

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
September 25, 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 August 28, 2012 regular meeting.

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for August 2012
- B. Consider an economic development grant for Kooper's Corner.
- C. Consider participating in the International Council of Shopping Centers Texas Dealmakers event.

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, Jeremiah Wunneburger
 - 2. TownCenter (parking lot, lease, and sign status, etc)
 - 3. Tax Increment Reinvestment Zone status
 - 4. TxDOT signage status
 - 5. TxDOT Green Ribbon Grant
 - 6. 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. Review and discuss initiatives for hotel development, including Oak Crest development engineering contracts.

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 September 25, 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: September 25, 2012

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from August 28, 2012 regular meeting.

II. Originated by:

Amethyst G. Cirmo, City Secretary and Communications Coordinator

III. Summary:

Please see the attached minutes.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	08.28.2012 EDC Mnotes.doc
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ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
August 28, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

II. ROLL CALL

Roll Call

Present Robert Mundy, Beverly Hayes, Rebeca Mowell, Mark Yeary, Darrell Erwin

Absent/Excused Pat Turner, Donnie Graham

III. MINUTES APPROVAL

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

Motion To approve the minutes as presented., **Action** Approve, **Moved By** Mark Yeary, **Seconded By** Beverly Hayes

Motion Passed Unanimously

IV. REGULAR ITEMS

A. Discuss concept development for Oak Crest area and Kennedale Parkway.

Bob Hart presented the members with an updated potential development plan for the Oak Crest area. The plan included areas for a hotel, senior living, a large, park, and retail areas.

B. Review and accept the KEDC Financial Report for Jul 2012.

Ms. Dedrick noted that the financial outlook has remained the same and that there were no significant increases or decreases to report.

Motion To approve the financial report as presented., **Action** Approve, **Moved By** Darrell Erwin, **Seconded By** Rebecca Mowell

Motion Passed Unanimously

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
Mr. Elizondo introduced himself to the EDC, and announced the Kar Show on September 8th.
2. TownCenter (parking lot, lease, and sign status, etc)
Bob Hart noted that the parking lot would be started in next few months.
3. Tax Increment Reinvestment Zone status
Bob Hart noted that recent meetings had been positive.

4. TxDOT signage status
This item is ongoing and meetings with TxDOT will be set up in the near future.
5. QuickTrip opening on November 15, 2012
Construction is well underway and they will be ready to open in November.
6. TxDOT Green Ribbon Grant
Construction of landscaping along Kennedale Parkway has begun and should be complete by Christmas of this year.
7. RTR/NCTCOG sidewalk grant
Sidewalk construction on Kennedale Parkway will begin in 2013.

Chair Mundy closed the regular session and entered executive session at 8:20 PM.

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

The meeting was called back into open session at 9:19 PM.

No action pursuant to executive session was necessary.

The next meeting will be held on Tuesday, September 25, 2012.

VIII. ADJOURNMENT

Motion To adjourn., **Action** Adjourn, **Moved By** Rebecca Mowell, **Seconded By** Darell Erwin
Motion Passed Unanimously

The meeting was adjourned at 9:20 PM.

ATTEST

APPROVE:

Amethyst G. Cirimo, City Secretary

President Robert Mundy



Date: September 25, 2012

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for August 2012

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

Ms. Dedrick will present an update on this item.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	financials	edc.pdf
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AUG 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: Slight decrease in comparison over this time last year.
- Capital: Decrease in comparison over this time last year.

Estimate

We anticipate a FY11/12 ending fund balance of \$137,770 (\$17,904 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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	FY11-12 ESTIMATE
OPERATING REVENUES	587,149	587,149	501,001	2,349,305	1,295,404	1,295,404	538,013	700,920
OPERATING EXPENDITURES	(608,509)	(608,509)	(1,117,925)	(1,180,427)	(2,837,324)	(2,837,324)	(1,997,579)	(2,128,388)
OPERATING INCOME/(LOSS)	(21,360)	(21,360)	(616,924)	1,168,878	(1,541,920)	(1,541,920)	(1,459,566)	(1,427,468)
NONOPERATING REVENUES/(EXPENSES)								
INTEREST EARNINGS	4,200	4,200	126	130	250	250	831	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)	(771,417)	1,014,389	(1,694,788)	(1,694,788)	(1,611,854)	(1,579,636)
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	\$ (188,266)	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (14,313)	\$ 17,904
95: EDC4B RESERVE FUND	\$ 120,137	\$ 120,137	\$ 119,758	\$ 119,766	\$ 120,006	\$ 120,006	\$ 119,846	\$ 119,866
19: EDC4B CAPITAL BOND FUND	\$ 1,017,184	\$ 1,017,184	\$ 478,127	\$ 464,133	\$ 119,383	\$ 119,383	\$ 102,050	\$ (0)
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 1,548,693	\$ 1,548,693	\$ 409,619	\$ 2,181,439	\$ 142,141	\$ 142,141	\$ 207,583	\$ 137,770

