

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
August 28, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION - 7:15 PM

(Meeting may begin 15 mins late due to Congressman Barton's event directly prior to EDC)

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

- A. Consider approval of minutes from July 24, 2012 regular meeting.

IV. REGULAR ITEMS

- A. Discuss concept development for Oak Crest area and Kennedale Parkway.
- B. Review and accept the KEDC Financial Report for Jul 2012.

V. STAFF ANNOUNCEMENTS/REPORTS

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

- 1. Chamber updates and introduction of the new Executive Director, Jesse Elizondo
- 2. TownCenter (parking lot, lease, and sign status, etc)
- 3. Tax Increment Reinvestment Zone status
- 4. TxDOT signage status
- 5. QuickTrip opening on November 15, 2012
- 6. TxDOT Green Ribbon Grant
- 7. RTR/NCTCOG sidewalk grant

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. Sale of a portion of 1000 E Kennedale Parkway
- 2. Purchase of property at 1125 W 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 whom the city is conducting economic development negotiations.

1. Incentives for development of property at 445 W Kennedale Parkway
2. Review and discuss initiatives for hotel development.

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

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the August 28, 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. Cirno, City Secretary



Date: August 28, 2012

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from July 24, 2012 regular meeting.

II. Originated by:

III. Summary:

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	minutes	07.24.2012 EDC Mnotes.doc
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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
July 24, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

President Mundy called the meeting to order at 7:18 PM

II. ROLL CALL

Roll Call

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

IV. MINUTES APPROVAL

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

Motion, Action Approve, **Moved By** Pat Turner, **Seconded By** Beverly Hayes
Motion Passed Unanimously.

V. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for May 2012.

Sakura Dedrick approached the board with the most recent financial report. Informed the board that sales tax was still trending the same and Dollar General recently renewed their contract.

Motion, Action Approve, **Moved By** Mark Yeary, **Seconded By** Darrell Erwin, Motion Passed Unanimously.

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

President Mundy opened the public hearing. No one signed up to speak for the public hearing and it was closed.

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

Motion, Action Approve, **Moved By** Donnie Graham, **Seconded By** Beverly Hayes, Motion Passed Unanimously.

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

Motion, Action Approve, **Moved By** Pat Turner, **Seconded By** Mark Yeary, Motion Passed Unanimously.

E. Review and discuss the hotel study from Interim Hospitality Consultants.

Jack Thompson with Orasi Development gave an update on the hotel and feasibility study from Interim Hospitality Consultants. The study suggested that Kennedale consider developing a hybrid concept with sleep-in and mainstay suites that would charge around \$75 a night for sleep in rooms and \$85 a night for mainstay suites. Pat Turner voiced concerns regarding the rates saying that it won't do much to separate lower end clientele from middle or upper clientele.

VI. STAFF ANNOUNCEMENTS/REPORTS

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

1. Chamber of Commerce update
Jessie Elizondo was not present to give board members any updates.
2. TownCenter status
Bob Hart talked about the new dry cleaning business. TownCenter Cleaners have signs up but have not yet officially opened for business.
3. New Hope Road TIRZ District with Tarrant County
Bob Hart mentioned that the TIRZ is going well. All documentation has been submitted would be presented at the County Commissioner's court on Tuesday July 30th.
4. Concept development for Oak Crest and Kennedale Parkway
This item will be discussed in detail at the August meeting.
5. TxDot signage.
This item will be discussed in detail at the August meeting.

President Mundy closed the regular session and entered executive session at 7:50 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.

This item was tabled until the next regular meeting

2. Discuss bid submissions for city properties

This item was tabled until the next regular meeting.

Approval to move forward on placing bids on available city properties.

Donnie Graham motioned and was seconded by Darrell Erwin. Motion passed unanimously.

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 8:08 PM.

All items on the executive session agenda were tabled until the August meeting. No action pursuant to executive session was necessary.

IX. ADJOURNMENT

Motion, Adjourn, **Moved By** Darrell Erwin, **Seconded By** Pat Turner, Motion Passed Unanimously

The meeting was adjourned at 8:10 PM



Date: August 28, 2012

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Discuss concept development for Oak Crest area and Kennedale Parkway.

II. Originated by:

Bob Hart, City Manager

III. Summary:

Discuss concept development for Oak Crest area and Kennedale Parkway.

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:



Date: August 28, 2012

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Review and accept the KEDC Financial Report for Jul 2012.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	Jul 2012 EDC Financials	20120828 EDC Jul 12 Financials.pdf
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JUL 2012 ECONOMIC DEVELOPMENT CORPORATION FINANCIALS

Budget/Amendment

No changes.

Year-To-Date

- Ad Valorem Tax: Increase in comparison over this time last year.
- 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: Slight decrease in comparison over this time last year.
- 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: No significant change.
- Capital: Decrease in comparison over this time last year.

Estimate

We anticipate a FY11/12 ending fund balance of \$142,852 (\$22,986 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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	FY11-12 ESTIMATE
OPERATING REVENUES	587,149	587,149	451,221	2,349,305	1,295,404	1,295,404	491,673	700,920
OPERATING EXPENDITURES	(608,509)	(608,509)	(1,100,637)	(1,180,427)	(2,837,324)	(2,837,324)	(1,970,090)	(2,123,306)
OPERATING INCOME/(LOSS)	(21,360)	(21,360)	(649,415)	1,168,878	(1,541,920)	(1,541,920)	(1,478,417)	(1,422,386)
NONOPERATING REVENUES/(EXPENSES)								
INTEREST EARNINGS	4,200	4,200	126	130	250	250	767	950
TRANSFERS IN	-	-	-	-	-	-	-	-
(TRANSFER OUT)	(154,619)	(154,619)	(154,619)	(154,619)	(153,119)	(153,119)	(153,119)	(153,119)
NET OPERATING INCOME/(LOSS)	(171,779)	(171,779)	(803,908)	1,014,389	(1,694,788)	(1,694,788)	(1,630,769)	(1,574,554)
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	\$ (220,757)	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (33,229)	\$ 22,986
95: EDC4B RESERVE FUND	\$ 120,137	\$ 120,137	\$ 119,750	\$ 119,766	\$ 120,006	\$ 120,006	\$ 119,836	\$ 119,866
19: EDC4B CAPITAL BOND FUND	\$ 1,017,184	\$ 1,017,184	\$ 489,925	\$ 464,133	\$ 119,383	\$ 119,383	\$ 102,032	\$ (0)
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 1,548,693	\$ 1,548,693	\$ 388,918	\$ 2,181,439	\$ 142,141	\$ 142,141	\$ 188,640	\$ 142,852

