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**TOWNCENTER DEVELOPMENT DISTRICT
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
October 30, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

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

IV. REGULAR ITEMS

A. Consider setting an assessment rate and values for fiscal year 2012-2013 for the Kennedale TownCenter.

B. Consider seeking the city attorney to prepare a contact amendment between the Kennedale Economic Development Corporation and the Kennedale TownCenter Development District and Cypress properties relative to the waiver of taxes pursuant to the development agreement; and authorizing the chair – or KEDC President – execute the agreement amendment.

V. 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 October 30, 2012, TownCenter Development District 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: October 30, 2012

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

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

II. Originated by:

Amethyst G. Cirimo, City Secretary and Communications Coordinator

III. Summary:

Please see the attached minutes for approval.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	06.26.2012 TDD Minutes.doc
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**TOWNCENTER DEVELOPMENT DISTRICT
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
June 26, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

Chair Robert Mundy called the meeting to order at 7:10 PM.

II. ROLL CALL

Present: John Clark, Donnie Graham, Frank Fernandez, Robert Mundy

Absent: Brian Johnson

III. MINUTES APPROVAL

A. Consider approval of minutes dated November 15, 2011.

Motion , Action Approve, Moved By John Clark , **Seconded By** Donnie Graham

Motion Passed Unanimously

IV. REGULAR ITEMS

A. Consider first modification of the real estate note and lien relative to Lot 5, Block A of the Kennedale Retail Center Addition.

Motion , Action Approve, Moved By John Clark , **Seconded By** Frank Fernandez

Motion Passed Unanimously

V. ADJOURNMENT

Motion , Action Adjourn, Moved By John Clark , **Seconded By** Donnie Graham

Motion Passed Unanimously

The meeting was adjourned at 7:14 PM.



Date: October 30, 2012

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Consider setting an assessment rate and values for fiscal year 2012-2013 for the Kennedale TownCenter.

II. Originated by:

Bob Hart, City Manager

III. Summary:

Please see the attached information.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	FY2012-2013 Rate & Values	20121011153047085.tif
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Date: October 30, 2012

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Consider seeking the city attorney to prepare a contract amendment between the Kennedale Economic Development Corporation and the Kennedale TownCenter Development District and Cypress properties relative to the waiver of taxes pursuant to the development agreement; and authorizing the chair – or KEDC President – execute the agreement amendment.

II. Originated by:

Bob Hart, City Manager

III. Summary:

The development agreement between the KEDC, MMD and Cypress properties had a provision as follows:

**ARTICLE XII.
TAXES**

The Premises are currently exempt from property taxes because they belong to the City of Kennedale Economic Development Corporation. If the County's Central Appraisal District determines that the property is taxable, Lessee agrees that it shall promptly pay any such taxes but the assessments required in Article 4.04 shall no longer be due. The Corporation will obtain the consent of the Kennedale TownCenter Development District to this provision, and provide to the Partnership. If consent has not been obtained within 60 days from the date hereof, then the Corporation will be in default.

Such an agreement was never prepared. There is no urgency being created at this time other than compliance with the contract provision. Authorization is requested to have Wayne Olson prepare the amendment and have the appropriate board chair execute the agreement.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments: