

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
July 24, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 7:15 PM

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

- A. Consider approval of minutes from June 26, 2012 regular meeting.

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for May 2012.
- B. Conduct a public hearing on FY2012-13 economic development projects.
- C. Discuss and approve FY2012-13 Proposed Budget for recommendation to City Council.
- D. Consider authorizing the Executive Director to execute an agreement with JLB for the construction of the TownCenter parking lot.
- E. Review and discuss the hotel study from Interim Hospitality Consultants.

V. STAFF ANNOUNCEMENTS/REPORTS

- A. Updates from the Executive Director, Orasi Development, and the Chamber of Commerce:
 - 1. Chamber of Commerce update and introduction of the new Executive Director, Jesse Elizondo.
 - 2. TownCenter status
 - 3. New Hope & Bloxom Road Tax Increment Reinvestment Zone (TIRZ) with Tarrant County
 - 4. Concept development for Oak Crest and Kennedale Parkway
 - 5. TxDOT signage

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. Discuss Property at 1000 E Kennedale Parkway
 - 2. Discuss bid submissions for city properties
- B. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business

project with which the city is conducting economic development negotiations.

1. Incentives for development of property at 1201 West Kennedale Parkway
2. Incentives for development of property at 445 West Kennedale Parkway

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

CERTIFICATION

I certify that a copy of the July 24, 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



Date: July 24, 2012

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from June 26, 2012 regular meeting.

II. Originated by:

Amethyst G. Cirno, City Secretary and Communications Coordinator

III. Summary:

Please see the attached minutes.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	06.26.2012 EDC Minutes.doc
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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
June 26, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

President Mundy called the meeting to order at 7:15 PM

II. ROLL CALL

Roll Call

Present Darrell Erwin, Robert Mundy, Donnie Graham, Mark Yeary, Rebecca Mowell, Pat Turner, Beverly Hayes

III. WORKSHOP

ROLL CALL (City Council): John Clark, Brian Johnson, Liz Carrington, Frank Fernandez, Kelly Turner.

At this time the Economic Development Corporation will hold a joint meeting with the Kennedale City Council to discuss the following items:

A. Discuss development preferences for Oak Crest and Kennedale Parkway.

Bob Hart approached the EDC and City Council with regard to the design, architectural, and development goals of both groups. Both City Council and the EDC noted a preference for modern, clean, structures. Stonework was also mentioned.

B. Discuss TxDOT signage on Interstate Highway 20.

Bob Hart noted that the City and the EDC would need to begin to discuss implementation of signage on Interstate Highway 20 to help drive business development in the city.

IV. MINUTES APPROVAL

A. Consider approval of minutes from regular meeting dated May 22, 2012.

Motion , Action Approve, Moved By Darrell Erwin, **Seconded By** Rebecca Mowell
Motion Passed Unanimously

V. REGULAR ITEMS

A. Review KEDC Financial Report.

Sakura Dedrick approached the board with the most recent financial report. No significant changes were noted.

Motion , Action Approve, Moved By Rebecca Mowell, **Seconded By** Mark Yeary
Motion Passed Unanimously

B. Consider first amendment to the Economic Development Corporation's agreement for development of the Kennedale TownCenter.

Bob Hart noted that this amendment would extend the time period for Cypress Properties to develop certain pads of land in the TownCenter.

Motion , Action Approve, Moved By Rebecca Mowell, **Seconded By** Pat Turner
Motion Passed Unanimously

VI. STAFF ANNOUNCEMENTS/REPORTS

A. Updates from the Executive Director, Orasi Development, and the Kennedale Chamber of Commerce.

1. Chamber of Commerce update

Bob Hart noted that the Chamber had recently hired a new executive director, Jesse Elizondo.

2. TownCenter status

Bob Hart explained that the parking lot around the old Subway building area would need to be completed in the near future and that he was currently gathering financial and other information on this project.

3. Property listing

This discuss was postponed until the July meeting.

4. New Hope Road TIRZ District with Tarrant County

Bob Hart noted that the Council would be voting on this item at the July 12, 2012 regular City Council meeting.

President Mundy closed the regular session and entered executive session at 8:33 PM.

VII. 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, exchange, lease, or value of real property.

1. Discuss property at 1000 E Kennedale Parkway.

B. The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with which the city is conducting economic development negotiations.

1. Incentives for development of property at 1201 West Kennedale Parkway.

2. Incentives for development of property at 445 West Kennedale Parkway.

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

President Mundy reopened the regular session at 9:02 PM.

No action pursuant to executive session was necessary.

The next regular EDC meeting will be held on July 24, 2012 at 7:15 PM.

IX. ADJOURNMENT

Motion , Action Adjourn, **Moved By** Donnie Graham, **Seconded By** Rebecca Mowell
Motion Passed Unanimously

The meeting was adjourned at 9:07 PM



Date: July 24, 2012

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for May 2012.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	May 2012 EDC Financials	20120724 EDC May 12 Financials.pdf
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MAY 2012 ECONOMIC DEVELOPMENT CORPORATION FINANCIALS

Budget/Amendment

No changes.

Year-To-Date

- Ad Valorem Tax: Decrease in comparison over this time last year. Based on MMD assessment and timing of renter payment.
- Sales/Beverage Tax: Increase in comparison over this time last year. Receipts are trending upward with the economy (see Monthly Graph, 3-Year Historical Graph, 10-Year Historical Data).
- Investment Earnings: Increase in comparison over this time last year.
- Miscellaneous Income: Increase in comparison over this time last year.
- Surplus Sales/Rentals: Decrease in comparison over this time last year. Please note that both April and May's income was not posted until June. April had reconciliation issues that we worked through with Cypress, and May wasn't received and book until the first week in June. Taking both payments into consideration, May's financials should be \$127,620. This update will, in addition to June's income, will reflect on June's financials.
- Transfers: No significant change.
- Personnel: No significant change.
- Supplies: Increase in comparison over this time last year. This year included costs tied to the TownCenter Grand Reopening and 9/11 Memorial.
- Maintenance: Increase in comparison over this time last year. This is tied to costs with the Town Shopping Center.
- Sundry: Increase in comparison over this time last year. This year included approximately \$60K of Engineering expenses tied to the Green Ribbon Grant Project.
- Debt: Increase in comparison over this time last year. This year included the repayment of over \$1M in Texas Leverage Fund principal back to the state per the EDC Board's direction.
- Transfers: Increase in comparison over this time last year. This reflects total reimbursement of debt payment back to General Fund for recent \$2.0M Bond Issuance.
- Capital: Decrease in comparison over this time last year.

Estimate

We anticipate a FY11/12 ending fund balance of \$146,573 (\$26,707 operations / \$0 capital bond project / \$119,866 reserve bond).

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

INCOME STATEMENT

15: EDC4B FUND

INCOME STATEMENT	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE
OPERATING REVENUES	587,149	587,149	358,615	2,349,305	1,295,404	1,295,404	339,523	696,118
OPERATING EXPENDITURES	(608,509)	(608,509)	(860,501)	(1,180,427)	(2,837,324)	(2,837,324)	(1,897,226)	(2,114,783)
OPERATING INCOME/(LOSS)	(21,360)	(21,360)	(501,886)	1,168,878	(1,541,920)	(1,541,920)	(1,557,704)	(1,418,665)
NONOPERATING REVENUES/(EXPENSES)								
INTEREST EARNINGS	4,200	4,200	126	130	250	250	700	950
TRANSFERS IN	-	-	-	-	-	-	-	-
(TRANSFER OUT)	(154,619)	(154,619)	(39,809)	(154,619)	(153,119)	(153,119)	(153,119)	(153,119)
NET OPERATING INCOME/(LOSS)	(171,779)	(171,779)	(541,569)	1,014,389	(1,694,788)	(1,694,788)	(1,710,122)	(1,570,833)
BEGINNING FUND BALANCE	\$ 583,151	\$ 583,151	\$ 583,151	\$ 583,151	\$ 1,597,540	\$ 1,597,540	\$ 1,597,540	\$ 1,597,540
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	\$ 411,372	\$ 411,372	\$ 41,582	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (112,582)	\$ 26,707
95: EDC4B RESERVE FUND	\$ 120,137	\$ 120,137	\$ 119,739	\$ 119,766	\$ 120,006	\$ 120,006	\$ 119,826	\$ 119,866
19: EDC4B CAPITAL BOND FUND	\$ 1,017,184	\$ 1,017,184	\$ 643,206	\$ 464,133	\$ 119,383	\$ 119,383	\$ 110,081	\$ (0)
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 1,548,693	\$ 1,548,693	\$ 804,527	\$ 2,181,439	\$ 142,141	\$ 142,141	\$ 117,325	\$ 146,573

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

15: EDC4B FUND

CATEGORY	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
BEGINNING FUND BALANCE	\$ 583,151	\$ 583,151	\$ 583,151	\$ 583,151	\$ 1,597,540	\$ 1,597,540	\$ 1,597,540	\$ 1,597,540		
AD VALOREM TAXES	23,467	23,467	39,242	52,138	42,466	42,466	26,709	43,653	167.2%	62.9%
SALES/BEVERAGE TAXES	324,438	324,438	182,419	366,165	352,666	352,666	202,997	397,943	56.2%	57.6%
INVESTMENT EARNINGS	4,200	4,200	126	130	250	250	700	950	3.0%	280.1%
MISCELLANEOUS INCOME	-	-	-	21,916	676,000	676,000	5,250	5,250	0.0%	0.8%
SURPLUS SALES/RENTALS	239,244	239,244	136,954	209,087	224,272	224,272	104,566	249,272	57.2%	46.6%
TRANSFERS	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
TOTAL REVENUES	\$ 591,349	\$ 591,349	\$ 358,741	\$ 2,349,435	\$ 1,295,654	\$ 1,295,654	\$ 340,223	\$ 697,068	60.7%	26.3%
PERSONNEL	-	-	-	-	-	-	-	-	0.0%	0.0%
SUPPLIES	31,610	31,610	3,339	22,314	21,344	21,344	13,114	24,475	10.6%	61.4%
MAINTENANCE	17,790	17,790	18,066	21,749	22,856	22,856	21,150	23,631	101.5%	92.5%
SUNDRY	249,810	249,810	162,109	243,564	265,906	265,906	218,394	353,308	64.9%	82.1%
DEBT	111,798	111,798	125,701	125,701	313,243	313,243	1,236,617	1,250,160	112.4%	394.8%
TRANSFERS	154,619	154,619	39,809	154,619	153,119	153,119	153,119	153,119	25.7%	100.0%
CAPITAL	197,501	197,501	551,286	767,099	2,213,975	2,213,975	407,952	463,209	279.1%	18.4%
TOTAL EXPENDITURES	\$ 763,128	\$ 763,128	\$ 900,310	\$ 1,335,046	\$ 2,990,442	\$ 2,990,442	\$ 2,050,345	\$ 2,267,901	118.0%	68.6%
REVENUES OVER EXPENDITURES	\$ (171,779)	\$ (171,779)	\$ (541,569)	\$ 1,014,389	\$ (1,694,788)	\$ (1,694,788)	\$ (1,710,122)	\$ (1,570,833)		
ENDING FUND BALANCE	\$ 411,372	\$ 411,372	\$ 41,582	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (112,582)	\$ 26,707		
ADJUSTMENTS										
FUND BALANCE AS % OF EXP	53.9%	53.9%	4.6%	119.7%	-3.3%	-3.3%	-5.5%	1.2%		
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
RESERVE SURPLUS/(SHORTFALL)	\$ 411,372	\$ 411,372	\$ 41,582	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (112,582)	\$ 26,707		

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

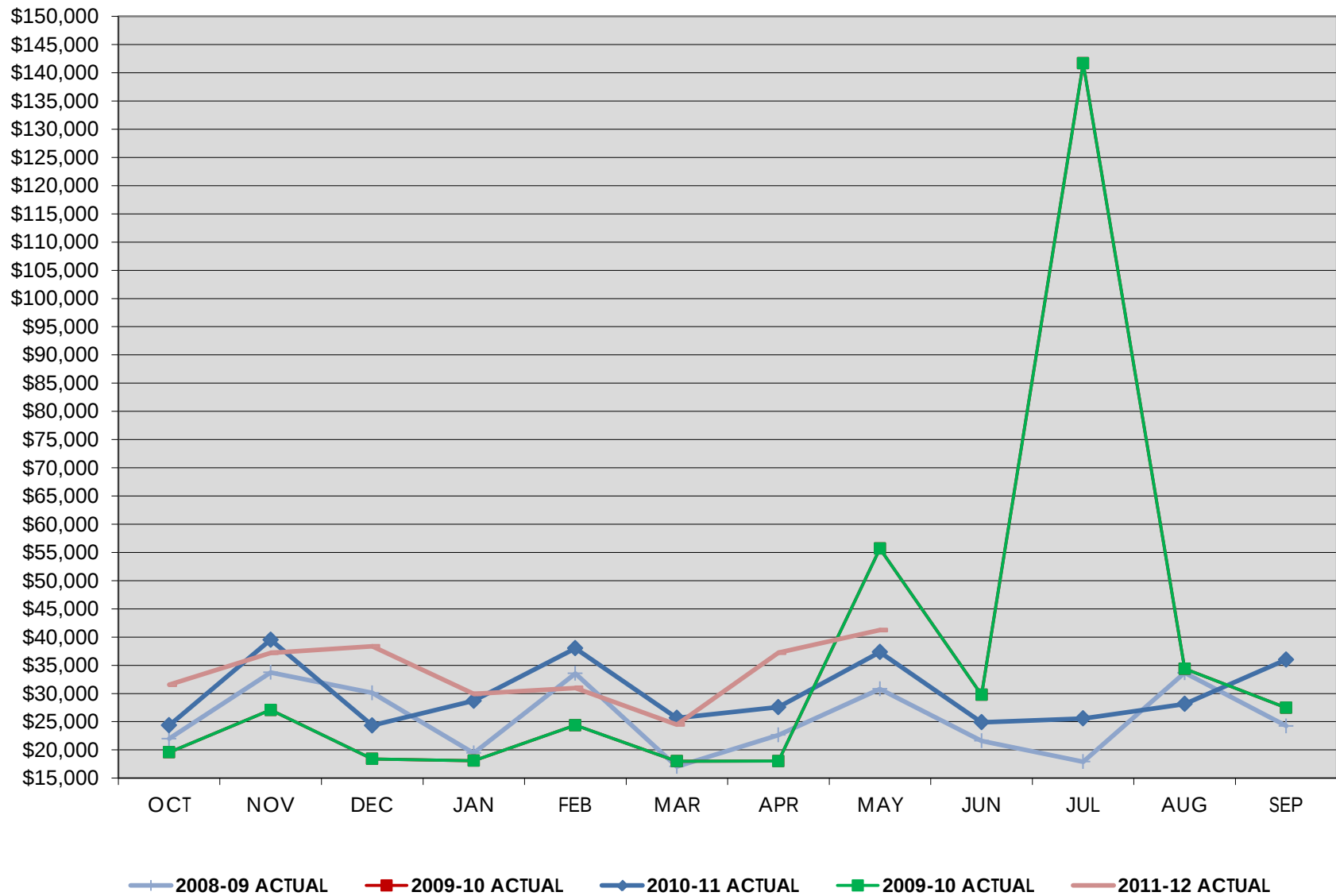
REVENUE LINE ITEM SUMMARY

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
4001-00-00	PROPERTY TAX-CURRENT YEAR	-	-	-	-	-	-	-	-	0.0%	0.0%
4002-00-00	MMD TAX-CURRENT YEAR	23,467	23,467	39,242	52,138	42,466	42,466	26,709	43,653	167.2%	62.9%
	AD VALOREM TAXES	\$ 23,467	\$ 23,467	\$ 39,242	\$ 52,138	\$ 42,466	\$ 42,466	\$ 26,709	\$ 43,653	167.2%	62.9%
4081-00-00	SALES TAX	324,438	324,438	182,419	366,165	352,666	352,666	202,997	397,943	56.2%	57.6%
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-	-	0.0%	0.0%
	SALES/BEVERAGE TAXES	\$ 324,438	\$ 324,438	\$ 182,419	\$ 366,165	\$ 352,666	\$ 352,666	\$ 202,997	\$ 397,943	56.2%	57.6%
4401-00-00	INVESTMENT INCOME	4,200	4,200	126	130	250	250	700	950	3.0%	280.1%
	INVESTMENT EARNINGS	\$ 4,200	\$ 4,200	\$ 126	\$ 130	\$ 250	\$ 250	\$ 700	\$ 950	3.0%	280.1%
4409-00-00	MISCELLANEOUS INCOME	-	-	-	21,916	676,000	676,000	5,250	5,250	0.0%	0.8%
4411-00-00	TEXAS LEVERAGE FUND PROGRAM	-	-	-	-	-	-	-	-	0.0%	0.0%
4415-00-00	INSURANCE REIMBURSEMENT	-	-	-	-	-	-	-	-	0.0%	0.0%
	MISCELLANEOUS INCOME	\$ -	\$ -	\$ -	\$ 21,916	\$ 676,000	\$ 676,000	\$ 5,250	\$ 5,250	0.0%	0.8%
4805-00-00	RENTAL FEES-SHOPPING CENTER	235,244	235,244	137,203	208,534	220,272	220,272	104,364	245,272	58.3%	47.4%
4806-00-00	RENTAL INSURANCE	4,000	4,000	(249)	553	4,000	4,000	202	4,000	-6.2%	5.0%
	SURPLUS SALES/RENTALS	\$ 239,244	\$ 239,244	\$ 136,954	\$ 209,087	\$ 224,272	\$ 224,272	\$ 104,566	\$ 249,272	57.2%	46.6%
4902-00-00	PROCEEDS - DEBT/LOAN ISSUANCE	-	-	-	1,700,000	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 591,349	\$ 591,349	\$ 358,741	\$ 2,349,435	\$ 1,295,654	\$ 1,295,654	\$ 340,223	\$ 697,068	60.7%	26.3%
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 587,149	\$ 587,149	\$ 358,615	\$ 649,305	\$ 1,295,404	\$ 1,295,404	\$ 339,523	\$ 696,118		
	10% ADMIN CHARGE-GENERAL FUND	58,715	58,715	42,250	64,931	129,540	129,540	33,952	69,612		

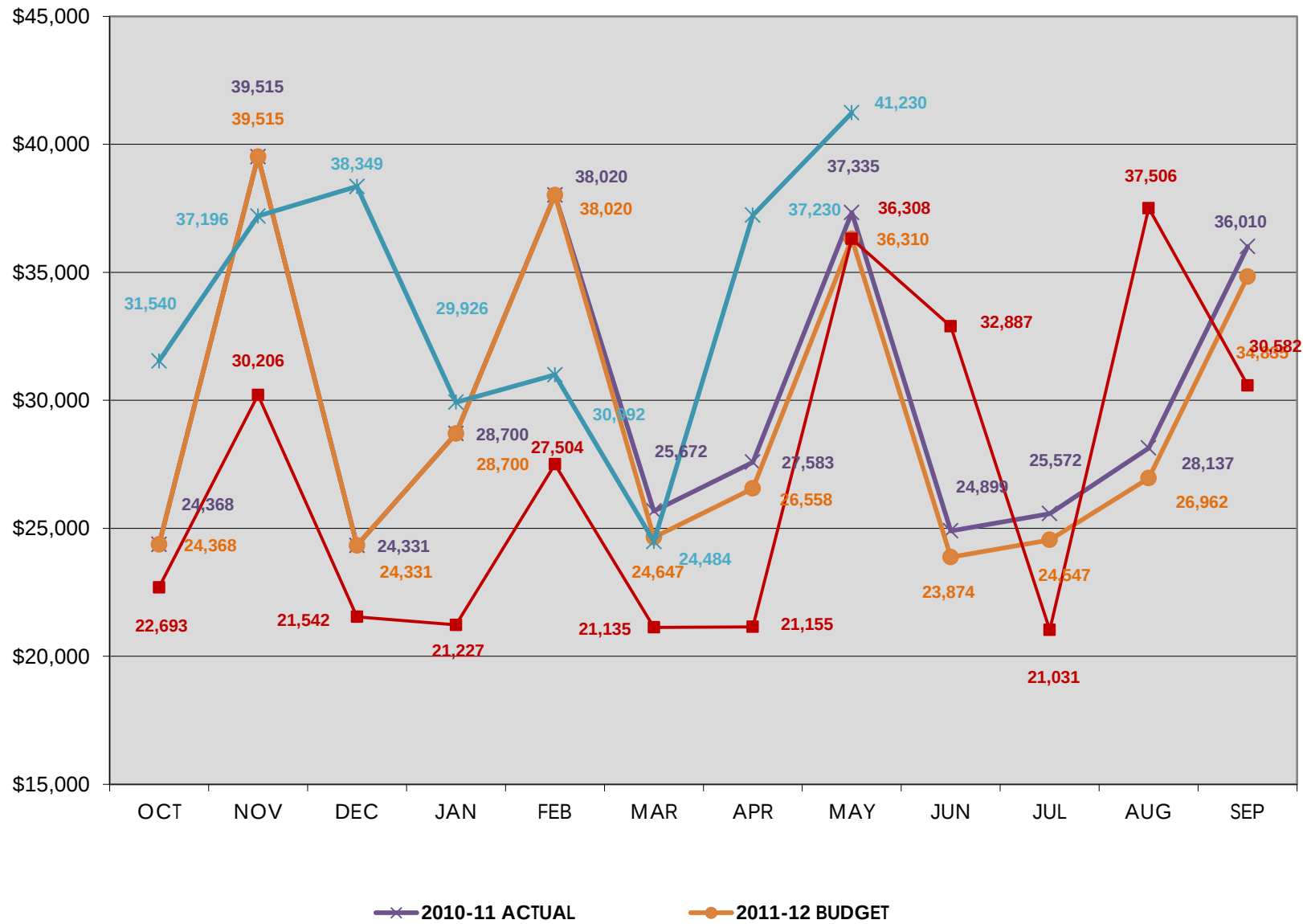
Economic Development Corporation Sales Tax Revenue

Three Year History



Economic Development Corporation Sales Tax Revenue

FY2011-12 Monthly History



ECONOMIC DEVELOPMENT CORPORATION 4B
SALES TAX - \$0.005

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2009-10	GAIN/	GAIN/	YTD	2009-10	2010-11	2010-11	2010-11	GAIN/	GAIN/	YTD	2010-11	2011-12	2011-12	2011-12	GAIN/	GAIN/	YTD	2011-12
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	YTD	LOSS	LOSS	CUM	ACTUAL	BUDGET	ACTUAL	YTD	LOSS	LOSS	CUM	ACTUAL	BUDGET	ACTUAL	YTD	LOSS	LOSS	CUM	ESTIMATE
OCT	25,015	26,737	27,574	30,493	26,719	21,880	22,001	19,568	19,568	(2,433)	-11.1%	-11.1%	19,568	22,693	24,368	24,368	1,674	24.5%	24.5%	24,368	24,368	31,540	31,540	7,172	29.4%	29.4%	31,540
NOV	34,511	33,807	28,806	33,284	41,109	30,548	33,732	27,081	46,649	(6,651)	-19.7%	-16.3%	27,081	30,206	39,515	63,882	9,309	45.9%	36.9%	39,515	39,515	37,196	68,736	(2,319)	-5.9%	7.6%	37,196
DEC	23,399	26,428	23,373	24,372	23,107	23,438	30,093	18,417	65,067	(11,675)	-38.8%	-24.2%	18,417	21,542	24,331	88,213	2,788	32.1%	35.6%	24,331	24,331	38,349	107,085	14,019	57.6%	21.4%	38,349
JAN	23,198	21,991	22,728	23,443	26,331	22,677	19,433	18,102	83,169	(1,331)	-6.8%	-21.0%	18,102	21,227	28,700	116,914	7,473	58.5%	40.6%	28,700	28,700	29,926	137,011	1,226	4.3%	17.2%	29,926
FEB	32,631	35,744	33,862	35,625	29,751	29,839	33,556	24,379	107,548	(9,177)	-27.3%	-22.5%	24,379	27,504	38,020	154,933	10,516	56.0%	44.1%	38,020	38,020	30,992	168,004	(7,027)	-18.5%	8.4%	30,992
MAR	23,889	22,465	21,345	24,975	16,997	21,830	17,063	18,010	125,557	947	5.6%	-19.5%	18,010	21,135	25,672	180,605	4,537	42.5%	43.8%	25,672	24,647	24,484	192,488	(162)	-4.6%	6.6%	24,484
APR	20,435	23,465	21,936	24,036	25,672	24,231	22,636	18,030	143,587	(4,607)	-20.4%	-19.6%	18,030	21,155	27,583	208,188	6,428	53.0%	45.0%	27,583	26,558	37,230	229,718	10,672	35.0%	10.3%	37,230
MAY	35,360	36,121	36,355	35,851	32,194	31,278	30,806	55,683	199,269	24,876	80.8%	-4.8%	55,683	36,308	37,335	245,523	1,028	-32.9%	23.2%	37,335	36,310	41,230	270,948	4,920	10.4%	10.4%	41,230
JUN	22,968	33,889	24,011	27,616	26,993	24,985	21,608	29,762	229,031	8,154	37.7%	-0.8%	29,762	32,887	24,899	270,422	(7,988)	-16.3%	18.1%	24,899	23,874	24,369	295,317	494	-2.1%	9.2%	24,369
JUL	25,600	25,928	25,987	24,299	27,477	30,517	17,906	141,681	370,712	123,774	691.2%	49.0%	141,681	21,031	25,572	295,994	4,540	-82.0%	-20.2%	25,572	24,547	40,830	336,146	16,283	59.7%	13.6%	40,830
AUG	32,378	30,767	34,222	35,983	28,340	38,499	33,664	34,381	405,093	717	2.1%	43.4%	34,381	37,506	28,137	324,131	(9,368)	-18.2%	-20.0%	28,137	26,962	26,962	363,108	-	-4.2%	12.0%	26,962
SEP	26,060	25,710	22,677	27,368	30,430	23,534	24,245	27,457	432,550	3,212	13.2%	41.0%	27,457	30,582	36,010	360,141	5,428	31.1%	-16.7%	36,010	34,835	34,835	397,943	-	-3.3%	10.5%	34,835
	325,445	343,051	322,876	347,346	335,121	323,256	306,744	432,550		125,806			432,550	323,775	360,141		36,365			360,141	352,666	397,943		45,278			397,943
	-2.62%	5.41%	-5.88%	7.58%	-3.52%	-3.54%	-5.11%	41.01%					41.01%	-25.15%	-16.74%					-16.74%	-2.08%	10.50%					10.50%

**CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2011-2012**

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	\$ 17,468.00	\$ 17,468.00	\$ 17,468.00	\$ 17,468.00	\$ 14,668.00	\$ 15,090.92	\$ 15,090.92	\$ 15,090.92	\$ 6,690.92	\$ -	\$ -	\$ -	\$ 136,503.68
Tax Escrows	\$ 3,224.02	\$ 11,399.98	\$ 3,224.02	\$ 3,224.02	\$ 2,898.37	\$ 2,738.95	\$ 13,812.15	\$ 2,738.95	\$ 393.26	\$ -	\$ -	\$ -	\$ 43,653.72
Insurance Escrows	\$ 38.37	\$ 38.37	\$ 38.37	\$ 38.37	\$ 23.95	\$ 24.37	\$ 1,355.60	\$ 24.37	\$ 24.37	\$ -	\$ -	\$ -	\$ 1,606.14
CAM Escrows	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 737.16	\$ 737.16	\$ 722.69	\$ 737.16	\$ 737.16	\$ -	\$ -	\$ -	\$ 6,930.13
Security Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 21,545.09	\$ 29,721.05	\$ 21,545.09	\$ 21,545.09	\$ 18,327.48	\$ 18,591.40	\$ 30,981.36	\$ 18,591.40	\$ 7,845.71	\$ -	\$ -	\$ -	\$ 188,693.67
EXPENSES													
General & Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Mgmt	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ 4,500.00
Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 329.26	\$ 361.84	\$ 384.35	\$ 458.41	\$ -	\$ -	\$ 749.37	\$ -	\$ 325.66	\$ -	\$ -	\$ -	\$ 2,608.89
Sweeping	\$ 326.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326.00
Porter service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	\$ 638.28	\$ 638.28	\$ 638.28	\$ 1,442.68	\$ 638.00	\$ 638.28	\$ 638.28	\$ 638.28	\$ 638.28	\$ -	\$ -	\$ -	\$ 6,548.64
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance/Construction	\$ 3,299.60	\$ 5,132.36	\$ -	\$ 1,650.00	\$ 607.58	\$ 1,065.00	\$ 1,902.23	\$ -	\$ 1,327.34	\$ -	\$ -	\$ -	\$ 14,984.11
Roofing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 5,243.14	\$ 6,632.48	\$ 1,522.63	\$ 4,201.09	\$ 1,745.58	\$ 2,203.28	\$ 3,939.88	\$ 1,138.28	\$ 2,791.28	\$ -	\$ -	\$ -	\$ 29,417.64
ADJUSTMENTS													
Operating Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET PROFIT/(LOSS) - CHECK	\$ 16,301.95	\$ 23,088.57	\$ 20,022.46	\$ 17,344.00	\$ 16,581.90	\$ 16,388.12	\$ 27,041.48	\$ 17,453.12	\$ 5,054.43	\$ -	\$ -	\$ -	\$ 159,276.03
Total Rental Income Posted	\$ 18,282.70	\$ 18,282.70	\$ 18,282.70	\$ 18,282.70	\$ 15,405.16	\$ 15,828.08	\$ 15,813.61	\$ 15,828.08	\$ 7,428.08	\$ -	\$ -	\$ -	\$ 143,433.81

**CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2010-2011**

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 16,568.00	\$ 17,468.00	\$ 17,468.00	\$ 200,616.00
Tax Escrows	\$ 1,669.00	\$ 1,669.00	\$ 1,669.00	\$ 3,455.24	\$ 12,434.32	\$ 7,544.56	\$ 3,953.93	\$ 3,224.02	\$ 3,224.02	\$ 3,224.02	\$ 3,224.02	\$ 3,224.02	\$ 48,515.15
Insurance Escrows	\$ 142.00	\$ 142.00	\$ 142.00	\$ 90.81	\$ 38.37	\$ 38.37	\$ 38.37	\$ 38.37	\$ 38.37	\$ 687.30	\$ 38.37	\$ 38.37	\$ 1,472.70
CAM Escrows	\$ 1,040.00	\$ 1,040.00	\$ 1,040.00	\$ 983.50	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 10,621.10
Security Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 19,419.00	\$ 19,419.00	\$ 19,419.00	\$ 21,097.55	\$ 29,855.39	\$ 24,965.63	\$ 21,375.00	\$ 20,645.09	\$ 20,645.09	\$ 21,294.02	\$ 21,545.09	\$ 21,545.09	\$ 261,224.95
EXPENSES													
General & Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Mgmt	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80.00
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,040.00	\$ 5,040.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,080.00
Electricity	\$ 35.99	\$ 35.99	\$ 71.98	\$ 35.99	\$ 90.30	\$ 232.48	\$ 294.52	\$ 415.64	\$ 700.26	\$ 625.61	\$ 373.86	\$ 296.64	\$ 3,209.26
Sweeping	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00
Porter service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 870.00	\$ 620.00	\$ 638.28	\$ 638.28	\$ 638.28	\$ 1,618.28	\$ 638.28	\$ 638.28	\$ 7,579.68
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 600.00
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,963.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,963.38
Maintenance/Construction	\$ 75.00	\$ -	\$ -	\$ 2,725.83	\$ 3,179.04	\$ 2,725.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,705.70
Roofing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
TOTAL EXPENSES	\$ 1,380.99	\$ 1,155.99	\$ 1,191.98	\$ 4,031.82	\$ 4,939.34	\$ 12,381.69	\$ 6,802.80	\$ 1,553.92	\$ 1,838.54	\$ 2,893.89	\$ 1,512.14	\$ 1,434.92	\$ 41,118.02
ADJUSTMENTS													
Operating Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET PROFIT/(LOSS) - CHECK	\$ 18,038.01	\$ 18,263.01	\$ 18,227.02	\$ 17,065.73	\$ 24,916.05	\$ 12,583.94	\$ 14,572.20	\$ 19,091.17	\$ 18,806.55	\$ 18,400.13	\$ 20,032.95	\$ 20,110.17	\$ 220,106.93
Total Rental Income Posted	\$ 17,608.00	\$ 17,608.00	\$ 17,608.00	\$ 17,551.50	\$ 17,382.70	\$ 17,382.70	\$ 17,382.70	\$ 17,382.70	\$ 17,382.70	\$ 17,382.70	\$ 18,282.70	\$ 18,282.70	\$ 211,237.10

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
01: ADMINISTRATION

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
5101-01-00	SALARIES	-	-	-	-	-	-	-	-	0.0%	0.0%
5107-01-00	OVERTIME	-	-	-	-	-	-	-	-	0.0%	0.0%
5111-01-00	AUTO ALLOWANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
5114-01-00	LONGEVITY	-	-	-	-	-	-	-	-	0.0%	0.0%
5115-01-00	RETIREMENT	-	-	-	-	-	-	-	-	0.0%	0.0%
5116-01-00	UNEMPLOYMENT INSURANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
5117-01-00	FICA	-	-	-	-	-	-	-	-	0.0%	0.0%
5118-01-00	MEDICAL INSURANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
5120-01-00	LIFE INSURANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
5121-01-00	DENTAL INSURANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
5122-01-00	VISION INSURANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
5190-01-00	VACATION/SICK/TERM/LEAVE ADJ	-	-	-	-	-	-	-	-	0.0%	0.0%
	PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5220-01-00	UNIFORMS	300	300	-	-	300	300	-	-	0.0%	0.0%
5240-01-00	PRINTED SUPPLIES	22,000	22,000	3,327	4,466	16,544	16,544	4,875	16,544	15.1%	29.5%
5260-01-00	GENERAL OFFICE SUPPLIES	250	250	12	12	250	250	-	-	4.7%	0.0%
5261-01-00	POSTAGE	500	500	-	59	250	250	58	250	0.0%	23.1%
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	-	-	-	-	-	-	-	-	0.0%	0.0%
5290-01-00	EXPENDABLE SUPPLIES	4,000	4,000	-	17,778	4,000	4,000	8,181	7,681	0.0%	204.5%
	SUPPLIES	\$ 27,050	\$ 27,050	\$ 3,339	\$ 22,314	\$ 21,344	\$ 21,344	\$ 13,114	\$ 24,475	12.3%	61.4%
5403-01-00	BUILDING MAINTENANCE	-	-	-	-	-	-	775	775	0.0%	#DIV/0!
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775	\$ 775	0.0%	#DIV/0!
5501-01-00	ADVERTISING	5,000	5,000	-	1,436	5,000	5,000	2,871	5,000	0.0%	57.4%
5510-01-00	ASSOC DUES/PUBLICATIONS	3,375	3,375	1,006	2,460	2,350	2,350	7,334	7,335	29.8%	312.1%
5512-01-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	1,000	1,000	-	-	1,000	1,000	-	-	0.0%	0.0%
5565-01-00	LEGAL SERVICES	25,000	25,000	2,593	7,581	10,000	10,000	36,879	40,200	10.4%	368.8%
5567-01-00	AUDIT SERVICES	1,500	1,500	-	1,500	1,500	1,500	1,500	1,500	0.0%	100.0%
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	95,420	95,420	72,352	126,611	86,036	86,036	63,803	85,000	75.8%	74.2%
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-	-	0.0%	0.0%
5578-01-00	TRAVEL	700	700	22	22	700	700	-	-	3.2%	0.0%
5580-01-00	ENGINEERING SERVICES	-	-	-	-	-	-	53,991	88,000	0.0%	#DIV/0!
5585-01-00	TELEPHONE SERVICES	-	-	-	-	-	-	-	-	0.0%	0.0%
5595-01-00	ADMIN CHARGE-GENERAL FUND	58,715	58,715	42,250	69,885	129,540	129,540	33,952	69,612	72.0%	26.2%
	SUNDRY	\$ 190,710	\$ 190,710	\$ 118,223	\$ 209,494	\$ 236,126	\$ 236,126	\$ 200,331	\$ 296,647	62.0%	84.8%
5610-01-00	VISUAL GRANT	-	-	-	-	-	-	-	-	0.0%	0.0%
5615-01-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	0.0%	0.0%
5625-01-00	ISSUANCE COST	-	-	-	-	-	-	-	-	0.0%	0.0%
	DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5701-01-00	TRANSFER OUT-GENERAL FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
5714-01-00	TRANSFER OUT-DEDICATION FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
5795-01-00	TRANSFER OUT-EDC RESERVE FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-01-00	LAND	10,000	10,000	9,242	293,392	325,000	325,000	161,582	165,000	92.4%	49.7%
5813-01-00	KENNEDALE ENTRANCE SIGN	45,000	45,000	-	-	45,000	45,000	-	-	0.0%	0.0%
5820-01-00	BUILDING IMPROVEMENT	15,000	15,000	-	-	15,000	15,000	39,209	39,209	0.0%	261.4%
5875-01-00	CONSTRUCTION	-	-	-	18,644	-	-	83,138	84,000	0.0%	#DIV/0!
	CAPITAL	\$ 70,000	\$ 70,000	\$ 9,242	\$ 312,036	\$ 385,000	\$ 385,000	\$ 283,928	\$ 288,209	13.2%	73.7%
	TOTAL EXPENDITURES	\$ 287,760	\$ 287,760	\$ 130,804	\$ 543,844	\$ 642,470	\$ 642,470	\$ 498,148	\$ 610,106	45.5%	77.5%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
5620-01-03	ISSUANCE COSTS	-	-	-	-	-	-	-	-	0.0%	0.0%
5621-01-03	PAYING AGENT FEES	-	-	-	-	-	-	-	-	0.0%	0.0%
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	76,798	76,798	76,676	76,676	74,365	74,365	74,210	74,210	99.8%	99.8%
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	35,000	35,000	35,000	35,000	40,000	40,000	40,000	40,000	100.0%	100.0%
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	-	-	-	-	50,479	50,479	21,924	26,938	0.0%	43.4%
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	-	-	-	-	131,399	131,399	1,083,484	1,092,012	0.0%	824.6%
	DEBT	\$ 111,798	\$ 111,798	\$111,676	\$ 111,676	\$ 296,243	\$ 296,243	\$ 1,219,617	\$ 1,233,160	99.9%	411.7%
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	154,619	154,619	39,809	154,619	153,119	153,119	153,119	153,119	25.7%	100.0%
	TRANSFER	\$ 154,619	\$ 154,619	\$ 39,809	\$ 154,619	\$ 153,119	\$ 153,119	\$ 153,119	\$ 153,119	25.7%	100.0%
	TOTAL EXPENDITURES	\$ 266,417	\$ 266,417	\$151,485	\$ 266,295	\$ 449,362	\$ 449,362	\$ 1,372,736	\$ 1,386,279	56.9%	305.5%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
5280-02-00	MINOR EQUIP/SMALL TOOLS<\$5K SUPPLIES	4,560	4,560	-	-	-	-	-	-	0.0%	0.0%
		\$ 4,560	\$ 4,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5403-02-00	BUILDING MAINTENANCE MAINTENANCE	17,790	17,790	18,066	21,749	22,856	22,856	20,375	22,856	101.5%	89.1%
		\$ 17,790	\$ 17,790	\$ 18,066	\$ 21,749	\$ 22,856	\$ 22,856	\$ 20,375	\$ 22,856	101.5%	89.1%
5501-02-00	ADVERTISING	-	-	-	-	-	-	-	-	0.0%	0.0%
5510-02-00	ASSOC DUES/PUBLICATIONS	-	-	-	-	-	-	-	-	0.0%	0.0%
5512-02-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	0.0%	0.0%
5530-02-00	ELECTRIC SERVICES	7,800	7,800	1,213	3,209	4,200	4,200	2,283	4,200	15.5%	54.4%
5545-02-00	INSURANCE-PROPERTY	4,000	4,000	3,401	3,401	4,000	4,000	5,881	5,881	85.0%	147.0%
5565-02-00	LEGAL SERVICES	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-02-00	SPECIAL SERVICES SUNDRY	6,000	6,000	14,160	16,160	11,580	11,580	9,899	36,580	236.0%	85.5%
		\$ 17,800	\$ 17,800	\$ 18,774	\$ 22,770	\$ 19,780	\$ 19,780	\$ 18,063	\$ 46,661	105.5%	91.3%
	TOTAL EXPENDITURES	\$ 40,150	\$ 40,150	\$ 36,839	\$ 44,519	\$ 42,636	\$ 42,636	\$ 38,438	\$ 69,517	91.8%	90.2%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
5570-03-00	SPECIAL SERVICES	-	-	-	-	-	-	-	-	0.0%	0.0%
5579-03-00	ARCHITECT/DESIGN SERVICES	26,000	26,000	-	-	-	-	-	-	0.0%	0.0%
5580-03-00	ENGINEERING SERVICES	15,300	15,300	25,113	11,300	10,000	10,000	-	10,000	164.1%	0.0%
	SUNDRY	\$ 41,300	\$ 41,300	\$ 25,113	\$ 11,300	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	60.8%	0.0%
5800-03-00	LAND	-	-	-	-	-	-	-	-	0.0%	0.0%
5847-03-00	CONSTRUCTION	127,501	127,501	542,044	455,063	160,000	160,000	124,024	175,000	425.1%	77.5%
	CAPITAL	\$ 127,501	\$ 127,501	\$ 542,044	\$ 455,063	\$ 160,000	\$ 160,000	\$ 124,024	\$ 175,000	425.1%	77.5%
		\$ 168,801	\$ 168,801	\$ 567,157	\$ 466,363	\$ 170,000	\$ 170,000	\$ 124,024	\$ 185,000	336.0%	73.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC4B FUND
04: TEXAS LEVERAGE FUND PROGRAM

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
5565-04-00	LEGAL SERVICES	-	-	-	-	-	-	-	-	0.0%	0.0%
	SUNDRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5615-04-00	FUNCTIONAL GRANT	-	-	14,025	14,025	-	-	-	-	#DIV/0!	0.0%
5620-04-00	ISSUANCE COSTS	-	-	-	-	17,000	17,000	17,000	17,000	0.0%	100.0%
	DEBT	\$ -	\$ -	\$ 14,025	\$ 14,025	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	#DIV/0!	100.0%
5847-03-00	CONSTRUCTION	-	-	-	-	1,668,975	1,668,975	-	-	0.0%	0.0%
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ 1,668,975	\$ 1,668,975	\$ -	\$ -	0.0%	0.0%
		\$ -	\$ -	\$ 14,025	\$ 14,025	\$ 1,685,975	\$ 1,685,975	\$ 17,000	\$ 17,000	#DIV/0!	1.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
BEGINNING FUND BALANCE	\$ 1,279,351	\$ 1,279,351	\$ 1,279,351	\$ 1,279,351	\$ 464,133	\$ 464,133	\$ 464,133	\$ 464,133		
INVESTMENT EARNINGS	500	500	1,168	1,310	250	250	194	250	233.6%	77.7%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 500	\$ 500	\$ 1,168	\$ 1,310	\$ 250	\$ 250	\$ 194	\$ 250	233.6%	77.7%
MAINTENANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
SUNDRY	28,143	28,143	64,813	100,371	250,000	250,000	23,220	104,383	230.3%	9.3%
CAPITAL	234,524	234,524	572,500	716,157	95,000	95,000	331,026	360,000	244.1%	348.4%
TOTAL EXPENDITURES	\$ 262,667	\$ 262,667	\$ 637,313	\$ 816,529	\$ 345,000	\$ 345,000	\$ 354,246	\$ 464,383	242.6%	102.7%
REVENUES OVER EXPENDITURES	\$ (262,167)	\$ (262,167)	\$ (636,145)	\$ (815,218)	\$ (344,750)	\$ (344,750)	\$ (354,052)	\$ (464,133)		
ENDING FUND BALANCE	\$ 1,017,184	\$ 1,017,184	\$ 643,206	\$ 464,133	\$ 119,383	\$ 119,383	\$ 110,081	\$ (0)		
ADJUSTMENTS										
FUND BALANCE AS % OF EXP	387.3%	387.3%	100.9%	56.8%	34.6%	34.6%	31.1%	0.0%		
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
RESERVE SURPLUS/(SHORTFALL)	\$ 1,017,184	\$ 1,017,184	\$ 643,206	\$ 464,133	\$ 119,383	\$ 119,383	\$ 110,081	\$ (0)		

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
4401-00-00	INVESTMENT INCOME	500	500	1,168	1,310	250	250	194	250	233.6%	77.7%
	INVESTMENT EARNINGS	\$ 500	\$ 500	\$ 1,168	\$ 1,310	\$ 250	\$ 250	\$ 194	\$ 250	233.6%	77.7%
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 500	\$ 500	\$ 1,168	\$ 1,310	\$ 250	\$ 250	\$ 194	\$ 250	233.6%	77.7%

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
5403-01-00	BUILDING MAINTENANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	-	-	-	15,400	240,000	240,000	13,750	86,883	0.0%	5.7%
5579-01-00	ARCHITECT/DESIGN SERVICES	-	-	32,502	37,217	-	-	-	-	#DIV/0!	0.0%
5580-01-00	ENGINEERING SERVICES	28,143	28,143	32,310	47,755	10,000	10,000	9,470	17,500	114.8%	94.7%
	SUNDRY	\$ 28,143	\$ 28,143	\$ 64,813	\$ 100,371	\$ 250,000	\$ 250,000	\$ 23,220	\$ 104,383	230.3%	9.3%
5800-01-00	LAND	-	-	6,473	7,558	25,000	25,000	-	25,000	#DIV/0!	0.0%
5847-01-00	CONSTRUCTION	234,524	234,524	566,027	708,600	70,000	70,000	331,026	335,000	241.4%	472.9%
	CAPITAL	\$ 234,524	\$ 234,524	\$ 572,500	\$ 716,157	\$ 95,000	\$ 95,000	\$ 331,026	\$ 360,000	244.1%	348.4%
	TOTAL EXPENDITURES	\$ 262,667	\$ 262,667	\$ 637,313	\$ 816,529	\$ 345,000	\$ 345,000	\$ 354,246	\$ 464,383	242.6%	102.7%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

95: EDC48 RESERVE FUND

CATEGORY	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
BEGINNING FUND BALANCE	\$ 119,637	\$ 119,637	\$ 119,637	\$ 119,637	\$ 119,766	\$ 119,766	\$ 119,766	\$ 119,766		
INVESTMENT EARNINGS	500	500	102	129	240	240	60	100	20.3%	25.1%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 500	\$ 500	\$ 102	\$ 129	\$ 240	\$ 240	\$ 60	\$ 100	20.3%	25.1%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ 500	\$ 500	\$ 102	\$ 129	\$ 240	\$ 240	\$ 60	\$ 100		
ENDING FUND BALANCE	\$ 120,137	\$ 120,137	\$ 119,739	\$ 119,766	\$ 120,006	\$ 120,006	\$ 119,826	\$ 119,866		
ADJUSTMENTS	-	-	-	-	-	-	-	-		
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
RESERVE (\$112,606 REQUIREMENT)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606		
RESERVE SURPLUS/(SHORTFALL)	\$ 7,531	\$ 7,531	\$ 7,133	\$ 7,160	\$ 7,400	\$ 7,400	\$ 7,220	\$ 7,260		

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
4401-00-00	INVESTMENT INCOME	500	500	102	129	240	240	60	100	20.3%	25.1%
	INVESTMENT EARNINGS	\$ 500	\$ 500	\$ 102	\$ 129	\$ 240	\$ 240	\$ 60	\$ 100	20.3%	25.1%
4915-00-00	TRANSFER IN-EDC FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
4920-00-00	TRANSFER IN	-	-	-	-	-	-	-	-	0.0%	0.0%
	OTHER AGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 500	\$ 500	\$ 102	\$ 129	\$ 240	\$ 240	\$ 60	\$ 100	20.3%	25.1%

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD MAY	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
5715-00-00	TRANSFER OUT-EDC FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%



Date: July 24, 2012

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Conduct a public hearing on FY2012-13 economic development projects.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

Generally, an EDC4B corporation must allow for a period of sixty (60) days from the date of publication to close before recommending to Council and also publish fifteen (15) days prior to public hearing. While the Kennedale Economic Development Corporation did publish its FY2012-13 economic development projects in the Fort Worth Star Telegram on July 2, 2012, because we are an entity with less than 20,000 population, and our projects concern mainly industrial / commercial projects, a public hearing is not required per SB 1969, Section 505.156 of the Local Government Code. In an effort to foster open and transparent government, as well as better community participation, the KEDC publishes a notice and conducts a public hearing as a courtesy to our residents.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	FY2012-13 Projects	0 - KEDC Notice Of Projects & Public Hearing.doc
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NOTICE OF PROJECTS AND PUBLIC HEARING

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

NOTICE IS HEREBY GIVEN that the Kennedale Economic Development Corporation intends to participate in “Projects,” as defined in the Development Corporation Act of 1979, as amended, Texas Revised Civil Statutes Annotated Article 5190.6, including, but not limited to, designing, acquiring, improving, and operating the following:

- 1) “TownCenter Project,” Operations/Management/Marketing of a “mid-city” downtown district including but not limited to the commercial, medical, retail, land acquisition and (New Urbanism style, typically higher density / multi-storied) residential growth of TownCenter Kennedale and its surrounding area;
- 2) “Redevelopment Project,” The development of new and renovation of existing commercial/residential and municipal / KEDC projects designed to enhance Kennedale’s lifestyle and quality of life;
- 3) “TownCenter Beautification Project,” The further development/beautification/landscaping/upgrading of the TownCenter Kennedale area and its adjoining TCK Plaza;
- 4) “Arts Project,” The planning, implementation, and operation of Civic / City Events and establishment of a City/TCK Public Arts Program;
- 5) “Sign Project,” The construction of a new Kennedale Entranceway Monument Sign at a site TBD;
- 6) “Parkway Project,” The creation & implementation of Kennedale Parkway, Village Creek, and I-20 commercial and residential Urban Renewal / Development/Redevelopment / Revitalization / Economic Incentives / Beautification plans / Kennedale Parkway Landscape / Sidewalks and actual projects derived from these plans, including Consultation, Planning, Legal, and Engineering Services;
- 7) “Development Project,” The Creation of a Tax Increment Financing District(s) (TIF), Reinvestment Zone and Municipal Management District (MMD) including Consultation, Planning, Legal, and Engineering Services;
- 8) “Branding Project,” A Kennedale Marketing and Implementation Plan aimed at City Branding and attracting new Kennedale projects and businesses;
- 9) “Grant Project,” The continuation of the existing Revitalization Grant Program and funding for façade and/or signage improvements;
- 10) “Industrial Expansion Project,” Industrial expansion and recruitment program, including loans, fee waivers, incentive payments, driveway and access construction and land leases;
- 11) “Industrial Recruitment Project,” The recruitment of new and retention of existing Kennedale industrial businesses and development/redevelopment of industrial park(s), including but not limited to rail spurs, infrastructure, and office parks, etc.;
- 12) “Hotel Project,” The attraction and development of a hotel, including site development, financing, land lease, studies, and ownership investment;
- 13) “Transit Project,” The attraction and development of DFW Metroplex area commuter transit / light rail / mass transportation services, including land acquisition, the development of a Kennedale rail station and related improvements;

- 14) "Landbank Project," The purchase / leasing / sale or other means of transfer of real estate land and properties for the accomplishment of the above designated projects;
- 15) "Village Creek Project," The development of Village Creek Park, including land acquisition, recreation facility development, and water quality enhancement features;
- 16) "Oak Crest Development," The land acquisition and site development for the Oak Crest area, including utility extension, street improvements, consultation, plans, legal and engineering services;
- 17) "Financing Project," The issuance, purchase, sale, or other means of transfer of Bonds and other debt instruments designed to fund the above objectives including, but not limited to implementing a Tax Increment Financing (TIF) District / Municipal Management District (MMD) / Texas Leverage Fund and mixed-use project(s) development/redevelopment;
- 18) "Staff Support Project," Contractual staff services (Orasi Development); and
- 19) "Administrative Project," All necessary services and related expenses for the above projects including but not limited to project master-planning; engineering; alternate energy sources; project advertising / marketing; related consultant and legal services; new construction / remodeling / maintenance of landscaping, roadways, City / KEDC owned or leased buildings, and their related improvements.

The Economic Development Corporation will hold a public hearing to receive input regarding the expenditure of funds for such Projects during a meeting to be held on Tuesday, July 24, 2012 at the Kennedale Municipal Building, 405 Municipal Drive, Kennedale, TX at 7:15 p.m. The above listed projects will require expenditure of funds collected from the 4B sales tax for Fiscal Year 2012-2013. If the KEDC Board of Directors recommends approval of such Projects, the City Council will act on this recommendation at a meeting tentatively scheduled on the 20th day of September 2012. Citizens are encouraged to attend the public hearing for comments or may furnish written correspondence to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060, prior to the hearing.



Date: July 24, 2012

Agenda Item No: REGULAR ITEMS - C.

I. Subject:

Discuss and approve FY2012-13 Proposed Budget for recommendation to City Council.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

On July 24, the Kennedale Economic Development Board held a public hearing to receive input regarding the expenditure of funds for KEDC Projects, which will require expenditure of funds collected from the 4B sales tax for Fiscal Year 2012/13.

In order for the Council to approve and adopt the City's FY2012/13 Budget (KEDC budget/projects included) and tax rate at a special called session tentatively scheduled on September 19, 2012, the KEDC must make a recommendation to Council given its review of the aforementioned items.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	EDC FY2012-13 Proposed Budget	EDC FY2012-13 Proposed Budget.pdf
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**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

FUND SUMMARY BY CATEGORY

15: EDC4B FUND

CATEGORY	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
BEGINNING FUND BALANCE	\$ 583,151	\$ 1,873,131	\$ 1,597,540	\$ 1,597,540	\$ 1,597,540	\$ 26,707	\$ 323,848
AD VALOREM TAXES	52,138	42,466	42,466	26,709	43,653	42,466	-
SALES/BEVERAGE TAXES	366,165	352,666	352,666	202,997	397,943	397,943	45,277
INVESTMENT EARNINGS	130	250	250	585	950	250	-
MISCELLANEOUS INCOME	21,916	684,000	684,000	5,250	5,250	395,000	(289,000)
SURPLUS SALES/RENTALS	209,087	249,272	249,272	104,566	249,272	231,556	(17,716)
TRANSFERS	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 2,349,435	\$ 1,328,654	\$ 1,328,654	\$ 340,108	\$ 697,068	\$ 1,067,215	\$ (261,439)
PERSONNEL	-	-	-	-	-	-	-
SUPPLIES	22,314	21,344	21,344	13,114	24,475	17,344	(4,000)
MAINTENANCE	21,749	22,856	22,856	18,460	23,631	22,856	-
SUNDRY	243,564	269,206	269,206	212,911	353,308	265,799	(3,407)
DEBT	125,701	313,243	313,243	1,232,103	1,250,160	165,757	(130,486)
TRANSFERS	154,619	153,119	153,119	153,119	153,119	151,619	(1,500)
CAPITAL	767,099	2,213,975	2,213,975	407,952	463,209	470,548	(470,000)
TOTAL EXPENDITURES	\$ 1,335,046	\$ 2,993,742	\$ 2,993,742	\$ 2,037,658	\$ 2,267,901	\$ 1,093,922	\$ (609,393)
REVENUES OVER EXPENDITURES	\$ 1,014,389	\$ (1,665,088)	\$ (1,665,088)	\$ (1,697,550)	\$ (1,570,833)	\$ (26,707)	
ENDING FUND BALANCE	\$ 1,597,540	\$ 208,043	\$ (67,548)	\$ (100,010)	\$ 26,707	\$ (0)	
ADJUSTMENTS							
FUND BALANCE AS % OF EXP	119.7%	6.9%	-2.3%	-4.9%	1.2%	0.0%	
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RESERVE SURPLUS/(SHORTFALL)	\$ 1,597,540	\$ 208,043	\$ (67,548)	\$ (100,010)	\$ 26,707	\$ (0)	\$ -