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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	45,690	52,138	42,466	42,466	48,738	48,738	194.7%	114.8%
SALES/BEVERAGE TAXES	324,438	324,438	233,087	366,165	352,666	352,666	268,392	397,660	71.8%	76.1%
INVESTMENT EARNINGS	4,200	4,200	126	130	250	250	767	950	3.0%	306.6%
MISCELLANEOUS INCOME	-	-	-	21,916	676,000	676,000	5,250	5,250	0.0%	0.8%
SURPLUS SALES/RENTALS	239,244	239,244	172,445	209,087	224,272	224,272	169,292	249,272	72.1%	75.5%
TRANSFERS	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
TOTAL REVENUES	\$ 591,349	\$ 591,349	\$ 451,347	\$ 2,349,435	\$ 1,295,654	\$ 1,295,654	\$ 492,440	\$ 701,870	76.3%	38.0%
PERSONNEL	-	-	-	-	-	-	-	-	0.0%	0.0%
SUPPLIES	31,610	31,610	3,871	22,314	21,344	21,344	14,797	24,475	12.2%	69.3%
MAINTENANCE	17,790	17,790	20,472	21,749	22,856	22,856	32,105	32,105	115.1%	140.5%
SUNDRY	249,810	249,810	190,694	243,564	265,906	265,906	266,591	353,357	76.3%	100.3%
DEBT	111,798	111,798	125,701	125,701	313,243	313,243	1,245,645	1,250,160	112.4%	397.7%
TRANSFERS	154,619	154,619	154,619	154,619	153,119	153,119	153,119	153,119	100.0%	100.0%
CAPITAL	197,501	197,501	759,898	767,099	2,213,975	2,213,975	410,952	463,209	384.8%	18.6%
TOTAL EXPENDITURES	\$ 763,128	\$ 763,128	\$ 1,255,256	\$ 1,335,046	\$ 2,990,442	\$ 2,990,442	\$ 2,123,209	\$ 2,276,424	164.5%	71.0%
REVENUES OVER EXPENDITURES	\$ (171,779)	\$ (171,779)	\$ (803,908)	\$ 1,014,389	\$ (1,694,788)	\$ (1,694,788)	\$ (1,630,769)	\$ (1,574,554)		
ENDING FUND BALANCE	\$ 411,372	\$ 411,372	\$ (220,757)	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (33,229)	\$ 22,986		
ADJUSTMENTS										
FUND BALANCE AS % OF EXP	53.9%	53.9%	-17.6%	119.7%	-3.3%	-3.3%	-1.6%	1.0%		
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
RESERVE SURPLUS/(SHORTFALL)	\$ 411,372	\$ 411,372	\$ (220,757)	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (33,229)	\$ 22,986		

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

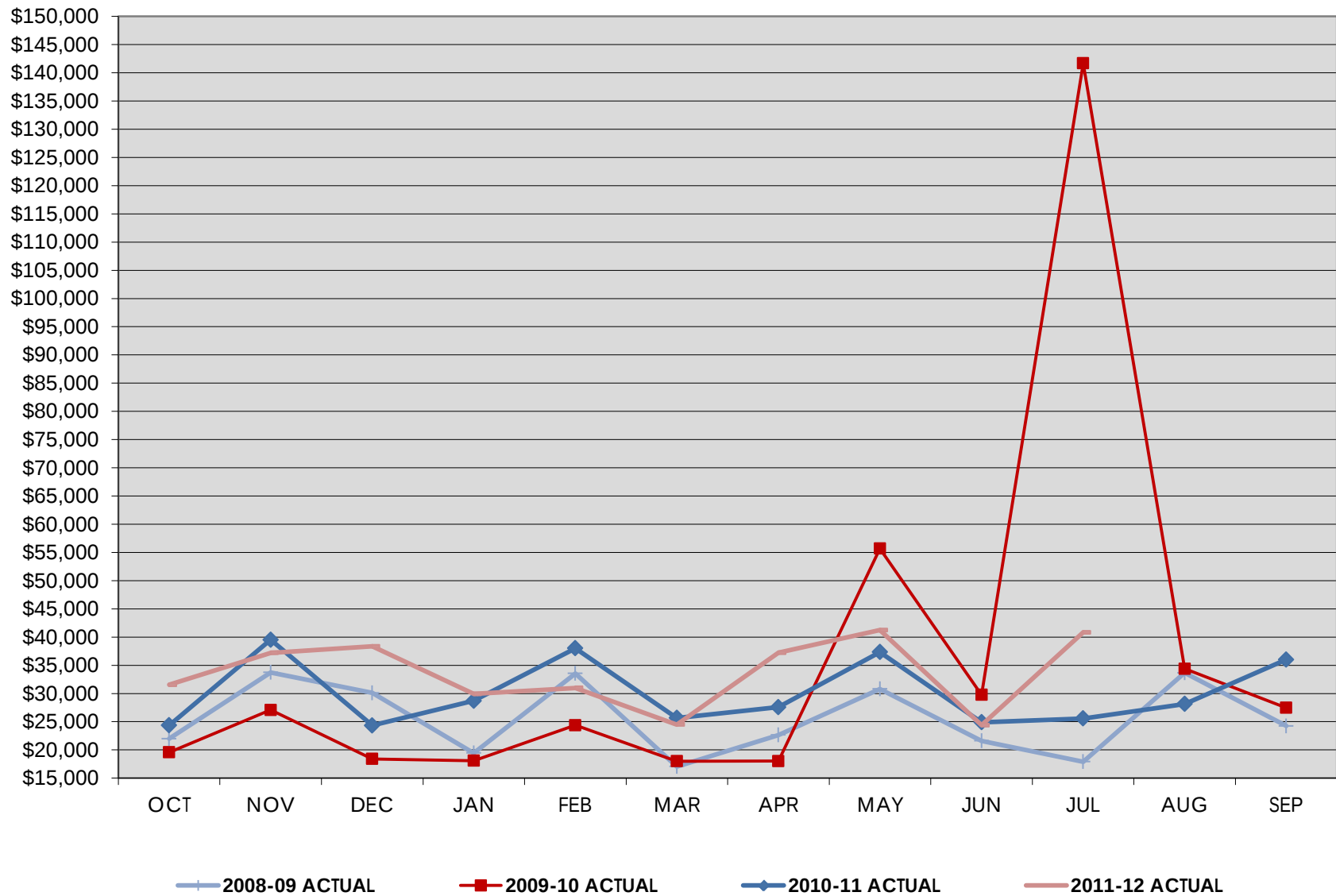
REVENUE LINE ITEM SUMMARY

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	45,690	52,138	42,466	42,466	48,738	48,738	194.7%	114.8%
	AD VALOREM TAXES	\$ 23,467	\$ 23,467	\$ 45,690	\$ 52,138	\$ 42,466	\$ 42,466	\$ 48,738	\$ 48,738	194.7%	114.8%
4081-00-00	SALES TAX	324,438	324,438	233,087	366,165	352,666	352,666	268,392	397,660	71.8%	76.1%
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-	-	0.0%	0.0%
	SALES/BEVERAGE TAXES	\$ 324,438	\$ 324,438	\$ 233,087	\$ 366,165	\$ 352,666	\$ 352,666	\$ 268,392	\$ 397,660	71.8%	76.1%
4401-00-00	INVESTMENT INCOME	4,200	4,200	126	130	250	250	767	950	3.0%	306.6%
	INVESTMENT EARNINGS	\$ 4,200	\$ 4,200	\$ 126	\$ 130	\$ 250	\$ 250	\$ 767	\$ 950	3.0%	306.6%
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	171,968	208,534	220,272	220,272	167,662	245,272	73.1%	76.1%
4806-00-00	RENTAL INSURANCE	4,000	4,000	477	553	4,000	4,000	1,631	4,000	11.9%	40.8%
	SURPLUS SALES/RENTALS	\$ 239,244	\$ 239,244	\$ 172,445	\$ 209,087	\$ 224,272	\$ 224,272	\$ 169,292	\$ 249,272	72.1%	75.5%
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	\$ 451,347	\$ 2,349,435	\$ 1,295,654	\$ 1,295,654	\$ 492,440	\$ 701,870	76.3%	38.0%
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 587,149	\$ 587,149	\$ 451,221	\$ 649,305	\$ 1,295,404	\$ 1,295,404	\$ 491,673	\$ 700,920		
	10% ADMIN CHARGE-GENERAL FUND	58,715	58,715	42,250	64,931	129,540	129,540	49,167	70,092		

Economic Development Corporation Sales Tax Revenue

Three Year History



Economic Development Corporation Sales Tax Revenue

FY2011-12 Monthly History



Sales Tax Collections

ECONOMIC DEVELOPMENT CORPORATION 4B
SALES TAX - \$0.005

	2002-03 ACTUAL	2003-04 ACTUAL	2004-05 ACTUAL	2005-06 ACTUAL	2006-07 ACTUAL	2007-08 ACTUAL	2008-09 ACTUAL	2009-10 ACTUAL	2010-11 ACTUAL	2011-12 BUDGET	2011-12 ACTUAL	2011-12 YTD	GAIN/ LOSS	GAIN/ LOSS	YTD CUM	2011-12 ESTIMATE
OCT	25,015	26,737	27,574	30,493	26,719	21,880	22,001	19,568	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	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	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	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	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	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	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	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	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	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	28,137	26,962	26,679	362,826	(283)	-5.2%	11.9%	26,679
SEP	26,060	25,710	22,677	27,368	30,430	23,534	24,245	27,457	36,010	34,835	34,835	397,660	-	-3.3%	10.4%	34,835
	325,445	343,051	322,876	347,346	335,121	323,256	306,744	432,550	360,141	352,666	397,660		44,995			397,660
	-2.62%	5.41%	-5.88%	7.58%	-3.52%	-3.54%	-5.11%	41.01%	-16.74%	-2.08%	10.42%					10.42%

**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	\$ 23,490.92	\$ -	\$ -	\$ 159,994.60
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	\$ 5,084.64	\$ -	\$ -	\$ 48,738.36
Insurance Escrows	\$ 38.37	\$ 38.37	\$ 38.37	\$ 38.37	\$ 23.95	\$ 24.37	\$ 1,355.60	\$ 24.37	\$ 24.37	\$ 24.37	\$ -	\$ -	\$ 1,630.51
CAM Escrows	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 737.16	\$ 737.16	\$ 722.69	\$ 737.16	\$ 737.16	\$ 737.16	\$ -	\$ -	\$ 7,667.29
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	\$ 29,337.09	\$ -	\$ -	\$ 218,030.76
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	\$ -	\$ -	\$ 5,000.00
Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 329.26	\$ 361.84	\$ 384.35	\$ 458.41	\$ -	\$ -	\$ 749.37	\$ -	\$ 325.66	\$ 363.76	\$ -	\$ -	\$ 2,972.65
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	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 600.00
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,217.90	\$ -	\$ -	\$ 2,217.90
Landscape Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,603.28	\$ -	\$ -	\$ 1,603.28
Maintenance/Construction	\$ 3,299.60	\$ 5,132.36	\$ -	\$ 1,650.00	\$ 607.58	\$ 1,065.00	\$ 1,902.23	\$ -	\$ 1,327.34	\$ 5,050.00	\$ -	\$ -	\$ 20,034.11
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	\$ 9,884.94	\$ -	\$ -	\$ 39,302.58
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	\$ 19,452.15	\$ -	\$ -	\$ 178,728.18
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	\$ 24,228.08	\$ -	\$ -	\$ 167,661.89

**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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	3,860	4,466	16,544	16,544	7,057	16,544	17.5%	42.7%
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	7,681	7,681	0.0%	192.0%
	SUPPLIES	\$ 27,050	\$ 27,050	\$ 3,871	\$ 22,314	\$ 21,344	\$ 21,344	\$ 14,797	\$ 24,475	14.3%	69.3%
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	2,300	2,460	2,350	2,350	7,334	7,335	68.2%	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	5,754	7,581	10,000	10,000	40,249	40,249	23.0%	402.5%
5567-01-00	AUDIT SERVICES	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	100.0%	100.0%
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	95,420	95,420	97,208	126,611	86,036	86,036	84,573	85,000	101.9%	98.3%
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	51,510	69,885	129,540	129,540	49,167	69,612	87.7%	38.0%
	SUNDRY	\$ 190,710	\$ 190,710	\$158,294	\$ 209,494	\$ 236,126	\$ 236,126	\$239,685	\$ 296,696	83.0%	101.5%
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	293,392	293,392	325,000	325,000	164,582	165,000	2933.9%	50.6%
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	-	-	14,097	18,644	-	-	83,138	84,000	#DIV/0!	#DIV/0!
	CAPITAL	\$ 70,000	\$ 70,000	\$307,489	\$ 312,036	\$ 385,000	\$ 385,000	\$286,928	\$ 288,209	439.3%	74.5%
	TOTAL EXPENDITURES	\$ 287,760	\$ 287,760	\$469,655	\$ 543,844	\$ 642,470	\$ 642,470	\$542,185	\$ 610,155	163.2%	84.4%

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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	25,274	26,938	0.0%	50.1%
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	-	-	-	-	131,399	131,399	1,089,161	1,092,012	0.0%	828.9%
	DEBT	\$ 111,798	\$ 111,798	\$111,676	\$ 111,676	\$ 296,243	\$ 296,243	\$ 1,228,645	\$ 1,233,160	99.9%	414.7%
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	154,619	154,619	154,619	154,619	153,119	153,119	153,119	153,119	100.0%	100.0%
	TRANSFER	\$ 154,619	\$ 154,619	\$154,619	\$ 154,619	\$ 153,119	\$ 153,119	\$ 153,119	\$ 153,119	100.0%	100.0%
	TOTAL EXPENDITURES	\$ 266,417	\$ 266,417	\$266,295	\$ 266,295	\$ 449,362	\$ 449,362	\$ 1,381,764	\$ 1,386,279	100.0%	307.5%

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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	20,472	21,749	22,856	22,856	31,330	31,330	115.1%	137.1%
		\$ 17,790	\$ 17,790	\$ 20,472	\$ 21,749	\$ 22,856	\$ 22,856	\$ 31,330	\$ 31,330	115.1%	137.1%
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	2,539	3,209	4,200	4,200	2,973	4,200	32.5%	70.8%
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	15,160	16,160	11,580	11,580	18,052	36,580	252.7%	155.9%
		\$ 17,800	\$ 17,800	\$ 21,099	\$ 22,770	\$ 19,780	\$ 19,780	\$ 26,906	\$ 46,661	118.5%	136.0%
	TOTAL EXPENDITURES	\$ 40,150	\$ 40,150	\$ 41,572	\$ 44,519	\$ 42,636	\$ 42,636	\$ 58,236	\$ 77,991	103.5%	136.6%

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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	11,300	11,300	10,000	10,000	-	10,000	73.9%	0.0%
	SUNDRY	\$ 41,300	\$ 41,300	\$ 11,300	\$ 11,300	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	27.4%	0.0%
5800-03-00	LAND	-	-	-	-	-	-	-	-	0.0%	0.0%
5847-03-00	CONSTRUCTION	127,501	127,501	452,409	455,063	160,000	160,000	124,024	175,000	354.8%	77.5%
	CAPITAL	\$ 127,501	\$ 127,501	\$ 452,409	\$ 455,063	\$ 160,000	\$ 160,000	\$ 124,024	\$ 175,000	354.8%	77.5%
		\$ 168,801	\$ 168,801	\$ 463,709	\$ 466,363	\$ 170,000	\$ 170,000	\$ 124,024	\$ 185,000	274.7%	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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	1,239	1,310	250	250	213	250	247.8%	85.1%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 500	\$ 500	\$ 1,239	\$ 1,310	\$ 250	\$ 250	\$ 213	\$ 250	247.8%	85.1%
MAINTENANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
SUNDRY	28,143	28,143	93,740	100,371	250,000	250,000	31,220	104,383	333.1%	12.5%
CAPITAL	234,524	234,524	696,926	716,157	95,000	95,000	331,093	360,000	297.2%	348.5%
TOTAL EXPENDITURES	\$ 262,667	\$ 262,667	\$ 790,665	\$ 816,529	\$ 345,000	\$ 345,000	\$ 362,313	\$ 464,383	301.0%	105.0%
REVENUES OVER EXPENDITURES	\$ (262,167)	\$ (262,167)	\$ (789,426)	\$ (815,218)	\$ (344,750)	\$ (344,750)	\$ (362,100)	\$ (464,133)		
ENDING FUND BALANCE	\$ 1,017,184	\$ 1,017,184	\$ 489,925	\$ 464,133	\$ 119,383	\$ 119,383	\$ 102,032	\$ (0)		
ADJUSTMENTS										
FUND BALANCE AS % OF EXP	387.3%	387.3%	62.0%	56.8%	34.6%	34.6%	28.2%	0.0%		
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
RESERVE SURPLUS/(SHORTFALL)	\$ 1,017,184	\$ 1,017,184	\$ 489,925	\$ 464,133	\$ 119,383	\$ 119,383	\$ 102,032	\$ (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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
4401-00-00	INVESTMENT INCOME	500	500	1,239	1,310	250	250	213	250	247.8%	85.1%
	INVESTMENT EARNINGS	\$ 500	\$ 500	\$ 1,239	\$ 1,310	\$ 250	\$ 250	\$ 213	\$ 250	247.8%	85.1%
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 500	\$ 500	\$ 1,239	\$ 1,310	\$ 250	\$ 250	\$ 213	\$ 250	247.8%	85.1%

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	-	-	10,400	15,400	240,000	240,000	13,750	86,883	#DIV/0!	5.7%
5579-01-00	ARCHITECT/DESIGN SERVICES	-	-	37,217	37,217	-	-	-	-	#DIV/0!	0.0%
5580-01-00	ENGINEERING SERVICES	28,143	28,143	46,123	47,755	10,000	10,000	17,470	17,500	163.9%	174.7%
	SUNDRY	\$ 28,143	\$ 28,143	\$ 93,740	\$ 100,371	\$ 250,000	\$ 250,000	\$ 31,220	\$ 104,383	333.1%	12.5%
5800-01-00	LAND	-	-	7,273	7,558	25,000	25,000	-	25,000	#DIV/0!	0.0%
5847-01-00	CONSTRUCTION	234,524	234,524	689,653	708,600	70,000	70,000	331,093	335,000	294.1%	473.0%
	CAPITAL	\$ 234,524	\$ 234,524	\$ 696,926	\$ 716,157	\$ 95,000	\$ 95,000	\$ 331,093	\$ 360,000	297.2%	348.5%
	TOTAL EXPENDITURES	\$ 262,667	\$ 262,667	\$ 790,665	\$ 816,529	\$ 345,000	\$ 345,000	\$ 362,313	\$ 464,383	301.0%	105.0%

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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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	113	129	240	240	70	100	22.6%	29.3%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 500	\$ 500	\$ 113	\$ 129	\$ 240	\$ 240	\$ 70	\$ 100	22.6%	29.3%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ 500	\$ 500	\$ 113	\$ 129	\$ 240	\$ 240	\$ 70	\$ 100		
ENDING FUND BALANCE	\$ 120,137	\$ 120,137	\$ 119,750	\$ 119,766	\$ 120,006	\$ 120,006	\$ 119,836	\$ 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	\$ 7,144	\$ 7,160	\$ 7,400	\$ 7,400	\$ 7,230	\$ 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 JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
4401-00-00	INVESTMENT INCOME	500	500	113	129	240	240	70	100	22.6%	29.3%
	INVESTMENT EARNINGS	\$ 500	\$ 500	\$ 113	\$ 129	\$ 240	\$ 240	\$ 70	\$ 100	22.6%	29.3%
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	\$ 113	\$ 129	\$ 240	\$ 240	\$ 70	\$ 100	22.6%	29.3%

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD JUL	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD JUL	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: August 28, 2012

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

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

1. Chamber updates and introduction of the new Executive Director, Jesse Elizondo
2. TownCenter (parking lot, lease, and sign status, etc)
3. Tax Increment Reinvestment Zone status
4. TxDOT signage status
5. QuickTrip opening on November 15, 2012
6. TxDOT Green Ribbon Grant
7. RTR/NCTCOG sidewalk grant

II. Originated by:

Bob Hart, City Manager

III. Summary:

Discuss the listed items.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:



Date: August 28, 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. Sale of a portion of 1000 E Kennedale Parkway
2. Purchase of property at 1125 W Kennedale Parkway

II. Originated by:

Bob Hart, City Manager

III. Summary:

This discussion will be held during executive session

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	property	prop.pdf
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Date: August 28, 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 whom the city is conducting economic development negotiations.

1. Incentives for development of property at 445 W Kennedale Parkway
2. Review and discuss initiatives for hotel development.

II. Originated by:

III. Summary:

please see the attached report.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	hotel	hitel.pdf
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