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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	48,914	52,138	42,466	42,466	51,477	48,738	208.4%	121.2%
SALES/BEVERAGE TAXES	324,438	324,438	261,321	366,165	352,666	352,666	295,172	397,660	80.5%	83.7%
INVESTMENT EARNINGS	4,200	4,200	126	130	250	250	831	950	3.0%	332.3%
MISCELLANEOUS INCOME	-	-	-	21,916	676,000	676,000	5,250	5,250	0.0%	0.8%
SURPLUS SALES/RENTALS	239,244	239,244	190,766	209,087	224,272	224,272	186,114	249,272	79.7%	83.0%
TRANSFERS	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
TOTAL REVENUES	\$ 591,349	\$ 591,349	\$ 501,127	\$ 2,349,435	\$ 1,295,654	\$ 1,295,654	\$ 538,844	\$ 701,870	84.7%	41.6%
PERSONNEL	-	-	-	-	-	-	-	-	0.0%	0.0%
SUPPLIES	31,610	31,610	4,362	22,314	21,344	21,344	16,636	24,475	13.8%	77.9%
MAINTENANCE	17,790	17,790	21,110	21,749	22,856	22,856	33,123	33,123	118.7%	144.9%
SUNDRY	249,810	249,810	204,153	243,564	265,906	265,906	286,709	357,421	81.7%	107.8%
DEBT	111,798	111,798	125,701	125,701	313,243	313,243	1,250,160	1,250,160	112.4%	399.1%
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	762,599	767,099	2,213,975	2,213,975	410,952	463,209	386.1%	18.6%
TOTAL EXPENDITURES	\$ 763,128	\$ 763,128	\$ 1,272,544	\$ 1,335,046	\$ 2,990,442	\$ 2,990,442	\$ 2,150,697	\$ 2,281,506	166.8%	71.9%
REVENUES OVER EXPENDITURES	\$ (171,779)	\$ (171,779)	\$ (771,417)	\$ 1,014,389	\$ (1,694,788)	\$ (1,694,788)	\$ (1,611,854)	\$ (1,579,636)		
ENDING FUND BALANCE	\$ 411,372	\$ 411,372	\$ (188,266)	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (14,313)	\$ 17,904		
ADJUSTMENTS										
FUND BALANCE AS % OF EXP	53.9%	53.9%	-14.8%	119.7%	-3.3%	-3.3%	-0.7%	0.8%		
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
RESERVE SURPLUS/(SHORTFALL)	\$ 411,372	\$ 411,372	\$ (188,266)	\$ 1,597,540	\$ (97,248)	\$ (97,248)	\$ (14,313)	\$ 17,904		

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

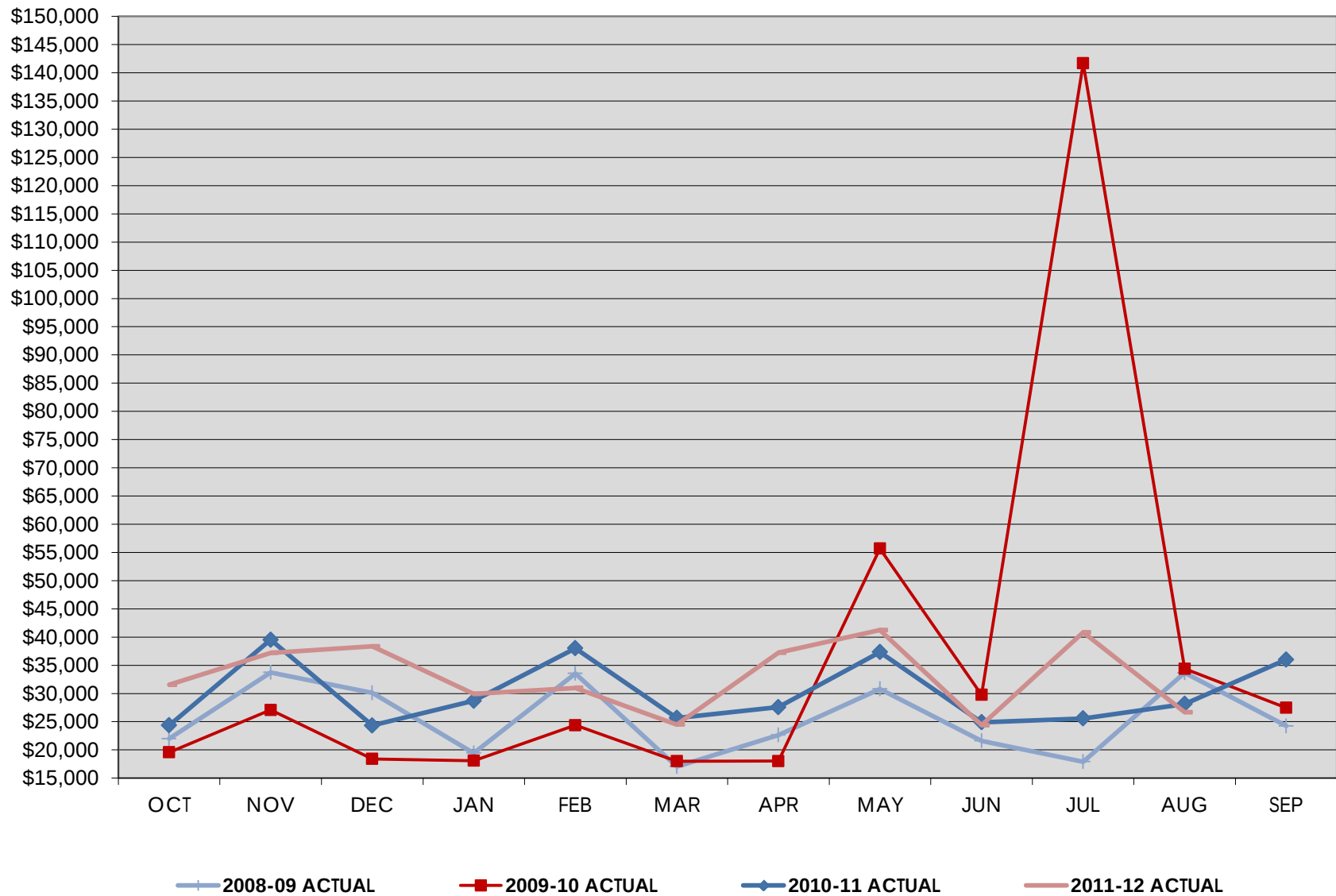
REVENUE LINE ITEM SUMMARY

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	48,914	52,138	42,466	42,466	51,477	48,738	208.4%	121.2%
	AD VALOREM TAXES	\$ 23,467	\$ 23,467	\$ 48,914	\$ 52,138	\$ 42,466	\$ 42,466	\$ 51,477	\$ 48,738	208.4%	121.2%
4081-00-00	SALES TAX	324,438	324,438	261,321	366,165	352,666	352,666	295,172	397,660	80.5%	83.7%
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-	-	0.0%	0.0%
	SALES/BEVERAGE TAXES	\$ 324,438	\$ 324,438	\$ 261,321	\$ 366,165	\$ 352,666	\$ 352,666	\$ 295,172	\$ 397,660	80.5%	83.7%
4401-00-00	INVESTMENT INCOME	4,200	4,200	126	130	250	250	831	950	3.0%	332.3%
	INVESTMENT EARNINGS	\$ 4,200	\$ 4,200	\$ 126	\$ 130	\$ 250	\$ 250	\$ 831	\$ 950	3.0%	332.3%
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	190,251	208,534	220,272	220,272	184,459	245,272	80.9%	83.7%
4806-00-00	RENTAL INSURANCE	4,000	4,000	515	553	4,000	4,000	1,655	4,000	12.9%	41.4%
	SURPLUS SALES/RENTALS	\$ 239,244	\$ 239,244	\$ 190,766	\$ 209,087	\$ 224,272	\$ 224,272	\$ 186,114	\$ 249,272	79.7%	83.0%
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	\$ 501,127	\$ 2,349,435	\$ 1,295,654	\$ 1,295,654	\$ 538,844	\$ 701,870	84.7%	41.6%
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 587,149	\$ 587,149	\$ 501,001	\$ 649,305	\$ 1,295,404	\$ 1,295,404	\$ 538,013	\$ 700,920		
	10% ADMIN CHARGE-GENERAL FUND	58,715	58,715	42,250	64,931	129,540	129,540	53,801	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	\$ 16,059.92	\$ 16,059.92	\$ 192,114.44
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	\$ 2,738.95	\$ 2,738.95	\$ 54,216.26
Insurance Escrows	\$ 38.37	\$ 38.37	\$ 38.37	\$ 38.37	\$ 23.95	\$ 24.37	\$ 1,355.60	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 1,679.25
CAM Escrows	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 737.16	\$ 737.16	\$ 722.69	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 9,141.61
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	\$ 19,560.40	\$ 19,560.40	\$ 257,151.56
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 329.26	\$ 361.84	\$ 384.35	\$ 458.41	\$ -	\$ -	\$ 749.37	\$ -	\$ 325.66	\$ 363.76	\$ 375.06	\$ 310.85	\$ 3,658.56
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	\$ -	\$ 638.28	\$ 638.28	\$ 7,825.20
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ 200.24	\$ 800.24
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,217.90	\$ 104.42	\$ 385.56	\$ 2,707.88
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	\$ 275.00	\$ 1,050.00	\$ 21,359.11
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	\$ 1,892.76	\$ 3,084.93	\$ 44,280.27
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	\$ 17,667.64	\$ 16,475.47	\$ 212,871.29
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	\$ 16,797.08	\$ 16,797.08	\$ 201,256.05

**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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	4,350	4,466	16,544	16,544	8,897	16,544	19.8%	53.8%
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	\$ 4,362	\$ 22,314	\$ 21,344	\$ 21,344	\$ 16,636	\$ 24,475	16.1%	77.9%
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	104,815	126,611	86,036	86,036	89,064	89,064	109.8%	103.5%
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	-	-	-	-	-	-	68,742	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	56,488	69,885	129,540	129,540	49,167	69,612	96.2%	38.0%
	SUNDRY	\$ 190,710	\$ 190,710	\$ 170,879	\$ 209,494	\$ 236,126	\$ 236,126	\$ 258,928	\$ 300,760	89.6%	109.7%
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	-	-	14,144	18,644	-	-	83,138	84,000	#DIV/0!	#DIV/0!
	CAPITAL	\$ 70,000	\$ 70,000	\$ 307,536	\$ 312,036	\$ 385,000	\$ 385,000	\$ 286,928	\$ 288,209	439.3%	74.5%
	TOTAL EXPENDITURES	\$ 287,760	\$ 287,760	\$ 482,777	\$ 543,844	\$ 642,470	\$ 642,470	\$ 563,267	\$ 614,219	167.8%	87.7%

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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	26,938	26,938	0.0%	53.4%
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	-	-	-	-	131,399	131,399	1,092,012	1,092,012	0.0%	831.1%
	DEBT	\$ 111,798	\$ 111,798	\$111,676	\$ 111,676	\$ 296,243	\$ 296,243	\$ 1,233,160	\$ 1,233,160	99.9%	416.3%
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	\$ 1,386,278	\$ 1,386,279	100.0%	308.5%

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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	21,110	21,749	22,856	22,856	32,348	32,348	118.7%	141.5%
		\$ 17,790	\$ 17,790	\$ 21,110	\$ 21,749	\$ 22,856	\$ 22,856	\$ 32,348	\$ 32,348	118.7%	141.5%
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	2,913	3,209	4,200	4,200	3,348	4,200	37.3%	79.7%
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	15,660	16,160	11,580	11,580	18,552	36,580	261.0%	160.2%
		\$ 17,800	\$ 17,800	\$ 21,973	\$ 22,770	\$ 19,780	\$ 19,780	\$ 27,781	\$ 46,661	123.4%	140.5%
	TOTAL EXPENDITURES	\$ 40,150	\$ 40,150	\$ 43,084	\$ 44,519	\$ 42,636	\$ 42,636	\$ 60,129	\$ 79,009	107.3%	141.0%

**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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	455,063	455,063	160,000	160,000	124,024	175,000	356.9%	77.5%
	CAPITAL	\$ 127,501	\$ 127,501	\$ 455,063	\$ 455,063	\$ 160,000	\$ 160,000	\$ 124,024	\$ 175,000	356.9%	77.5%
		\$ 168,801	\$ 168,801	\$ 466,363	\$ 466,363	\$ 170,000	\$ 170,000	\$ 124,024	\$ 185,000	276.3%	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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	1,274	1,310	250	250	230	250	254.8%	92.1%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 500	\$ 500	\$ 1,274	\$ 1,310	\$ 250	\$ 250	\$ 230	\$ 250	254.8%	92.1%
MAINTENANCE	-	-	-	-	-	-	-	-	0.0%	0.0%
SUNDRY	28,143	28,143	94,990	100,371	250,000	250,000	31,220	104,383	337.5%	12.5%
CAPITAL	234,524	234,524	707,509	716,157	95,000	95,000	331,093	360,000	301.7%	348.5%
TOTAL EXPENDITURES	\$ 262,667	\$ 262,667	\$ 802,498	\$ 816,529	\$ 345,000	\$ 345,000	\$ 362,313	\$ 464,383	305.5%	105.0%
REVENUES OVER EXPENDITURES	\$ (262,167)	\$ (262,167)	\$ (801,224)	\$ (815,218)	\$ (344,750)	\$ (344,750)	\$ (362,083)	\$ (464,133)		
ENDING FUND BALANCE	\$ 1,017,184	\$ 1,017,184	\$ 478,127	\$ 464,133	\$ 119,383	\$ 119,383	\$ 102,050	\$ (0)		
ADJUSTMENTS										
FUND BALANCE AS % OF EXP	387.3%	387.3%	59.6%	56.8%	34.6%	34.6%	28.2%	0.0%		
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
RESERVE SURPLUS/(SHORTFALL)	\$ 1,017,184	\$ 1,017,184	\$ 478,127	\$ 464,133	\$ 119,383	\$ 119,383	\$ 102,050	\$ (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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
4401-00-00	INVESTMENT INCOME	500	500	1,274	1,310	250	250	230	250	254.8%	92.1%
	INVESTMENT EARNINGS	\$ 500	\$ 500	\$ 1,274	\$ 1,310	\$ 250	\$ 250	\$ 230	\$ 250	254.8%	92.1%
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 500	\$ 500	\$ 1,274	\$ 1,310	\$ 250	\$ 250	\$ 230	\$ 250	254.8%	92.1%

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	-	-	11,650	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	\$ 94,990	\$ 100,371	\$ 250,000	\$ 250,000	\$ 31,220	\$ 104,383	337.5%	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	700,236	708,600	70,000	70,000	331,093	335,000	298.6%	473.0%
	CAPITAL	\$ 234,524	\$ 234,524	\$ 707,509	\$ 716,157	\$ 95,000	\$ 95,000	\$ 331,093	\$ 360,000	301.7%	348.5%
	TOTAL EXPENDITURES	\$ 262,667	\$ 262,667	\$ 802,498	\$ 816,529	\$ 345,000	\$ 345,000	\$ 362,313	\$ 464,383	305.5%	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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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	121	129	240	240	80	100	24.2%	33.5%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 500	\$ 500	\$ 121	\$ 129	\$ 240	\$ 240	\$ 80	\$ 100	24.2%	33.5%
TRANSFERS	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ 500	\$ 500	\$ 121	\$ 129	\$ 240	\$ 240	\$ 80	\$ 100		
ENDING FUND BALANCE	\$ 120,137	\$ 120,137	\$ 119,758	\$ 119,766	\$ 120,006	\$ 120,006	\$ 119,846	\$ 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	\$ 7,152	\$ 7,160	\$ 7,400	\$ 7,400	\$ 7,240	\$ 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 AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	FY11-12 ESTIMATE	FY10-11 YTD %	FY11-12 YTD %
4401-00-00	INVESTMENT INCOME	500	500	121	129	240	240	80	100	24.2%	33.5%
	INVESTMENT EARNINGS	\$ 500	\$ 500	\$ 121	\$ 129	\$ 240	\$ 240	\$ 80	\$ 100	24.2%	33.5%
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	\$ 121	\$ 129	\$ 240	\$ 240	\$ 80	\$ 100	24.2%	33.5%

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY10-11 BUDGET	FY10-11 AMENDED	FY10-11 YTD AUG	FY10-11 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD AUG	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: September 25, 2012

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Consider an economic development grant for Kooper's Corner.

II. Originated by:

III. Summary:

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:



Date: September 25, 2012

Agenda Item No: REGULAR ITEMS - C.

I. Subject:

Consider participating in the International Council of Shopping Centers Texas Dealmakers event.

II. Originated by:

Bob Hart, City Manager

III. Summary:

This event will be held in Dallas on November 6 & 7.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	ISCS	ISCS Project Profile-5.pdf
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ICSC Project Profile

9/ 10 / 12

Goal

To generate economic development by showcasing the City's opportunities at the ICSC show to the 8,000 – 12,000 retail leaders, company real estate executives, and shopping center developers who are expected to attend.

Strategy

To create an in-show venue that provides an opportunity to attract new businesses to the community by showcasing it to retail leaders, company real estate executives and shopping center developers by providing information about its development locations, incentive policies and business opportunities. Orasi's booth will host a special event that invites attendees to meet a sports celebrity and enjoy refreshments.

Project

Orasi is offering a 10' x 10' space in its 40' x 40' booth at the ICSC show in Dallas on November 7-8. Orasi's booth will house three cities in a trade show display setting. The venue will host an Afternoon Break that features food, beverages and a special prize drawing. The booths will attract visitors by featuring food and beverages during the 4:30 – 6 PM slot on Wednesday, 11/7.

As part of the special event, the booth features a sports theme that contains an ESPN/Dallas display, ESPN cheerleaders and station promotional giveaways during a meet-and-greet opportunity with former Dallas Cowboys all-star lineman Nate Newton. Nate will be available to sign autographs and pose for photos with attendees. At the end of the event, Nate will give away a regulation football that is personally autographed to the winner if he or she is present at the drawing. Attendees also will have an opportunity to win a \$500 gift card to a local electronics store.

Prior to the show, Orasi will send invitations to each city's top prospects and the general show attendees to attend the booth for an introduction to/update on the community. The invitations will offer a chance to meet Nate Newton and a special incentive to visit the booth for a chance to win a gift card to an electronics store.

Logistics



Orasi is dividing its 40' x 40' booth into 10' x 10' quarters in which a client city will have a display to educate show attendees about the community. Each booth features:

- Pipe & Drape
- A bistro-style table
- Two bistro chairs
- Each city will provide personnel, 6-foot draped table, wastebasket, display materials, banner and promotional items.

Special Event

Orasi is hosting an Afternoon Break from 4:30 PM to 6 PM on Wednesday, 11/7, that features beverages and the Ball Park Break Feast. The food and beverage items will be distributed among the city booths.

The event will feature a meet-and-greet appearance by Nate Newton, former Dallas Cowboys all-star, and a display by ESPN/Dallas radio that will include promotional items, a sports-oriented display and two ESPN hostesses. Newton will be available for autographs and photos with booth guests. We will cap the event by giving away an autographed football by Nate at 6 PM. If the winner is on hand at the drawing, Nate will personalize his autograph to the winner. The secondary prize is a \$500 gift card at a local electronics store.

Time Table

ICSC is a two-day show that runs from 7 AM – 8:30 PM each day.

The Deal Making program will run from 3:00 PM – 6:00 PM on Wednesday, November 7 and 9:00 AM – 5:00 PM on Thursday, November 8.

All-inclusive Fee

\$7,480



Date: September 25, 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, Jeremiah Wunneburger
2. TownCenter (parking lot, lease, and sign status, etc)
3. Tax Increment Reinvestment Zone status
4. TxDOT signage status
5. TxDOT Green Ribbon Grant
6. RTR/NCTCOG sidewalk grant

II. Originated by:

Bob Hart, City Manager

III. Summary:

Updates will be given on all of the above topics.

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:



Date: September 25, 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
2.	letter	A2.pdf

Date: September 25, 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. Review and discuss initiatives for hotel development, including Oak Crest development engineering contracts.

II. Originated by:

Bob Hart, City Manager

III. Summary:

Bob Hart will present information on this topic during executive session.

IV. Recommendation:

None

V. Alternative Actions:

VI. Attachments:

1.	oak crest area	OakCresk.pdf
2.	draft letter	Aliquantus Consulting.docx