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE LINE ITEM SUMMARY

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
4001-00-00	PROPERTY TAX-CURRENT YEAR	-	-	-	-	-	-	-
4002-00-00	MMD TAX-CURRENT YEAR	52,138	42,466	42,466	26,709	43,653	42,466	-
	AD VALOREM TAXES	\$ 52,138	\$ 42,466	\$ 42,466	\$ 26,709	\$ 43,653	\$ 42,466	\$ -
4081-00-00	SALES TAX	366,165	352,666	352,666	202,997	397,943	397,943	45,277
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-
	SALES/BEVERAGE TAXES	\$ 366,165	\$ 352,666	\$ 352,666	\$ 202,997	\$ 397,943	\$ 397,943	\$ 45,277
4401-00-00	INVESTMENT INCOME	130	250	250	585	950	250	-
	INVESTMENT EARNINGS	\$ 130	\$ 250	\$ 250	\$ 585	\$ 950	\$ 250	\$ -
4409-00-00	MISCELLANEOUS INCOME	21,916	684,000	684,000	5,250	5,250	395,000	(289,000)
4411-00-00	TEXAS LEVERAGE FUND PROGRAM	-	-	-	-	-	-	-
4415-00-00	INSURANCE REIMBURSEMENTS	-	-	-	-	-	-	-
	MISCELLANEOUS INCOME	\$ 21,916	\$ 684,000	\$ 684,000	\$ 5,250	\$ 5,250	\$ 395,000	\$ (289,000)
4805-00-00	RENTAL FEES-SHOPPING CENTER	208,534	245,272	245,272	104,364	245,272	227,556	(17,716)
4806-00-00	RENTAL INSURANCE	553	4,000	4,000	202	4,000	4,000	-
	SURPLUS SALES/RENTALS	\$ 209,087	\$ 249,272	\$ 249,272	\$ 104,566	\$ 249,272	\$ 231,556	\$ (17,716)
4902-00-00	PROCEEDS - DEBT/LOAN/LEASE	1,700,000	-	-	-	-	-	-
	TRANSFERS	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL REVENUES	\$ 2,349,435	\$ 1,328,654	\$ 1,328,654	\$ 340,108	\$ 697,068	\$ 1,067,215	\$ (261,439)
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 649,305	\$ 1,328,404	\$ 1,328,404	\$ 339,523	\$ 696,118	\$ 1,066,965	\$ (261,439)
	10% ADMIN CHARGE-GENERAL FUND	64,931	132,840	132,840	33,952	69,612	106,697	(26,144)

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

REVENUE LINE ITEM DETAIL

15: EDC4B FUND

			FY12-13
			PROPOSED
4002-00-00	MMD TAX-CURRENT YEAR	BASED ON ASSESSED VALUE OF \$826,108 AND TOTAL TAX RATE OF 2.840677 PER \$100. CITY OF KENNEDALE: \$0.722500 KENNEDEALE ISD: \$1.488610 TARRANT COUNTY: \$0.264000 TARRANT HOSPITAL: \$0.227897 TARRANT COLLEGE: \$0.137670	42,466 42,466
4081-00-00	SALES TAX	GENERALLY BUDGET BASED ON PRIOR 3 YEARS OF HISTORY	397,943 397,943
4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	250 250
4409-00-00	MISCELLANEOUS INCOME	SALE OF 1121 WEST KENNEDALE PARKWAY (APACHE, PURCHASED FY09/10) SALE OF 1170 EAST KENNEDALE PARKWAY (RED'S ROADHOUSE, BLOXOM GAVE CITY LAND FY10/11) SALE OF 1000 EAST KENNEDALE PARKWAY (BELL RUBBER, PURCHASED FY10/11) SALE OF LINDALE STREET (MOORE, PURCHASED FY11/12) SALE OF 621 EAST KENNEDALE PARKWAY (PRICE, PURCHASED FY11/12) REBATE FOR PRIOR YEAR INSTALLATION OF TOWNCENTER LIGHTING FROM ONCOR ENERGY	135,000 - 260,000 - - -
4411-00-00	TX LEVERAGE PROG REIMBURSEMENTS	PRINCIPAL & INTEREST PAYMENTS RECEIVED FROM GROVER TO REIMBURSE THE STATE EDC FOR \$1.7M LOAN	- -
4805-00-00	RENTAL FEES-SHOPPING CENTER	SUBWAY (\$1400 MONTH, RELOCATION FEB 2012, LEASE EXPIRES 09/01/13, GOES TO \$1750 UPON EXPIRATION) ACE (\$1400 MONTH, RELOCATION FEB 2012, LEASE EXPIRES 03/01/2012, GOES TO \$1634 UPON MOVE) CHICKEN EXPRESS (\$2518 MONTH, RELOCATION JUL 2013, LEASE EXPIRES 05/31/17, GOES TO \$2618 UPON MOVE) DOLLAR GENERAL (\$4719 MONTH, LEASE EXPIRES 07/31/17, 2% MANAGEMENT FEE FOR AT RENEWA) SURPLUS WAREHOUSE (\$8400 MONTH, LEASE EXPIRES 05/31/16, 2% MANAGEMENT FEE FOR AT RENEWAL) PREPAID TENANT FEES RECEIVED BUT CORRESPONDING OFFSET OCCURS WHEN BOOKED AGAINST CAM EXPENSES (EXCLUDES RENTAL INSURANCE CAM)	- - 25,180 56,628 100,800 44,948
4806-00-00	RENTAL INSURANCE	RENTAL CAM COLLECTED ON LEASE AGREEMENTS AND THEN USED TO PAY TML INSURANCE (OFFSETTING EXPENSE UNDER TOWN SHOPPING CENTER)	4,000 4,000

TOTAL REVENUES \$1,067,215

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC4B FUND
01: ADMINISTRATION**

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
5101-01-00	SALARIES	-	-	-	-	-	-	-
5107-01-00	OVERTIME	-	-	-	-	-	-	-
5111-01-00	AUTO ALLOWANCE	-	-	-	-	-	-	-
5114-01-00	LONGEVITY	-	-	-	-	-	-	-
5115-01-00	RETIREMENT	-	-	-	-	-	-	-
5116-01-00	UNEMPLOYMENT INSURANCE	-	-	-	-	-	-	-
5117-01-00	FICA	-	-	-	-	-	-	-
5118-01-00	MEDICAL INSURANCE	-	-	-	-	-	-	-
5120-01-00	LIFE INSURANCE	-	-	-	-	-	-	-
5121-01-00	DENTAL INSURANCE	-	-	-	-	-	-	-
5122-01-00	VISION INSURANCE	-	-	-	-	-	-	-
5190-01-00	VACATION/SICK/TERM/LEAVE ADJ	-	-	-	-	-	-	-
	PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5220-01-00	UNIFORMS	-	300	300	-	-	300	-
5240-01-00	PRINTED SUPPLIES	4,466	16,544	16,544	4,875	16,544	16,544	-
5260-01-00	GENERAL OFFICE SUPPLIES	12	250	250	-	-	250	-
5261-01-00	POSTAGE	59	250	250	58	250	250	-
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	-	-	-	-	-	-	-
5290-01-00	EXPENDABLE SUPPLIES	17,778	4,000	4,000	8,181	7,681	-	(4,000)
	SUPPLIES	\$ 22,314	\$ 21,344	\$ 21,344	\$ 13,114	\$ 24,475	\$ 17,344	\$ (4,000)
5403-01-00	BUILDING MAINTENANCE	-	-	-	775	775	-	-
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	-	-	-	-	-	-	-
	MAINTENANCE	\$ -	\$ -	\$ -	\$ 775	\$ 775	\$ -	\$ -
5501-01-00	ADVERTISING	1,436	5,000	5,000	2,871	5,000	5,000	-
5510-01-00	ASSOC DUES/PUBLICATIONS	2,460	2,350	2,350	7,334	7,335	9,775	7,425
5512-01-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-
5525-01-00	TRAINING/SEMINARS	-	1,000	1,000	-	-	1,000	-
5565-01-00	LEGAL SERVICES	7,581	10,000	10,000	36,879	40,200	16,000	6,000
5567-01-00	AUDIT SERVICES	1,500	1,500	1,500	1,500	1,500	1,500	-
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-
5570-01-00	SPECIAL SERVICES	126,611	61,036	61,036	63,803	85,000	49,036	(12,000)
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-
5578-01-00	TRAVEL	22	700	700	-	-	700	-
5580-01-00	ENGINEERING SERVICES	-	-	-	53,991	88,000	50,000	50,000
5585-01-00	TELEPHONE SERVICES	-	-	-	-	-	-	-
5595-01-00	ADMIN CHARGE-GENERAL FUND	69,885	132,840	132,840	29,719	69,612	106,697	(26,144)
	SUNDRY	\$ 209,494	\$ 214,426	\$ 214,426	\$ 196,098	\$ 296,647	\$ 239,707	\$ 25,281
5610-01-00	VISUAL GRANT	-	-	-	-	-	-	-
5615-01-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-
5625-01-00	ISSUANCE COST	-	-	-	-	-	-	-
	DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5701-01-00	TRANSFER OUT-GENERAL FUND	-	-	-	-	-	-	-
5714-01-00	TRANSFER OUT-DEDICATION FUND	-	-	-	-	-	-	-
5795-01-00	TRANSFER OUT-EDC RESERVE FUND	-	-	-	-	-	-	-

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC4B FUND
01: ADMINISTRATION**

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5800-01-00	LAND	293,392	325,000	325,000	161,582	165,000	-	(325,000)
5813-01-00	KENNEDALE ENTRANCE SIGN	-	45,000	45,000	-	-	45,000	-
5820-01-00	BUILDING IMPROVEMENT	-	15,000	15,000	39,209	39,209	-	(15,000)
5875-01-00	CONSTRUCTION	18,644	-	-	83,138	84,000	-	-
	CAPITAL	\$ 312,036	\$ 385,000	\$ 385,000	\$ 283,928	\$ 288,209	\$ 45,000	\$ (340,000)
	TOTAL EXPENDITURES	\$ 543,844	\$ 620,770	\$ 620,770	\$ 493,915	\$ 610,105	\$ 302,051	\$ (318,719)

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

**15: EDC4B FUND
01: ADMINISTRATION**

**FY12-13
PROPOSED**

5101-01-00	SALARIES	EDC DIRECTOR POSITION OMITTED.	-	-
5107-01-00	OVERTIME	EDC DIRECTOR POSITION OMITTED.	-	-
5115-01-00	RETIREMENT	EDC DIRECTOR POSITION OMITTED.	-	-
5117-01-00	FICA	EDC DIRECTOR POSITION OMITTED.	-	-
5118-01-00	MEDICAL INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5120-01-00	LIFE INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5121-01-00	DENTAL INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5122-01-00	VISION INSURANCE	EDC DIRECTOR POSITION OMITTED.	-	-
5220-01-00	UNIFORMS	NEW SHIRTS FOR CONVENTIONS/MEETINGS	300	300
5240-01-00	PRINTED SUPPLIES	PRINTED MAPS OF ENTIRE CITY	2,000	16,544
		EDC COPIES/BROCHURES	3,000	
		CITY MARKETING FLYERS/AERIAL PHOTOS	5,000	
		CITY PUBLICATION (SPLIT 66% EDC/34% CITY)	6,544	
5260-01-00	GENERAL OFFICE SUPPLIES	FILES/FOLDERS/PAPER/PENCILS (REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION)	250	250
5261-01-00	POSTAGE	FOR MAIL OUTS/MARKETING PACKAGES (REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION)	250	250
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	ADDITIONAL EQUIPMENT ASSOCIATED WITH PRESENTATIONS/MARKETING (REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION)	-	-
5290-01-00	EXPENDABLE SUPPLIES	TOWN CENTER GRAND OPENING	-	-
		9/11 MEMORIAL	-	-
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION	-	-
5501-01-00	ADVERTISING	PROMOTIONAL ADVERTISING	5,000	5,000
5510-01-00	ASSOC DUES/PUBLICATIONS	TEXAS ECONOMIC DEVELOPMENT COMMISSION	200	9,775
		DUNN & BRADSTREET/HOOVERS SUBSCRIPTION SERVICE	2,875	
		CITY (\$1875) & EDC (\$675) KENNEDALE CHAMBER MEMBERSHIP	2,550	
		DALLAS CHAMBER (\$800) & TX MONTHLY ECONOMIC GUIDE AD (\$3350)	4,150	
5512-01-00	CONTRACTUAL SERVICES	NO LONGER USE THIS LINE. MERGED INTO SPECIAL SERVICES (5570).	-	-
5525-01-00	TRAINING/SEMINARS	EDC TRAINING THROUGH VARIOUS ASSOCIATIONS BY BOARD	1,000	1,000
5565-01-00	LEGAL SERVICES	BILLABLE HOURS FOR CITY ATTORNEY ON EDC RELATED PROJECTS (I.E., REINVESTMENT ZONE)	16,000	16,000
5567-01-00	AUDIT SERVICES	PATILLO, BROWN & HILL SERVICES FOR INDEPENDENT ANNUAL AUDIT	1,500	1,500
5570-01-00	SPECIAL SERVICES	TOWN CENTER CONSULTING FIRM (APPROXIMATELY \$3500 PER MONTH)	45,000	49,036
		BRANDING & IMAGING (PLANNING PHASE ONLY, IMPLEMENTATION PHASE BUDGETED UNDER CITY MANAGER BUDGET)	-	
		CONTRACT WITH MUNISERVICES FOR SALES TAX AUDIT SERVICES, 35% CONTINGENCY IF REALLOCATIONS ARE UNCOVERED DUE TO REPORTING ERRORS (APPLIES TO FIRST 8 CONSECUTIVE REPORTING QUARTERS FOLLOWING CORRECTION, SHARED 75% CITY/25 EDC)	3,750	
		DATAPROSE SERVICE FOR STUFFING OF NEWSLETTER (\$70 MONTH), SPLIT 66% EDC/34% CITY	286	
5575-01-00	EQUIPMENT RENTAL		-	-
5578-01-00	TRAVEL	TRAVEL RELATED TO OTHER EDC TRAINING/SEMINARS BY STAFF/BOARD	700	700
5580-01-00	ENGINEERING	TIED TO POTENTIAL ACTIVITIES/PROJECTS (FINISH OUT GREEN RIBBON, POTENTIAL \$50K GRANT IN FY11/12, WHICH MAY OFFSET THIS EXPENSE IN FY12/13)	50,000	50,000
5585-01-00	TELEPHONE SERVICES	NO LONGER UTILIZE SERVICE (REDUCED DUE TO CONTRACTING OUT EDC DIRECTOR POSITION)	-	-
5595-01-00	ADMIN CHARGE-GENERAL FUND	CHARGE FOR SERVICES PROVIDED BY GENERAL FUND RESOURCES (10% TOTAL REVENUES EXCLUDING INTEREST/TRANSFERS)	106,697	106,697
5610-01-00	VISUAL GRANT	GRANT ASSISTANCE PROVIDED TO LOCAL BUSINESSES	-	-
5701-01-00	TRANSFER OUT-GENERAL FUND		-	-
5800-01-00	LAND		-	-

"EXEMPLIFYING EXCELLENCE"

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM DETAIL

15: EDC4B FUND
01: ADMINISTRATION

				FY12-13
				PROPOSED
5813-01-00	KENNEDALE ENTRANCE SIGN	NEW ENTRANCEWAY SIGNS	45,000	45,000
5820-01-00	BUILDING IMPROVEMENT		-	-
5875-01-00	CONSTRUCTION		-	-

TOTAL EXPENDITURES \$ 302,051

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE**

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
5620-01-03	ISSUANCE COSTS	-	-	-	-	-	-	-
5621-01-03	PAYING AGENT FEES	-	-	-	-	-	-	-
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	76,676	74,365	74,365	74,210	74,210	71,585	(2,780)
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	35,000	40,000	40,000	40,000	40,000	40,000	-
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	-	50,479	50,479	20,214	26,938	19,359	(31,120)
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	-	131,399	131,399	1,080,679	1,092,012	34,813	(96,586)
	DEBT	\$ 111,676	\$ 296,243	\$ 296,243	\$ 1,215,103	\$ 1,233,160	\$ 165,757	\$ (130,486)
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	154,619	153,119	153,119	153,119	153,119	151,619	(1,500)
	TRANSFER	\$ 154,619	\$ 153,119	\$ 153,119	\$ 153,119	\$ 153,119	\$ 151,619	\$ (1,500)
	TOTAL EXPENDITURES	\$ 266,295	\$ 449,362	\$ 449,362	\$ 1,368,221	\$ 1,386,279	\$ 317,376	\$ (131,986)

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE

**FY12-13
PROPOSED**

5620-01-03	ISSUANCE COSTS	AGENT FEES TO HANDLE BOND AMORTIZATIONS	-	-
5621-01-03	PAYING AGENT FEES	FEES RELATED TO THE ACQUISITION OF NEW DEBT (BANK/BOND ATTORNEY/FINANCIAL ADVISOR). BANK IS PAYING AGENT IN PRIVATE PLACEMENT AND GENERALLY DOES NOT CHARGE.	-	-
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	DUE 11/01	35,793	71,585
		DUE 05/01	35,793	
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	DUE 05/01	40,000	40,000
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	DUE BY 1ST OF EACH MONTH (BEGINS 11/01/2011)	19,359	19,359
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	DUE BY 1ST OF EACH MONTH (BEGINS 11/01/2011)	34,813	34,813
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	DUE 11/01 INTEREST : 2010 \$2.0M CO BOND	38,309	151,619
		DUE 05/01 INTEREST : 2010 \$2.0M CO BOND	38,309	
		DUE 05/01 PRINCIPAL : 2010 \$2.0M CO BOND	75,000	

TOTAL EXPENDITURES \$ 317,376

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC4B FUND
02: TOWN SHOPPING CENTER**

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
5280-02-00	MINOR EQUIP/SMALL TOOLS<\$5K SUPPLIES	-	-	-	-	-	-	-
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5403-02-00	BUILDING MAINTENANCE MAINTENANCE	21,749	22,856	22,856	17,685	22,856	22,856	-
		\$ 21,749	\$ 22,856	\$ 22,856	\$ 17,685	\$ 22,856	\$ 22,856	\$ -
5501-02-00	ADVERTISING	-	-	-	-	-	-	-
5510-02-00	ASSOC DUES/PUBLICATIONS	-	-	-	-	-	-	-
5512-02-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-
5530-02-00	ELECTRIC SERVICES	3,209	4,200	4,200	1,534	4,200	4,200	-
5545-02-00	INSURANCE-PROPERTY	3,401	4,000	4,000	5,881	5,881	4,000	-
5565-02-00	LEGAL SERVICES	-	-	-	-	-	-	-
5570-02-00	SPECIAL SERVICES SUNDRY	16,160	36,580	36,580	9,399	36,580	17,892	(18,688)
		\$ 22,770	\$ 44,780	\$ 44,780	\$ 16,814	\$ 46,661	\$ 26,092	\$ (18,688)
	TOTAL EXPENDITURES	\$ 44,519	\$ 67,636	\$ 67,636	\$ 34,498	\$ 69,517	\$ 48,948	\$ (18,688)

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

15: EDC4B FUND
02: TOWN SHOPPING CENTER

				FY12-13 PROPOSED
5280-02-00	MINOR EQUIP/SMALL TOOLS<\$5K		-	-
5403-02-00	BUILDING MAINTENANCE	SWEEPING-CAM (\$300 PER MONTH)	3,600	22,856
		LANDSCAPE-CAM (\$638 PER MONTH)	7,656	
		FIRE SPRINKLER-CAM (\$150 PER QUARTER)	600	
		R&M-CAM	5,000	
		LANDSCAPE MATERIALS-CAM	1,000	
		MAINTENANCE-CAM	5,000	
		ROOFING REPAIR-CAM	-	
		POWER WASHING-CAM	-	
		PORTER SERVICE-CAM	-	
5501-02-00	ADVERTISING		-	-
5510-02-00	ASSOC DUES/PUBLICATIONS		-	-
5512-02-00	CONTRACTUAL SERVICES		-	-
5530-02-00	ELECTRIC SERVICES	ELECTRICITY-CAM	4,200	4,200
5545-02-00	INSURANCE-PROPERTY	COVERAGE THROUGH TEXAS MUNICIPAL LEAGUE	4,000	4,000
5570-02-00	SPECIAL SERVICES	PROPERTY/ASSET MANAGEMENT (\$500 PER MONTH)	6,000	17,892
		MAR 2012 - AUG 2013: SUBWAY \$525, ACE \$466	11,892	
		SEP 2013 - AUG 2015: SUBWAY \$350, ACE \$466	-	
		SEP 2015 - FEB 2017: SUBWAY \$150, ACE \$466	-	
		MAR 2017 - AUG 2018: SUBWAY \$150	-	

TOTAL EXPENDITURES \$ 48,948

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

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

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
5570-03-00	SPECIAL SERVICES	-	-	-	-	-	-	-
5579-03-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-
5580-03-00	ENGINEERING SERVICES	11,300	10,000	10,000	-	10,000	-	(10,000)
	SUNDRY	\$ 11,300	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ (10,000)
5800-03-00	LAND	-	-	-	-	-	-	-
5847-03-00	CONSTRUCTION	455,063	160,000	160,000	124,024	175,000	30,000	(130,000)
	CAPITAL	\$ 455,063	\$ 160,000	\$ 160,000	\$ 124,024	\$ 175,000	\$ 30,000	\$ (130,000)
		\$ 466,363	\$ 170,000	\$ 170,000	\$ 124,024	\$ 185,000	\$ 30,000	\$ (140,000)

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

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

			FY12-13 PROPOSED	
5570-03-00	SPECIAL SERVICES		-	-
5579-03-00	ARCHITECT/DESIGN SERVICES		-	-
5580-03-00	ENGINEERING SERVICES	TIED TO POTENTIAL ACTIVITIES/PROJECTS (CHICKEN EXPRESS \$10K IN FY13-14)	-	-
5847-03-00	CONSTRUCTION	RELOCATION OF ACE & SUBWAY	-	30,000
		CHICKEN EXPRESS BUILDING HEALTH INSPECTIONS/ASBESTOS SURVEY	5,000	
		CHICKEN EXPRESS TEAR DOWN/DEMOLITION	25,000	
		CHICKEN EXPRESS PARKING LOT MODIFICATION (\$50K IN FY13-14)	-	
		POTENTIAL ACTIVITIES/PROJECTS	-	

TOTAL EXPENDITURES \$ 30,000

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

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

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
5615-04-00	FUNCTIONAL GRANT	14,025	-	-	-	-	-	-
5620-04-00	ISSUANCE COSTS	-	17,000	17,000	17,000	17,000	-	(17,000)
	DEBT	\$ 14,025	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ -	\$ (17,000)
5847-04-00	CONSTRUCTION	-	1,668,975	1,668,975	-	-	395,548	(1,273,427)
	CAPITAL	\$ -	\$ 1,668,975	\$ 1,668,975	\$ -	\$ -	\$ 395,548	\$ (1,273,427)
		\$ 14,025	\$ 1,685,975	\$ 1,685,975	\$ 17,000	\$ 17,000	\$ 395,548	\$ (1,290,427)

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM DETAIL

15: EDC4B FUND

04: TEXAS LEVERAGE PROGRAM

				FY12-13
				PROPOSED
5615-04-00	FUNCTIONAL GRANT		-	-
5620-04-00	ISSUANCE COSTS	AGENT FEES TO HANDLE BOND AMORTIZATIONS	-	-
5847-04-00	CONSTRUCTION	CMAQ/RTR GRANT MATCH	225,000	395,548
		OAK CREST DEVELOPMENT & EAST CORNER INCENTIVES	170,548	

TOTAL EXPENDITURES \$ 395,548

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

FUND SUMMARY BY CATEGORY

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
BEGINNING FUND BALANCE	\$1,279,351	\$ 396,455	\$ 464,133	\$ 464,133	\$ 464,133	\$ (0)	
INVESTMENT EARNINGS	1,310	250	250	161	250	-	(250)
TRANSFERS	-	-	-	-	-	-	-
TOTAL REVENUES	\$ 1,310	\$ 250	\$ 250	\$ 161	\$ 250	\$ -	\$ (250)
MAINTENANCE	-	-	-	-	-	-	-
SUNDRY	100,371	250,000	250,000	23,220	104,383	-	(250,000)
CAPITAL	716,157	95,000	95,000	331,026	360,000	-	(95,000)
TOTAL EXPENDITURES	\$ 816,529	\$ 345,000	\$ 345,000	\$ 354,246	\$ 464,383	\$ -	\$(345,000)
REVENUES OVER EXPENDITURES	\$ (815,218)	\$ (344,750)	\$ (344,750)	\$ (354,085)	\$ (464,133)	\$ -	\$ 344,750
ENDING FUND BALANCE	\$ 464,133	\$ 51,705	\$ 119,383	\$ 110,047	\$ (0)	\$ (0)	\$ 344,750
ADJUSTMENTS							
FUND BALANCE AS % OF EXP	56.8%	15.0%	34.6%	31.1%	0.0%	N/A	
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RESERVE SURPLUS/(SHORTFALL)	\$ 464,133	\$ 51,705	\$ 119,383	\$ 110,047	\$ (0)	\$ (0)	

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
4401-00-00	INVESTMENT INCOME	1,310	250	250	161	250	-	(250)
	INVESTMENT EARNINGS	\$ 1,310	\$ 250	\$ 250	\$ 161	\$ 250	\$ -	\$ (250)
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL REVENUES	\$ 1,310	\$ 250	\$ 250	\$ 161	\$ 250	\$ -	\$ (250)

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
5403-01-00	BUILDING MAINTENANCE	-	-	-	-	-	-	-
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5525-01-00	TRAINING/SEMINARS	-	-	-	-	-	-	-
5570-01-00	SPECIAL SERVICES	15,400	240,000	240,000	13,750	86,883	-	(240,000)
5579-01-00	ARCHITECT/DESIGN SERVICES	37,217	-	-	-	-	-	-
5580-01-00	ENGINEERING SERVICES	47,755	10,000	10,000	9,470	17,500	-	(10,000)
	SUNDRY	\$ 100,371	\$ 250,000	\$ 250,000	\$ 23,220	\$ 104,383	\$ -	\$ (250,000)
5800-01-00	LAND	7,558	25,000	25,000	-	25,000	-	(25,000)
5847-01-00	CONSTRUCTION	708,600	70,000	70,000	331,026	335,000	-	(70,000)
	CAPITAL	\$ 716,157	\$ 95,000	\$ 95,000	\$ 331,026	\$ 360,000	\$ -	\$ (95,000)
	TOTAL EXPENDITURES	\$ 816,529	\$ 345,000	\$ 345,000	\$ 354,246	\$ 464,383	\$ -	\$ (345,000)

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM DETAIL

19: EDC4B CAPITAL BOND FUND

FY12-13
PROPOSED

4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	-	-
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TOTAL REVENUES \$ -

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

FY12-13
PROPOSED

5403-01-00	BUILDING MAINTENANCE		-	-
5570-01-00	SPECIAL SERVICES		-	-
5579-01-00	ARCHITECT/DESIGN SERVICES		-	-
5580-01-00	ENGINEERING SERVICES	REMAINING ACTIVITIES	-	-
5800-01-00	LAND	REMAINING PROPERTY ACQUISITION	-	-
5847-01-00	CONSTRUCTION	SECTION HOUSE: REMAINING COST, TOTAL \$150K	-	-

TOTAL EXPENDITURES \$ -

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

FUND SUMMARY BY CATEGORY

95: EDC4B RESERVE FUND

CATEGORY	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
BEGINNING FUND BALANCE	\$ 119,637	\$ 119,767	\$ 119,766	\$ 119,766	\$ 119,766	\$ 119,866	
INVESTMENT EARNINGS	129	240	240	44	100	200	(40)
TRANSFERS	-	-	-	-	-	-	-
TOTAL REVENUES	\$ 129	\$ 240	\$ 240	\$ 44	\$ 100	\$ 200	\$ (40)
TRANSFERS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES OVER EXPENDITURES	\$ 129	\$ 240	\$ 240	\$ 44	\$ 100	\$ 200	\$ (40)
ENDING FUND BALANCE	\$ 119,766	\$ 120,007	\$ 120,006	\$ 119,810	\$ 119,866	\$ 120,066	\$ (40)
ADJUSTMENTS	-	-	-	-	-	-	-
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A	N/A	
RESERVE (\$112,606 REQUIREMENT)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	
RESERVE SURPLUS/(SHORTFALL)	\$ 7,160	\$ 7,401	\$ 7,400	\$ 7,204	\$ 7,260	\$ 7,460	

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY10-11 ACTUAL	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAY	FY11-12 ESTIMATE	FY12-13 PROPOSED	CY - PY CHANGE
4401-00-00	INVESTMENT INCOME	129	240	240	44	100	200	(40)
	INVESTMENT EARNINGS	\$ 129	\$ 240	\$ 240	\$ 44	\$ 100	\$ 200	\$ (40)
4915-00-00	TRANSFER IN-EDC FUND	-	-	-	-	-	-	-
4920-00-00	TRANSFER IN	-	-	-	-	-	-	-
	OTHER AGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL REVENUES	\$ 129	\$ 240	\$ 240	\$ 44	\$ 100	\$ 200	\$ (40)

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY10-11 ESTIMATE	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD APR	FY11-12 ESTIMATE	FY11-12 PROPOSED	CY - PY CHANGE
5715-00-00	TRANSFER OUT-EDC FUND	-	-	-	-	-	-	-
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM DETAIL

95: EDC4B RESERVE FUND

FY12-13
PROPOSED

4401-00-00	INVESTMENT INCOME	EARNING BASED UPON AVERAGE BALANCE/INTEREST RATES	200	200
4915-00-00	TRANSFER IN-EDCB	PER BOND COVENANTS, WE ARE REQUIRED TO ESTABLISH THIS FUND AND DEPOSIT INTO IT A SPECIFIC AMOUNT OF RESERVES. THESE RESERVES ARE TO BE USED SOLELY FOR THE PURPOSE OF RETIRING THE LAST OF ANY PARITY BONDS AS THEY BECOME DUE OR PAYING OFF ANY PRINCIPAL/INTEREST WHEN DEBT SERVICE FUNDS ARE INSUFFICIENT.	-	-

TOTAL REVENUES \$ 200

5715-00-00	TRANSFER OUT-EDCB FUND		-	-
------------	------------------------	--	---	---

TOTAL EXPENDITURES \$ -



Date: July 24, 2012

Agenda Item No: REGULAR ITEMS - D.

I. Subject:

Consider authorizing the Executive Director to execute an agreement with JLB for the construction of the TownCenter parking lot.

II. Originated by:

III. Summary:

Please see the attached information.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	1	KTC change order 11 KTC Ph 2 recommendation letter.pdf
2.	2	ktc co 11.pdf



July 11, 2012

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

RE: Kennedale TownCenter – JLB Change Order 11 for KTC Phase 2 improvements

Dear Bob:

I hereby recommend authorization of the attached change order to JLB Contracting, LLC, in the amount of \$50,453.96 for Phase 2 improvements associated with the Kennedale TownCenter project. This change order and unit prices are for the proposed work under the phase 2 plans only. All other original unit prices for previous work will remain unchanged.

A preconstruction meeting has been scheduled for Thursday July 12, 2012 at 3:45pm. Please call me if you have any questions regarding change order authorization.

Sincerely,

Shield Engineering Group, PLLC

A handwritten signature in blue ink that reads "Craig H. Barnes".

Craig H. Barnes, P.E.

cc: Sam Davis, JLB Contracting, LLC
David Johnson, Cypress Properties



Shield Engineering Group, PLLC

1200 W. Freeway, Suite 300, Fort Worth, TX 76102 • office (817) 810-0696 • fax (817) 810-0372
Email: info@segpllc.com • www.shieldengineeringgroup.com

JLB CONTRACTING, LLC

PROPOSED CHANGE ORDER

OWNER: Kennedale Economic Development Corporation

Attn: Mr. Bob Hart

Executive Director

Kennedale Economic Development Corporation

405 Municipal Drive

Kennedale, Texas 76060

ENGINEER: Shield Engineering Group

Mr. Craig H. Barnes

PROJECT: Kennedale Town Center

DATE: July 11, 2012

DESCRIPTION OF CHANGE AND/OR EXTRA WORK:

ADD:		Quantity	Unit	UNIT PRICE	AMOUNT
1	6" Subgrade Preparation	2,530	SY	\$1.75	\$4,427.50
2	6" Reinforced Concrete Pavement	36	SY	\$117.00	\$4,212.00
3	5" Reinforced Concrete Pavement	709	SY	\$45.59	\$32,323.31
4	Arizona River Rock Flume	12	SY	\$75.75	\$909.00
5	Grout for Rock Flume	12	SY	\$32.45	\$389.40
6	Sawcut & Remove Existing Concrete Pavement	47	SY	\$10.90	\$512.30
7	Remove Existing HMAc Pavement	1,058	SY	\$2.55	\$2,697.90
8	Adjust Existing Utilities	1	LS	\$1,800.00	\$1,800.00
9	6" Concrete Curb	485	LF	\$2.55	\$1,236.75
10	Pavement Striping	396	LF	\$0.55	\$217.80
11	Handicap Logos	3	EA	\$165.00	\$495.00
12	Wheel Stops	2	EA	\$54.00	\$108.00
13	SWPPP Allowance	1	LS	\$1,125.00	\$1,125.00

Total Change Order Amount =

\$50,453.96

All other items and conditions of our contract with you remain the same and this order is made a part thereof.

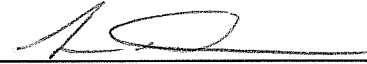
Kindly signify your acceptance and approval of this agreement by signing and returning to us the enclosed copy.

ACCEPTED BY OWNER:

By: _____

Date: _____

JLB CONTRACTING, LLC

By:  _____

Sam Davis

President

JLB Contracting, LLC

P.O. BOX 24131

FORT WORTH, TEXAS 76124

(817) 261-2991 Voice

(817) 261-3044 Fax



Date: July 24, 2012

Agenda Item No: REGULAR ITEMS - E.

I. Subject:

Review and discuss the hotel study from Interim Hospitality Consultants.

II. Originated by:

Amethyst G. Cirno, City Secretary and Communications Coordinator

III. Summary:

Please see the abbreviated study attached.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	Study	Brief.pdf
----	-------	-----------



FEASIBILITY STUDY
with
FINANCIAL PROJECTIONS
for a proposed



in

Kennedale, Texas

For the
Kennedale Economic Development Corporation
Kennedale, Texas



4145 Yardley Circle
Tallahassee, Florida 32308-2942
Telephone: 850/893-6010 • Fax: 850/893-8345 • Cell: 850/443-5010
www.interimhospitality.com • ihcex@comcast.net
Member, International Association of Hospitality Advisors
Member, Extended-Stay Hotel Council, AHLA

July 2, 2012

Mr. Bob Hart, Executive Director
Economic Development Corporation
405 Municipal Drive
Kennedale, Texas 76060

Via FedEx

Dear Mr. Hart:

This report, entitled "Feasibility Study with Financial Projections" for a proposed Combination Sleep Inn and MainStay Suites Hotel," to be located at 1100 West Kennedale Parkway, Kennedale, Texas 76060 has been prepared pursuant to our Letter of Agreement of May 26, 2012.

The report consists of a survey of the site and surrounding areas regarding the suitability for hotel development; a market study of the Kennedale, Texas area pertaining to transient lodging facilities; and based on these studies, estimates and assumptions, discussed in this report, the Financial Projections for the proposed hotel.

The scope of our work is described in the attached report and includes, among other things, the following steps: We discuss the demand for the proposed facilities with representatives of government, commerce, and industry. We revisited economic and demographic data and industrial growth statistics of the area. Existing and planned travel patterns, area approaches, hotels, restaurants, and lounges were surveyed and analyzed as they pertain to the site.

In accordance with our engagement letter, we did not ascertain the legal and regulatory requirements applicable to this project, including zoning, permits, licenses, Americans With Disabilities Act, and other state and local government regulations. No effort has been made to determine the possible effect on this project of present or future federal, state, and local legislation, including any regarding environmental or ecological matters, nor was there any analysis of the potential impact of possible energy shortages.

Our study is based on information developed from research of the market, knowledge of the industry, and conversations with you during which we were provided certain information. The sources of information and bases of our estimates and assumptions are stated in the body of this report. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Listed in the Top 20 Hotel Consulting Firms by *Hotel/Motel Management* for 2006 through 2012

Member, International Association of Hospitality Advisors

Member, Extended-Stay Hotel Council, AHLA



The accompanying projections are based on estimates and assumptions developed in connection with the Feasibility Study. However, certain assumptions may not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the projection period may vary from the forecasts, and the variations may be material.

The Author and Interim Hospitality Consultants will not be liable for errors and omissions in judgment, negligence, or other fault in connection with this Feasibility Study, except for acts of gross negligence, willful malfeasance, and fraud.

We acknowledge that the hotel will be financed through one or more loans with financial institutions, and said financial institutions may rely on the Feasibility Study when determining whether to extend financial credit and the terms thereof. In addition, we understand that you plan to offer ownership interests in the hotel to accredited investors in a private placement under various rules and regulations of the Securities Acts ("Offering"), and that investors may rely on the Feasibility Study as part of their investment analysis.

Further, we acknowledge that you and others may utilize the Feasibility Study to evaluate the market potential for the proposed hotel, planning the composition of the hotel, projecting levels of market penetration, occupancy, and average room rate, preparing cash flow and financial projections, and other purposes.

In your multiple capacities as developer of the hotel, you and your agents and assigns, are hereby authorized to utilize the Feasibility Study for its intended purposes and in pursuance of the matters described herein. As such, you and your agents and assigns, are authorized to disclose the Feasibility Study to any and all third parties and their attorneys, accountants, and employees who need access in order to analyze aspects of the hotel. These authorizations may not and will not be revoked. Neither you nor third parties to which you disclose the Feasibility Study have a duty to maintain the confidentiality of the Feasibility Study. We acknowledge that the Feasibility Study is owned by you, and you may utilize it as your sole property.

Thank you for allowing Interim Hospitality Consultants to be of service to you.

Regards,

A handwritten signature in cursive script, reading "Edward L. Xanders".

Edward L. Xanders, CHA
Its Manager

PREFACE

During the Field Research for the Feasibility Study to determine the viability of a possible hotel near Exit 442 of Interstate 20 (I-20) it became very evident that the City of Kennedale, Texas lacked the appropriate market generators to support a normal 60- to 80-room transient hotel. The negative factors included:

1. Lack of I-20 highway signage noting Kennedale Parkway.
2. Lack of Class A Office Space.
3. Numerous reuse equipment businesses along Kennedale Parkway.
4. Three first-class transient hotels with 211 rooms, only four miles west of the hotel site on I-20 in Forest Hills, Texas.
5. Lack of first-class restaurants and lounge establishments.

Mr. Bob Hart, Executive Director of the Kennedale, Texas, Economic Development Corporation provided a personal tour and independent conversation to ruminate the following points.

1. The streetscape aspects of Kennedale Parkway.
2. Upgrading of Bowman Springs Road, Exit 443 of I-20, into Kennedale Parkway.
3. Tour of the upper-middle-class residential neighborhoods.
4. Tour of the Kennedale Town Center and retail expansion plans.
5. Identification of 12 major industrial firms.
6. A speculation of future commuter rail station to tie the city into the Greater Dallas/Ft. Worth Metroplex.
7. An aspiration, with plans, for the Village Creek Park System.
8. A commitment to a developer to “work with various city incentives” to foster the development of a feasible hotel.
9. The “Beautification” of Kennedale’s front door – Kennedale Parkway at Interstate 20.
10. A renewed focus to rename Exit 442 of I-20 signage from Mansfield Highway to Kennedale Parkway.

The afternoon tour encompassed the I-20 portion of Forest Hill and the U.S. 287 Expressway portion of Mansfield, Texas. Subsequent tours of Mansfield, coupled with a visit to the Mansfield Chamber of Commerce, began to revise positive points for a possible Kennedale hotel.

In the Spring of 2012, Choice Hotels International offered a new hybrid mid-priced hotel building – half Sleep Inn and half an extended-stay MainStay Suites. This new product was a perfect fit for the Kennedale, Texas site.

Kennedale could support the 35 transient Sleep Inn rooms, and the cities of Forest Hills, Kennedale and Mansfield need a 37-room mid-priced extended-stay hotel, MainStay Suites.

These findings were revealed to Mr. Hart, who supported the conclusion and announced that conversation had begun by the Kennedale Economic Development office on a possible restaurant/lounge adjoining the hotel site.

During the drafting of the Feasibility Study, in a call to Mr. Hart requesting certain manufacturing firms’ number of employees and Growth Plans, Mr. Hart stated he was receiving some “pushback” from

City Council members and the City Chief of Police, Tommy Williams. The comment was that extended-stay hotels attract a lower social economic clientele and possibly promote criminal-related activities.

Interim Hospitality Consultants took the comment under advisement, with the following response.

History

The Extended-Stay Hotel Segment of the American Hotel Industry was begun in the 1970s by Jack DeBoer. Unable to rent a townhouse complex in Wichita, Kansas, he furnished each apartment, added a gatehouse, and rented the units on a weekly basis. This first Residence Inn grew to over 100 hotels across the country, and he sold out to Marriott Hotels. DeBoer waited five years, then built the mid-priced extended-stay Candlewood Suites to 105 units, and cashed out again to Intercontinental Hotels Group. He waited a few years and now has over 200 ValuPlace hotels, a low end economy extended-stay hotel that he calls a studio apartment, rented on a weekly basis, and not a hotel.

Most of the hotel franchise companies caught on to this extended-stay segment in the 1980s as it is more profitable than transient hotels, and developed over 25 upscale, mid-priced and economy franchises across the country.

In the 1990s extended-stay hotel executives formed the Extended-Stay Council of the American Hotel Lodging Association. Edward Xanders, President of Interim Hospitality Consultants was approved as an Allied Member in 1998. The main purpose of the Council was, and remains, to:

1. Educate hotel developers on the operational nuances and high profitability of extended-stay hotels; and
2. Inform various regulators and governmental officials of this non-traditional hotel accommodation.

The nearly 20 years of the Extended-Stay Council work has been successful on both fronts. The Highland Group of Atlanta, Georgia, executives of which were the catalyst of the Council's formation, produces an annual report on the Extended-Stay Hotel Industry. A copy of the 2012 Report is presented at the end of Section H of this Feasibility Study. Edward Xanders (Cell: 850.443.5010) is available to address any questions on the Highland Report and the Hotel Feasibility Study. He has been quoted in numerous Hotel Industry Publications and interviewed on CNBC Cable News on the extended-stay hotel industry.

Today

The recent national recession has led to unfortunate unemployment and loss of family homes. National newscasts have reported Central Florida independent motels renting a single room to families of 4 to 10 persons. School bus stops were, and are, common at low end motels as the nation pulls the economy up. Unfortunately there are people who are "down and out" seeking shelter. Independent motels add a small refrigerator and microwave, and claim they are weekly extended-stay hotels – which they may be, due to economic conditions.

The subject Sleep Inn/MainStay Suites is not a budget hotel. It is a mid-priced hotel product.

Mid-priced Transient Hotels

Sleep Inn by Choice Hotels
Comfort Inn by Choice Hotels
Comfort Suites by Choice Hotels
Hampton Inn by Hilton
Holiday Inn Express by IHG
Fairfield Inn by Marriott
Springhill Suites by Marriott
Country Inn and Suites by Carlson
Wingate Inn by Wyndham Hotels
Best Western Plus

Up-Scale Extended-Stay Hotels

Residence Inn by Marriott
Homewood Suites by Hilton
Hyatt House
Staybridge Suites by IHC
Element by Starwood Hotels

Mid-priced Extended-Stay Hotels

MainStay Suites by Choice Hotels
Candlewood Suites by IHG
Crestwood Suites
Extended Stay America
Hawthorne Suites by Wyndham Hotels
Extended Stay Deluxe
Homestead Suites
Home-Towne Suites
Home2 by Hilton
TownPlace by Marriott

Economy Extended-Stay Hotels

Suburban Extended-Stay by Choice Hotels
Studio 6
Crossland Suites by ESA
Sun Suites
Savannah Suites

Note: The Highland Report does **NOT** classify ValuPlace as an Economy Extended-Stay Hotel, as it is a studio apartment building

The transient Sleep Inn, of this Study, is projected to have an Average Daily Rate of \$75.00 in 2015. The mid-priced extended-stay MainStay Suites is projected to have an Average Daily Rate of 85.00 per night, or \$595 per week. Not economy, not budget, but solid mid-priced.

Fort Worth Area Extended Stay Hotels

Smith Travel Research of Hendersonville, Tennessee, the preeminent source of worldwide hotel data, lists the following extended-stay hotels in the Greater Fort Worth area. The City Police Chief is listed to assist Chief Williams in contacting his counterparts and determine the police cases at any of the extended-stay hotels. Interim Hospitality Consultants, due to confidentiality, was not permitted to obtain the police case data.

Arlington Texas

Upscale Hotels

Residence Inn by Marriott
Homewood Suites by Hilton

Police Chief Theron Bowman

Mid-priced Hotels

Homestead
Hawthorn by Wyndham
Candlewood Suites by IHG
TownePlace by Marriott
Studio Plus

Economy Hotels

Intown Suites (4)
Studio 6 (2)

Bedford Texas

Upscale Hotels

Homewood Suites by Hilton

Police Chief Rodger Gibson

Mid-priced Hotels

Extended-Stay Deluxe
TownePlace by Marriott

Economy Hotels

Fort Worth, Texas*Upscale Hotels*

Staybridge Suites by IHG
 Homewood Suites by Hilton (2)
 Residence Inn by Marriott (4)

Police Chief Jeffery Halstead*Mid-priced Hotels*

TownePlace by Marriott (2)
 Extended-Stay America
 Extended-Stay Deluxe (2)
 Candlewood Suites by IHG (3)

Economy Hotels

Crossland Suites

Grapevine, Texas*Upscale Hotels*

Homewood Suites by Hilton
 Residence Inn by Marriott

Police Chief Eddie Salame*Mid-priced Hotels**Economy Hotels***North Richland Hills, Texas***Upscale Hotels***Police Chief Jimmy Perdue***Mid-priced Hotels**Economy Hotels*

InTown Suites
 Studio 6

Weatherford, Texas*Upscale Hotels***Police Chief Mike Manning***Mid-priced Hotels*

Candlewood Suites by IHG

*Economy Hotels***Recap**

The 38 Extended-Stay Hotels – 13 Upscale; 16 Mid-priced; 9 Economy -- represent 11.2% of the 340 hotels in Greater Fort Worth.

Please review the hotel websites to ascertain the quality level of each price point (i.e., choicehotelfranchise.com) or tour a local extended-stay hotel; the Hotel General Manager or Sales Director will be pleased to point out the features of these excellent hotel accommodations.

The 35-room Sleep Inn for Kennedale, coupled with the fact that Forest Hills, Kennedale and Mansfield have **NO** extended-stay hotels, bodes well for the success of the mid-priced 37-room Kennedale MainStay Suites by Choice Hotels. Interestingly, MainStay Suites has a national average occupancy of 64%, the highest of any of the eleven hotel brands operated by Choice Hotels.

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INTRODUCTION

Interim Hospitality Consultants was engaged to conduct a Feasibility Study with Financial Projections for a Sleep Inn/MainStay Suites hotel to be located at 1100 West Kennedale Parkway in Kennedale, Texas. The proposed hotel is to have all the amenities commensurate with a mid-priced transient and extended-stay hotel.

Objectives of Study

The basic objectives of the study were to:

1. Evaluate the market potential for the proposed hotel based on an analysis of the market support for a lodging facility on the subject site.
2. Comment on the appropriate number, types, and sizes of guest rooms and other amenities which would best serve the needs of the market.
3. Project levels of market penetration, occupancy, and average room rate for the proposed hotel for the first five years of operations.
4. Prepare detailed projections of Cash Flow from operations before fixed charges for the hotel for the first five years of operations.
5. Provide a written report containing the conclusions of the Feasibility Study and present Financial Projections for the proposed hotel.

Scope of Study

The Feasibility Study included a variety of work steps which enabled us to evaluate historic trends and project the future competitive supply of and demand for lodging accommodations in the area. The scope of the work included, but was not necessarily limited to, the following:

1. An analysis and economic evaluation of the Kennedale, Texas, market area based on interviews with area businessmen and government officials, compilation of pertinent market data, and a review of those economic indices which would be most relevant to the success of the proposed project.
2. An inspection of the site and surrounding area to determine their suitability for the proposed hotel, taking into consideration such factors as accessibility, visibility, and proximity to demand generators.
3. An inspection and analysis of the hotels in Kennedale, Texas, that would provide the primary competition to the proposed hotel. Our census of the competitive facilities included existing hotels as well as those under construction, planned, or rumored.
4. A determination of the current overall market demand and rooms in the subject area and the share of market demand that is generated by tourists, commercial travelers, and group meetings/ convention delegates.
5. A projection of growth rates for the various market segments based on the factors that should impact the future demand for hotel rooms.
6. An evaluation of the projected hotel supply and demand relationship in the market area to reach conclusions regarding the market support for the proposed hotel.
7. Comment on the proposed facilities in terms of number, mix, and type of guest rooms, and recreational amenities.
8. Comment on the proposed facilities in terms of style and size.
9. Projections of occupancy and average room rate for the proposed hotel, including projected market mix of guests.
10. Projections of cash flow from operations before fixed charges for the first five years of operations.

CONCLUSIONS

The Market research and analysis, as described in this report, indicate that the composition, strength, and projected demand for lodging accommodations in Kennedale, Texas are sufficient to support the proposed mid-priced Sleep Inn/MainStay Suites.

Market Area Analysis (Section C)

Kennedale, Texas is a community on the move with its:

1. Hosting 12 major industrial firms, led by Fort Worth Tower (FWT) located across the Parkway from the hotel site.
2. Working with Tarrant County to establish a commuter rail stop in the city, thereby connecting the city to the entire Dallas/Fort Worth Metroplex by rail.
3. Establishment of the Village Creek Park System, adjacent to the hotel site.

4. Offering beautiful, upper middle class neighborhoods for the 20 minute commute to downtown Fort Worth.
5. Establishment of Class-A retail centers and office space along Kennedale Parkway/Business Route U.S. 287.

The progressive leadership of elected officials and city staff assure the success of the “Imagine Kennedale 2015 Strategic Plan.”

Site and Area Evaluation

(Section D)

The site of the proposed Sleep Inn/MainStay Suites hotel is well positioned at Exit 442A at the intersection of Interstate 20 and the Fort Worth Business loop Interstate 820. The site is 1100 West Kennedale Parkway (Business Route U.S. 287) at Oakcrest Drive, one block south of the Interstate exit.

It must be noted that practically all of the I-20 signage does NOT mention the roadway of Kennedale Parkway – but Mansfield Highway. The city of Mansfield is located eight miles south of this Interstate exit. Until the City of Kennedale corrects this misnomer it will continue to be “second” to Mansfield.

The City of Kennedale has begun to establish a Village Park system along the banks of Village Creek. A portion of this park is to be located immediately south of the site of the proposed hotel.

Supply and Demand Analysis

(Section E)

In 2008 there were six hotels in Forest Hills and Mansfield, Texas with 415 rooms which produced a reportedly 50.7% occupancy. In 2009 a LaQuinta Inn and Hampton Inn opened in Forest Hills and a Fairfield Inn in Mansfield. These 233 new rooms (a 56.1% increase) dropped the Market Area Occupancy to 39.9%. Two years later in 2011, the Market Demand increased to absorb the now 648 Room Supply to produce a 52.7% occupancy in 2011.

For the first four months of 2012, the occupancy is at 55.9% up from 48.0% in 2011.

The market area is now ready to accept a new hotel – and first for Kennedale, Texas with a 72-room Sleep Inn/MainStay Suites.

Professional operation and management will focus the mid-priced Sleep Inn to Kennedale and the mid-priced extended MainStay Suites to the tri-city market area of Forest Hills, Kennedale and Mansfield..

Proposed Facilities and Services

(Section F)

The Field Research of the Feasibility Study supports the selection of Sleep Inn/MainStay Suites, a franchise of Choice Hotels International.

Sleep Inn/MainStay Suites Kennedale, Texas Proposed Room Mix	
19	Queen/Queen – Sleep Inn
9	King – Sleep Inn
7	King/Sofa – Sleep Inn
3	King Celebration – MainStay Suites
18	Queen/Queen – MainStay Suites
13	King/Sofa – MainStay Suites
3	King/Parlor – MainStay Suites
72	Total Rooms

Source: Interim Hospitality Consultants

Note: Certain Guest Rooms and Suites may be combined to form market-warranted two-room suites.

Projected Utilization of the Proposed Hotel

(Section G)

As previously noted in Supply and Demand (Section E) the 35 room Sleep Inn will primarily focus on the City of Kennedale for its transient room occupancy. The 37 room MainStay Suites will be marked to the Tri-City area of Forest Hills, Kennedale and Mansfield as the only mid-priced Extended Stay Hotel.

The *U.S. Extended Stay Lodging Market – 2012* by the Highland Group, Atlanta, Georgia (the report is presented at the end of the Financial Proforma (Section H) of this Feasibility Study) reveals that Extended Stay Hotels enjoyed a 14.1% increase in occupancy over transient hotels in 2011. Of note, is that Extended Stay occupancy has produced an average 12.4% increase *every year* since 1998.

Based upon the premium occupancy of the MainStay Suites, the proposed hotel's Total Market Penetration and underlying assumptions are summarized as follows:

1. *Leisure:* Due to the hotel being marketed as the number one quality product in the midpriced limited-service hotel classification, the hotel's projected penetration of fair market share will rise from 110.9% to 118.6% over the five-year projection period.
2. *Commercial:* The fair market share of commercial business is projected to rise from 110.9% to 118.6%. This can be achieved with a professional sales marketing effort. If for any reason the tourist business declines through seasonality or energy shortages, state and local commercial solicitation must be made to offset the decline.
3. *Occupancy:* The projected occupancy should be attainable if the property is built as described, professionally operated in all facets, and business of the area continues to be positive. In years 3 to 5, additional competition may materialize to substantially reduce the projections.

These projections are based on estimates and assumptions developed in connection with the Feasibility Study. However, certain assumptions may not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the projection period may vary from the forecasts, and the variations may be material.

Proposed Sleep Inn/MainStay Suites Kennedale, Texas			
<i>Year</i>	<i>Occupancy</i>	<i>Average Daily Rate</i>	<i>Room Revenue</i>
2015	61%	\$ 84.00	\$1,346,590
2016	63%	\$ 88.00	\$1,460,950
2017	65%	\$ 92.00	\$1,571,540
2018	68%	\$ 97.00	\$1,733,430
2019	70%	\$102.00	\$1,876,390

Source: Interim Hospitality Consultants

Financial Analysis

(Section H)

Projections of annual operating returns for the Sleep Inn/MainStay Suites by Choice Hotels Worldwide were prepared for five years, 2015 through 2019. The projections are based on the results of operations of comparable facilities and our conclusions regarding the environment in which the hotel would operate.

Proposed Sleep Inn/MainStay Suites Kennedale, Texas			
<i>Year</i>	<i>Total Revenue</i>	<i>Net Operating Income Before Debt Service</i>	
2015	\$1,414,790	\$447,350	31.6%
2016	\$1,543,960	\$500,100	32.4%
2017	\$1,656,950	\$573,800	34.6%
2018	\$1,620,420	\$660,460	36.3%
2019	\$1,968,370	\$739,790	37.6%

Source: Interim Hospitality Consultants

The accompanying projections are based on estimates and assumptions developed in connection with the Feasibility Study. However, some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur, therefore, actual results achieved during the projection period will vary from the projections and the variations may be material.

Choice Hotels International

Information on the worldwide hotel company, Choice Hotels International, is presented on the following pages.



Date: July 24, 2012

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

Updates from the Executive Director, Orasi Development, and the Chamber of Commerce:

1. Chamber of Commerce update and introduction of the new Executive Director, Jesse Elizondo.
2. TownCenter status
3. New Hope & Bloxom Road Tax Increment Reinvestment Zone (TIRZ) with Tarrant County
4. Concept development for Oak Crest and Kennedale Parkway
5. TxDOT signage

II. Originated by:

III. Summary:

General updates.

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:



Date: July 24, 2012

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:

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

1. Discuss Property at 1000 E Kennedale Parkway
2. Discuss bid submissions for city properties

II. Originated by:

III. Summary:

Executive session.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:



Date: July 24, 2012

Agenda Item No: EXECUTIVE SESSION - B.

I. Subject:

The Economic Development Corporation will meet in closed session pursuant to Section 551.087 of the Texas Government Code to deliberate the offer of a financial or other incentive to a business project with which the city is conducting economic development negotiations.

1. Incentives for development of property at 1201 West Kennedale Parkway
2. Incentives for development of property at 445 West Kennedale Parkway

II. Originated by:

III. Summary:

Executive session.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: