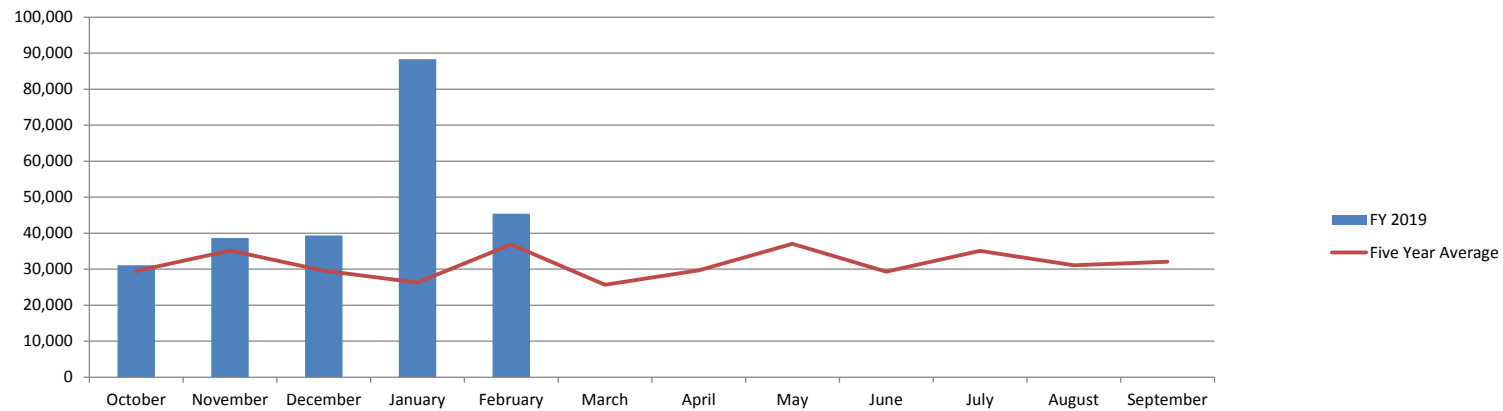
V. Attachments:

1.	Sales Tax Update-EDC Feb	Sales Tax Update-EDC Feb.pdf
2.	2019_02 Monthly Financials - EDC	2019_02 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	\$ 45,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,961
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 Change YTD		FYTD
General Services	\$10,892.29	-3.14%	-11.46%	\$16,550.61	\$43,293.56
Retail	\$10,561.34	4.04%	-1.91%	\$19,212.17	\$42,886.40
Manufacturing	\$9,241.10	-41.97%	33.11%	\$17,141.52	\$39,947.37
Wholesale	\$5,597.33	-34.01%	122.34%	\$11,733.93	\$28,611.63
Professional Services	\$5,325.62	-5.44%	57.88%	\$10,450.54	\$28,770.42
Food	\$2,976.23	3.51%	10.33%	\$5,980.96	\$14,785.28
Agricultural	\$1,252.32	7057.11%	0.00%	\$55,669.02	\$47,928.32
Miscellaneous	\$52.62	1.09%	48.43%	\$103.45	\$402.33
Accommodation	\$0.00	0.00%	0.00%	\$0.00	\$0.00

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
February 2019

ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY

Budget Amendment

Monthly Information

1. \$45,433 Sales Tax continues strong growth; mostly in manufacturing and wholesale
2. Still in year end closing process. Adjustments made in September that may not match this month's report. Should receive audit report via email soon.
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
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EDC CASH POSITION

CATEGORY	DESCRIPTION	FY18-19 YTD
FROM PREVIOUS MONTHS REPORT:		
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	\$ 264,226
BEGINNING TEXPOOL BALANCE - FUND 15	(Operating Investments)	\$ -
BEGINNING TEXPOOL BALANCE - FUND 19	(Unspent bond proceeds)	\$ -
BEGINNING CASH BALANCE - FUND 95	(Required reserves)	\$ 122,808
BEGINNING CASH BALANCE - TOTAL		\$ 387,034
BEGINNING AVAILABLE CASH - TOTAL		264,226
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		\$ 14,960 *
ENDING CASH BALANCE - FUND 15	(Operating Cash)	\$ 256,046
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		\$ 378,854
UNAVAILABLE CASH - EARMARKED		
RESERVES FOR LEVERAGE NOTE	(Required reserves)	\$ 122,808
TOTAL UNAVAILABLE CASH		\$ 122,808
AVAILABLE CASH		\$ 256,046

*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	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	113,639	447,132	384,598	47,780	176,221	25.4%	45.8%	208,377
INVESTMENT EARNINGS	1,364	5,399	65	653	3,663	25.3%	5635.6%	(3,598)
MISCELLANEOUS INCOME	23,502	66,420	24,120	7,214	13,893	35.4%	57.6%	10,227
SURPLUS SALES/RENTALS	379,507	487,579	185,969	18,814	94,592	77.8%	50.9%	91,377
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
TOTAL REVENUES	\$ 518,011	\$ 1,006,531	\$ 659,471	\$ 74,462	\$ 288,370	51.5%	43.7%	\$ 341,382
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	258,455	297,315	29,920	3,451	23,739	86.9%	79.3%	6,181
SUNDRY	62,610	183,614	187,460	50,312	71,497	34.1%	38.1%	115,963
DEBT	51,260	172,418	165,607	-	45,219	29.7%	27.3%	120,388
TRANSFERS	33,794	152,588	184,544	-	-	22.1%	0.0%	184,544
CAPITAL	-	177,712	-	5,738	5,738	0.0%	#DIV/0!	(5,738)
TOTAL EXPENDITURES	\$ 406,118	\$ 983,646	\$ 569,631	\$ 59,501	\$ 146,193	41.3%	25.7%	\$ 423,438
REVENUES OVER EXPENDITURES	\$ 111,893	\$ 22,885	\$ 89,840	\$ 14,960	\$ 142,177			
ENDING FUND BALANCE	\$ 425,759	\$ 336,751	\$ 224,624		\$ 445,424			
FUND BALANCE AS % OF EXP	104.8%	34.2%	39.4%	0.0%	304.7%			
RESERVE (\$115,000) REQUIREMENT)	\$ -	\$ -	\$ 115,000	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 425,759	\$ 336,751	\$ 109,624	\$ -	\$ 445,424			

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
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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	113,639	447,132	384,598	47,780	176,221	25.4%	45.8%	208,377
INVESTMENT EARNINGS	818	3,574	65	444	2,645	22.9%	4069.3%	(2,580)
MISCELLANEOUS INCOME	23,502	66,420	24,120	7,214	13,893	35.4%	57.6%	10,227
SURPLUS SALES/RENTALS	379,507	487,579	185,969	18,814	94,592	77.8%	50.9%	91,377
TOTAL REVENUES	\$ 517,465	\$ 1,004,706	\$ 629,752	\$ 74,252	\$ 287,351	51.5%	45.6%	\$ 342,401
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	258,455	297,315	29,920	3,451	23,739	86.9%	79.3%	6,181
SUNDRY	62,610	183,614	187,460	50,312	71,497	34.1%	38.1%	115,963
DEBT	51,260	172,418	165,607	-	45,219	29.7%	27.3%	120,388
TRANSFERS	33,794	152,588	154,825	-	-	22.1%	0.0%	154,825
CAPITAL	-	177,712	-	5,738	5,738	0.0%	#DIV/0!	(5,738)
TOTAL EXPENDITURES	\$ 406,118	\$ 983,646	\$ 539,912	\$ 59,501	\$ 146,193	41.3%	27.1%	\$ 393,719
REVENUES OVER EXPENDITURES	\$ 111,347	\$ 21,060	\$ 89,840	\$ 14,751	\$ 141,159			
ENDING FUND BALANCE	\$ 275,807	\$ 152,017	\$ 74,323		\$ 293,175			
FUND BALANCE AS % OF EXP	67.9%	15.5%	13.8%	0.0%	200.5%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 275,807	\$ 152,017	\$ 74,323	\$ -	\$ 293,175			

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CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
February 2019

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	113,639	447,132	384,598	47,780	176,221	25.4%	45.8%	208,377
	SALES/BEVERAGE TAXES	\$ 113,639	\$ 447,132	\$ 384,598	\$ 47,780	\$ 176,221	25.4%	45.8%	\$ 208,377
4401-00-00	INVESTMENT INCOME	818	3,574	65	444	2,645	22.9%	4069.3%	(2,580)
	INVESTMENT EARNINGS	\$ 818	\$ 3,574	\$ 65	\$ 444	\$ 2,645	22.9%	4069.3%	\$ (2,580)
4409-00-00	MISCELLANEOUS INCOME	23,502	36,624	24,120	7,214	13,893	64.2%	57.6%	10,227
4415-00-00	INSURANCE REIMBURSEMENTS	-	14,898	-	-	-	0.0%	0.0%	-
	MISCELLANEOUS INCOME	\$ 23,502	\$ 66,420	\$ 24,120	\$ 7,214	\$ 13,893	35.4%	57.6%	\$ 10,227
4805-00-00	RENTAL FEES-SHOPPING CENTER	30,328	105,856	185,223	18,814	94,592	28.6%	51.1%	90,631
4806-00-00	RENTAL INSURANCE	-	2,350	746	-	-	0.0%	0.0%	746
4902-00-00	PROCEEDS-DEBT/LOAN/LEASE	349,179	349,179	-	-	-	100.0%	#DIV/0!	-
4884-00-01	SALE OF ASSETS	-	30,194	-	-	-	0.0%	#DIV/0!	-
	SURPLUS SALES/RENTALS	\$ 379,507	\$ 487,579	\$ 185,969	\$ 18,814	\$ 94,592	128.6%	#DIV/0!	\$ 91,377
	TOTAL REVENUES	\$ 517,465	\$ 1,004,706	\$ 629,752	\$ 74,252	\$ 287,351	51.5%	45.6%	\$ 342,401
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 516,647	\$ 1,001,132	\$ 629,687	\$ 73,808	\$ 284,706			

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
February 2019

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	4,200	20,855	13,000	170	170	20.1%	1.3%	12,830
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	43	103	41.8%	41.1%	147
5578-01-00	TRAVEL	-	-	100	-	-	0.0%	0.0%	100
5595-01-00	ADMIN CHARGE-GENERAL FUND	34,020	81,647	117,890	49,121	49,121	41.7%	41.7%	68,769
5615-01-00	FUNCTIONAL GRANT	5,411	19,380	24,000	-	6,526	27.9%	27.2%	17,474
	SUNDRY	\$ 49,383	\$ 142,581	\$ 166,260	\$ 49,333	\$ 55,919	34.6%	33.6%	\$ 110,341
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%		\$ -
	TOTAL EXPENDITURES	\$ 49,383	\$ 142,581	\$ 168,360	\$ 49,333	\$ 55,919	34.6%	33.2%	\$ 112,441

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CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
February 2019

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	6,984	17,926	12,834	-	6,774	39.0%	52.8%	6,060
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	16,897	39,661	42,038	-	13,123	42.6%	31.2%	28,915
	DEBT	\$ 51,260	\$ 172,418	\$ 165,607	\$ -	\$ 45,219	29.7%	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	\$ 85,053	\$ 325,006	\$ 320,432	\$ -	\$ 45,219	26.2%	14.1%	\$ 275,213

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CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
February 2019

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	258,455	297,315	29,920	3,451	23,739	86.9%	79.3%	6,181
	MAINTENANCE	\$ 258,455	\$ 297,315	\$ 29,920	\$ 3,451	\$ 23,739	86.9%	79.3%	\$ 6,181
5530-02-00	ELECTRIC SERVICES	2,246	8,002	6,700	479	1,939	28.1%	28.9%	4,761
5545-02-00	INSURANCE-PROPERTY	8,341	8,341	8,500	-	11,139	100.0%	131.0%	(2,639)
5570-02-00	SPECIAL SERVICES	2,641	24,691	6,000	500	2,500	10.7%	41.7%	3,500
	SUNDRY	\$ 13,227	\$ 41,033	\$ 21,200	\$ 979	\$ 15,578	32.2%	73.5%	\$ 5,622
	TOTAL EXPENDITURES	\$ 271,682	\$ 338,348	\$ 51,120	\$ 4,430	\$ 39,317	80.3%	76.9%	\$ 11,803

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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	-	5,738	5,738	0.0%		(5,738)
	CAPITAL	\$ -	\$ 177,712	\$ -	\$ 5,738	\$ 5,738	0.0%		\$ (5,738)
	TOTAL EXPENDITURES	\$ -	\$ 177,712	\$ -	\$ 5,738	\$ 5,738	0.0%		\$ (5,738)

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	145	460	-	-	-	31.6%		-
TOTAL REVENUES	\$ 145	\$ 460	\$ -	\$ -	\$ -	31.6%		\$ -
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
CAPITAL	-	-	-	-	-	0.0%	0.0%	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 29,719	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 145	\$ 460	\$ (29,719)	\$ -	\$ -			
ENDING FUND BALANCE	\$ 29,589	\$ 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)	\$ 29,589	\$ 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	145	460	-	-	-	31.6%		-
	INVESTMENT EARNINGS	\$ 145	\$ 460	\$ -	\$ -	\$ -	31.6%		\$ -
	TOTAL REVENUES	\$ 145	\$ 460	\$ -	\$ -	\$ -	31.6%		\$ -

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	401	1,365	-	210	1,018	29.4%		(1,018)
TOTAL REVENUES	\$ 401	\$ 1,365	\$ -	\$ 210	\$ 1,018	29.4%		\$ (1,018)
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 401	\$ 1,365	\$ -	\$ 210	\$ 1,018			
ENDING FUND BALANCE	\$ 120,363	\$ 121,327	\$ 120,582		\$ 122,345			
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)	\$ 7,757	\$ 8,721	\$ 7,976	\$ (112,606)	\$ 9,739			

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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	401	1,365	-	210	1,018	29.4%		(1,018)
	INVESTMENT EARNINGS	\$ 401	\$ 1,365	\$ -	\$ 210	\$ 1,018	29.4%		\$ (1,018)
	TOTAL REVENUES	\$ 401	\$ 1,365	\$ -	\$ 210	\$ 1,018	29.4%		\$ (1,018)

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: March 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: March 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:



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: March 26, 2019

Agenda Item No: EXECUTIVE SESSION - C.

I. Subject:

Bloxom Park Addition, Block 1, Lot 2R1 (7215 Bloxom Park Road)

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments: