KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

ECONOMIC DEVELOPMENT CORPORATION AGENDA

BOARD OF DIRECTORS REGULAR MEETING
MAY 25, 2021 AT 6:00 PM
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

MEMBERS OF THE PUBLIC MAY JOIN IN PERSON OR VIRTUALLY BY VISITING www.cityofkennedale.com/joinmeeting AND/OR BY DIALING 1-877-853-5257 (TOLL-FREE) AND USING ACCESS CODE 76060–76060

I. CALL TO ORDER

II. ROLL CALL

III. EXECUTIVE SESSION

The Board may consult with its attorney pertaining to any matter in which the duty of its attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda. The Board will also meet in closed session pursuant to §551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property:

A. Discussion regarding the Development Agreement for TownCenter

B. Sale of 13-acre EDC-owned property on Linda Road, known as Lot1A2, Block 1 of the Harris Corporation Addition

C. Lease Agreement regarding 1170 E. Kennedale Pkwy

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

V. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce Report

B. Board member reports and announcements

C. Staff reports and announcements

VI. REGULAR ITEMS

A. Elect a Vice President of the Economic Development Corporation Board

B. Consider approval of the minutes from the March 23, 2021 regular meeting

C. Review and accept the KEDC Financial Report for March 2021

D. Review and accept the KEDC Financial Report for April 2021

E. Discuss and consider approval of lease extension for Red's Roadhouse 1170 E. Kennedale Parkway

F. Authorize the Executive Director to make an application for the rezoning of the 13-acre EDC on

Linda Road, known as Lot 1A2, Block 1 of the Harris Corporation Addition, from Industrial (I) to Neighborhood Village (NV)

G. Authorize the Executive Director to negotiate, finalize and execute a lease agreement with Etron, Inc. for the lease of 201 W Kennedale Parkway, Building 1 in TownCenter, and forward the same to City Council for its approval

VII. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MAY 25, 2021 ECONOMIC DEVELOPMENT CORPORATION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

Leslie E. Galloway

LESLIE E. GALLOWAY, CITY SECRETARY

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting by calling 817-985-2104 or (TTY) 1-800-735-2989.

CREATED 5/22/2021 9:50 AM

POSTED ___________ (DATE) ___________ (TIME)

STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.A.

SUBJECT
Discussion regarding the Development Agreement for TownCenter

ORIGINATED BY
George Campbell, City Manager
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
The Executive Director and Director of Planning and Economic Development will give a verbal report regarding proposed changes to the current development and management agreement

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.B.

SUBJECT
Sale of 13-acre EDC-owned property on Linda Road, known as Lot1A2, Block 1 of the Harris Corporation Addition

ORIGINATED BY
George Campbell, City Manager
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
The Executive Director and Director of Planning and Economic Development will provide a verbal report regarding a development proposal for this 13-acre site.

Board discussion and direction are appreciated.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.C.

SUBJECT
Lease Agreement regarding 1170 E. Kennedale Pkwy

ORIGINATED BY
Melissa Dailey, Director of Planning & Economic Development

SUMMARY

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.

SUBJECT
Chamber of Commerce Report

ORIGINATED BY
George Campbell, City Manager

SUMMARY
At this time, Executive Director George Campbell, a member of the Kennedale Area Chamber of Commerce (KACC) Board of Directors, may provide updates and announcements from the Chamber.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.B.

SUBJECT
Board member reports and announcements

ORIGINATED BY
George Campbell, City Manager

SUMMARY
At this time, any member of the EDC Board of Directors may offer updates to the Board.

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.C.

SUBJECT
Staff reports and announcements

ORIGINATED BY
George Campbell, City Manager
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
At this time, Executive Director George Campbell, Director of Planning and Economic Development Melissa Dailey, and/or any other staff member may offer updates to the Board.

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM VI.A.

SUBJECT
Elect a Vice President of the Economic Development Corporation Board

ORIGINATED BY
George Campbell, City Manager

SUMMARY
Following the resignation of Johnny Trevino, it is now appropriate that the Board elect another member to serve as Vice President. Any member is eligible for such appointment. Board discussion and consideration is requested.

RECOMMENDATION

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM VI.B.

SUBJECT
Consider approval of the minutes from the March 23, 2021 regular meeting

ORIGINATED BY
Rosie Ericson, Board Secretary

SUMMARY
Please see the attached minutes for your approval.

RECOMMENDATION

ATTACHMENTS

1.	2021_03.23 EDC Minutes - DRAFT WM - LG	2021_03.23 EDC Minutes - DRAFT WM - LG.doc

KENNEDALE
Kennedale Economic
Development Corporation
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ECONOMIC DEVELOPMENT CORPORATION MINUTES

REGULAR MEETING VIA VIDEOCONFERENCE
MARCH 23, 2021 AT 6:00 PM

MEMBERS OF THE PUBLIC MAY JOIN BY VISITING WWW.CITYOFKENNEDALE.COM/JOINMEETING AND/OR BY DIALING 1-877-853-5257 (TOLL-FREE) AND USING ACCESS CODE 76060 –76060

I. CALL TO ORDER

President Mark Yeary called the meeting to order at 6:05 p.m.

II. ROLL CALL

Participating via VideoConference: President Mark Yeary, Place 6; Julie Jacobson, Place 1; Marcel Terry, Place 2; Andrew Schaffer, Place 3; Darold Tippey, Place 4 *(joined meeting at 7:07 p.m.);* Councilmember Josh Altom, Place 5; April Coltharp, Place 7 *(left meeting at 7:03 p.m.)*; **Absent:** None; **Staff Participating via VideoConference:** *City Manager and EDC Executive Director George Campbell, Director of Planning and Economic Development Melissa Dailey, Director of Finance and Information Technology Lakeita Sutton, Board Secretary Rosie Ericson*

III. EXECUTIVE SESSION

Immediately following roll call, President Yeary adjourned into Executive Session at 6:05 p.m.

A. **PURSUANT TO §551.071** — Consultation with the Corporation's Attorney pertaining to any matter in which the duty of the Corporation's Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act, and the following:

1. TownCenter Lease Agreement with V-FIT Martial Arts

2. Review and discuss Kennedale Town Center development and management agreements

B. **PURSUANT TO §551.072 —** Deliberation regarding the purchase, exchange, lease, or value of real property

1. Discuss potential development of 13-acre EDC-owned property on Linda Road

C. ***PURSUANT TO §551.087*** — *(1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body* *seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1):*

1. Discuss potential development of 13-acre EDC-owned property on Linda Road

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

The Board reconvened into Open Session at 7:16 p.m.

V. REGULAR ITEMS

A. Consider approval of the minutes from the December 17, 2020 regular meeting

Motion to Approve. **Action** Approve the minutes from the December 17, 2020 regular meeting. **Motion by** Tippy **Seconded by** Yeary. **Motion passed 3-2-0**, with Altom and Jacobson Abstaining**.**

B. Review and accept the KEDC Financial Report for December 2020

There was some discussion regarding the items listed on page one of the financials.

Motion to Approve **Action** Approve the KEDC Financial report for December 2020 as presented. **Motion by** Tippey, **Seconded by** Terry. **Motion passed 4-1-0**, with Jacobson Abstaining.

C. Review and accept the KEDC Financial Report for January 2021

There was some discussion regarding the items listed on page one of the financials.

Motion to Approve. **Action** Approve the KEDC Financial Report for January 2021 as presented. **Motion by** Tippey, **Seconded by** Terry. **Motion passed 4-1-0**, with Jacobson abstaining.

D. Review and accept the KEDC Financial Report for February 2021

There was some discussion regarding the items listed on page one of the financials.

Motion to Approve. **Action**. Approve the KEDC Financial Report for February 2021. **Motion by** Tippey, **Seconded by** Terry. **Motion passed 4-1-0**, with Jacobson abstaining.

E. Elect a vice president of the Economic Development Corporation Board

Motion to Postpone **Action** Postpone election of a vice president until the next EDC regular scheduled meeting to have full attendance of the members. **Motion to** Postpone. **Motion by** Altom, **Seconded by** Jacobson. **Motion passed unanimously.**

VI. REPORTS AND ANNOUNCEMENTS

A. Chamber of Commerce Report

None at this time.

B. Board member reports and announcements

None at this time.

C. Staff reports and announcements

None at this time.

VII. ADJOURNMENT

Motion to Adjourn. **Action** Adjourn. **Moved by** Altom, **Seconded by** Jacobson. **Motion passed unanimously**.

President Yeary adjourned the meeting at 7:39 p.m.

APPROVED:

____

EDC PRESIDENT, MARK YEARY

ATTEST:

____

ROSIE ERICSON, BOARD SECRETARY

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM VI.C.

SUBJECT
Review and accept the KEDC Financial Report for March 2021

ORIGINATED BY
Lakeita Sutton, Director of Finance and Information Technology

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2021_03 EDC Monthly Financials	2021_03 EDC Monthly Financials.pdf
2.	03_2021 Sales Tax Update-EDC	03_2021 Sales Tax Update-EDC.pdf

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION
ANNUAL PROGRAM OF SERVICES
MARCH 2021

MONTHLY INFORMATION

1. $44,334 in Sales Tax Revenue

Rental Fees, MMD Tax and Rental Insurance are reported on the Accrual Basis of Accounting, while all other revenues and expenditures are reported on the Cash Basis. This procedure has been in effect for several years, but can be changed should the Board wish.

Lakeita Sutton

FINANCE DIRECTOR LAKEITA SUTTON

ADDITIONAL INFORMATION

FUND 15 - OPERATING FUND (EDC INVOICES AND REVENUE ARE RECEIVED IN THIS FUND)
FUND 19 - CAPITAL BOND FUND (CLOSED IN FY 18)
FUND 95 - RESERVE FUND FOR DEBT REQUIREMENTS

CASH POSITION

CATEGORY	DESCRIPTION	YTD	
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	$	811,173
BEGINNING CASH BALANCE - FUND 95	(Required Reserves)	$	125,712
			936,885.00
BEGINNING AVAILABLE CASH - TOTAL			**811,173**
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		$	41,715
ENDING CASH BALANCE - FUND 15	(Operating Cash)	$	854,539
ENDING CASH BALANCE - FUND 95	(Required Reserves)	$	125,715
ENDING CASH BALANCE - TOTAL		**$**	**980,254**
UNAVAILABLE CASH - EARMARKED			
RESERVES FOR LEVERAGE NOTE	(Required Reserves)	$	125,715
TOTAL UNAVAILABLE CASH		**$**	**125,715**
AVAILABLE CASH		**$**	**854,539**

**Due to prior period adjustments, beginning cash balance plus monthly income will not always be an exact match for ending cash balance*

REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED MARCH 31, 2021

	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-2020	FY 2019-2020		
REVENUES	Original Budget	Mar-21	Mar-21	% Budget	Original Budget	MONTH Mar-20	Y-T-D Mar-20	Y-T-D % Budget
MMD TAX CURRENT YEAR	$ 35,000	$ -	$ -		$ 35,000	$ -	$ -	
SALES TAX	420,148	44,334	197,379	47.0%	400,141	42,654	3,095	0.8%
INVESTMENT INCOME FUND 15	2,000	12	292	14.6%	4,000	478	3,095	77.4%
INVESTMENT INCOME FUND 95	500	2	46		2,000	102	917	
MISCELLANEOUS INCOME	30,000	2,967	17,074	56.9%	30,120	2,994	12,519	41.6%
INSURANCE REIMBURSEMENT	-	-	-				-	
LAND PROCEEDS		-	-		150,368			
RENTAL FEES - SHOPPING CTR	236,792	19,534	126,607	53.5%	180,000	20,131	119,972	66.7%
RENTAL INSURANCE	-	-	-		-	-	-	
SALES OF ASSETS	-	-	-			-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-			-	-	
TOTAL REVENUES	**$ 724,440**	**$ 66,849**	**$ 341,398**	**47.1%**	**$ 801,629**	**$ 66,359**	**$ 139,598**	**17.4%**
EXPENDITURES								
ADMINISTRATION	218,387	17,292	83,333	**38.2%**	169,377	13,087	78,061	**46.1%**
DEBT SERVICE	306,132	4,655	176,121	**57.5%**	323,570	4,881	83,834	**25.9%**
TOWN SHOPPING CENTER	82,495	3,187	36,828	**44.6%**	79,651	3,188	40,770	**51.2%**
TOWN CENTER REDEVELOPMENT	-	-	-		-	-	-	
TOTAL EXPENDITURES	**$ 607,014**	**$ 25,134**	**$ 296,282**	**48.8%**	**$ 572,598**	**$ 21,156**	**$ 202,665**	**35%**
Total Revenues Over (Under) Exp	**$ 117,426**	**$ 41,715**	**$ 45,116**		**$ 229,031**	**$ 45,203**	**$ (63,067)**	
Other Financing Sources (Uses):								
Operating Transfer to/from General Fund	-	-	-		-	-	-	
Total Other Financing Sources (Uses):	-	-	-		-	-	-	
Net Change in Fund Balance	**$ 117,426**				**$ 229,031**			
Fund Balance Oct 1	898,805				$ 669,774			
Ending Fund Balance	**$ 1,016,231**				**$ 898,805**			
AVERAGE DAILY EXPENDITURES	**$ 1,663**				**$ 1,569**			
Number of Days In Reserve	611				573			
Fund Balance as a % of Expenditures	167%				157%			

REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED MARCH 31, 2021

	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-2020	FY 2019-2020		
REVENUES	Original Budget	Mar-21	Mar-21	% Budget	Original Budget	MONTH Mar-20	Y-T-D Mar-20	Y-T-D % Budget
MMD TAX CURRENT YEAR	$ 35,000	$ -	$ -		$ 35,000	$ -	$ -	
SALES TAX	420,148	44,334	197,379	47.0%	400,141	$ 42,654	3,095	0.8%
INVESTMENT INCOME	2,000	12	292	14.6%	4,000	478	3,095	77.4%
MISCELLANEOUS INCOME	30,000	2,967	17,074	56.9%	30,120	2,994	12,519	41.6%
INSURANCE REIMBURSEMENT		-	-			-	-	
LAND PROCEEDS	-	-	-		150,368	150,368	150,368	
RENTAL FEES - SHOPPING CTR	236,792	19,534	126,607	53.5%	180,000	20,131	119,972	66.7%
RENTAL INSURANCE		-	-		-	-	-	
SALES OF ASSETS	-	-	-			-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-			-	-	
TOTAL REVENUES	**$ 723,940**	**$ 66,847**	**$ 341,352**	**47.2%**	**$ 799,629**	**$ 216,625**	**$ 289,049**	**36.1%**
EXPENDITURES								
ADMINISTRATION	218,387	17,292	83,333	38.2%	169,377	13,087	78,061	46.1%
DEBT SERVICE	306,132	4,655	176,121	57.5%	323,570	4,881	83,834	25.9%
TOWN SHOPPING CENTER	82,495	3,187	36,828	44.6%	79,651	3,188	40,770	51.2%
TOWN CENTER REDEVELOPMENT	$ -	-	-		-	-	-	
TOTAL EXPENDITURES	**$ 607,014**	**$ 25,134**	**$ 296,282**	**48.8%**	**$ 572,598**	**$ 21,156**	**$ 202,665**	**35.4%**
Total Revenues Over (Under) Exp	**$ 116,926**	**$ 41,713**	**$ 45,070**		**$ 227,031**	**$ 195,469**	**$ 86,384**	
Other Financing Sources (Uses):								
Operating Transfer to / from General Fund	-	-	-		-	-	-	
Total Other Financing Sources (Uses):	-	-	-		-	-	-	
Net Change in Fund Balance	**$ 116,926**				**$ 227,031**			
Fund Balance Oct 1	770,219				$ 543,188			
Ending Fund Balance	**$ 887,145**				**$ 770,219**			
AVERAGE DAILY EXPENDITURES	**$ 1,663**				**$ 1,569**			
Number of Days In Reserve	533				491			
Fund Balance as a % of Expenditures	146%				135%			

EDC ADMIN

EXPENDITURES	CURRENT FISCAL YEAR BUDGET FY 2020-21 Original Budget	CURRENT FISCAL YEAR ACTUAL Mar-21	ACTUAL Y-T-D Mar-21	ACTUAL Y-T-D % Budget	PRIOR FISCAL YEAR BUDGET FY 2019-20 Original Budget	FY ACTUAL FY 2019-2020 MONTH Mar-20	FY ACTUAL Y-T-D Mar-20	FY ACTUAL Y-T-D % Budget
PRINTED SUPPLIES	$ 2,000	$ -	$ -	0.0%	$ 2,000	$ -	-	0.0%
GENERAL OFFICE SUPPLIES	50	-	-	0.0%	50	-	-	0.0%
POSTAGE	50	-	-	0.0%	50	-	-	0.0%
SUPPLIES TOTAL	**2,100**	-	-	0.0%	**2,100**	**-**		0.0%
ADVERTISING	1,200	-	-		1,200	-	-	
ASSOCIATION DUES/PUBLICATIONS	3,500	-	-	0.0%	3,395	1,125	1,125	33.1%
TRANING/SEMINARS	250	-	1,170	468.0%	250	-	-	0.0%
LEGAL SERVICES	15,000	3,349	7,990	53.3%	14,925	1,400	3,850	25.8%
AUDIT SERVICES	4,250	4,250	4,250	100.0%	4,250	869	4,250	100.0%
SPECIAL SERVICES	42,838	-	3,224	7.5%	975	-	146	15.0%
FILING FEES	-							
ENGINEERING SERVICES						-	-	
TRAVEL	100	-	-		100			0.0%
ENGINEERING SERVICES	-	-	-		-			
ADMIN CHARGE-GENERAL FUND	116,318	9,693	58,159	50.0%	116,318	9,693	58,159	50.0%
FUNCTIONAL GRANT	32,831	-	8,540	26.0%	25,864	-	10,531	40.7%
LAND	-							
SUNDRY TOTAL	**216,287**	17,292	83,333	38.5%	**167,277**	13,087	78,061	46.7%
TOTAL EDC ADMIN EXPENDITURES	**$ 218,387**	**$ 17,292**	**$ 83,333**	38.16%	**$ 169,377**	**$ 13,087**	**$ 78,061**	46.1%

EDC DEBT SERVICE

EXPENDITURES	CURRENT FISCAL YEAR BUDGET FY 2020-21 Original Budget	CURRENT FISCAL YEAR ACTUAL MONTH Mar-21	CURRENT FISCAL YEAR ACTUAL Y-T-D Mar-21	CURRENT FISCAL YEAR ACTUAL Y-T-D % Budget	PRIOR FISCAL YEAR BUDGET FY 2019-20 Original Budget	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 MONTH Mar-20	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 Y-T-D Mar-20	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 Y-T-D % Budget
2007 $1.2M TAX BOND INTEREST	$ 42,048	$ -	$ 21,024	50.0%	$ 46,566	$ -	$ 23,214	49.9%
2007 $1.2M TAX BOND PRINCIPAL	70,000	-	-	0.0%	65,000	-	-	0.0%
2011 $1.7M TX LEVERAGE INT	9,196	771	4,787	52.1%	18,122	1,308	8,354	46.1%
2011 $17.M TX LEVERAGE PRIN	46,680	3,884	23,151	49.6%	41,982	3,573	21,316	50.8%
2020 $1.26M GO REFUNDING PRIN	115,000	-	115,000	100.0%				
2020 $1.26M GO REFUNDING INT	23,208	-	12,159	52.4%				
TRANSFER OUT-DEBT SERV FUND	-	-	-		151,900	-	30,950	20.4%
TOTAL EDC DEBT EXPENDITURES	**$ 306,132**	**$ 4,655**	**$ 176,121**	**57.5%**	**$ 323,570**	**$ 4,881**	**$ 83,834**	**25.9%**

EDC TOWNCENTER SHOPPING CENTER

EXPENDITURES	CURRENT FISCAL YEAR BUDGET FY 2020-21 Original Budget	CURRENT FISCAL YEAR ACTUAL MONTH Mar-21	CURRENT FISCAL YEAR ACTUAL Y-T-D Mar-21	CURRENT FISCAL YEAR ACTUAL Y-T-D % Budget	PRIOR FISCAL YEAR BUDGET FY 2019-20 Original Budget	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 MONTH Mar-20	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 Y-T-D Mar-20	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 Y-T-D % Budget
BUILDING MAINTENANCE	$ 54,195	$ 2,065	$ 19,448	35.9%	$ 54,951	$ 2,552	$ 25,577	46.5%
ELECTRIC SERVICES	5,700	340	2,337	41.0%	5,700	136	2,189	38.4%
INSURANCE - PROPERTY	13,000	-	9,979	76.8%	13,000	-	9,976	76.7%
SPECIAL SERVICES	9,600	782	5,064	52.8%	6,000	500	3,028	50.5%
TOTAL EDC TOWNCENTER EXPENDITURES	**$ 82,495**	**$ 3,187**	**$ 36,828**	**44.6%**	**$ 79,651**	**$ 3,188**	**$ 40,770**	**51.2%**

EDC TOWNCENTER REDEVELOPMENT

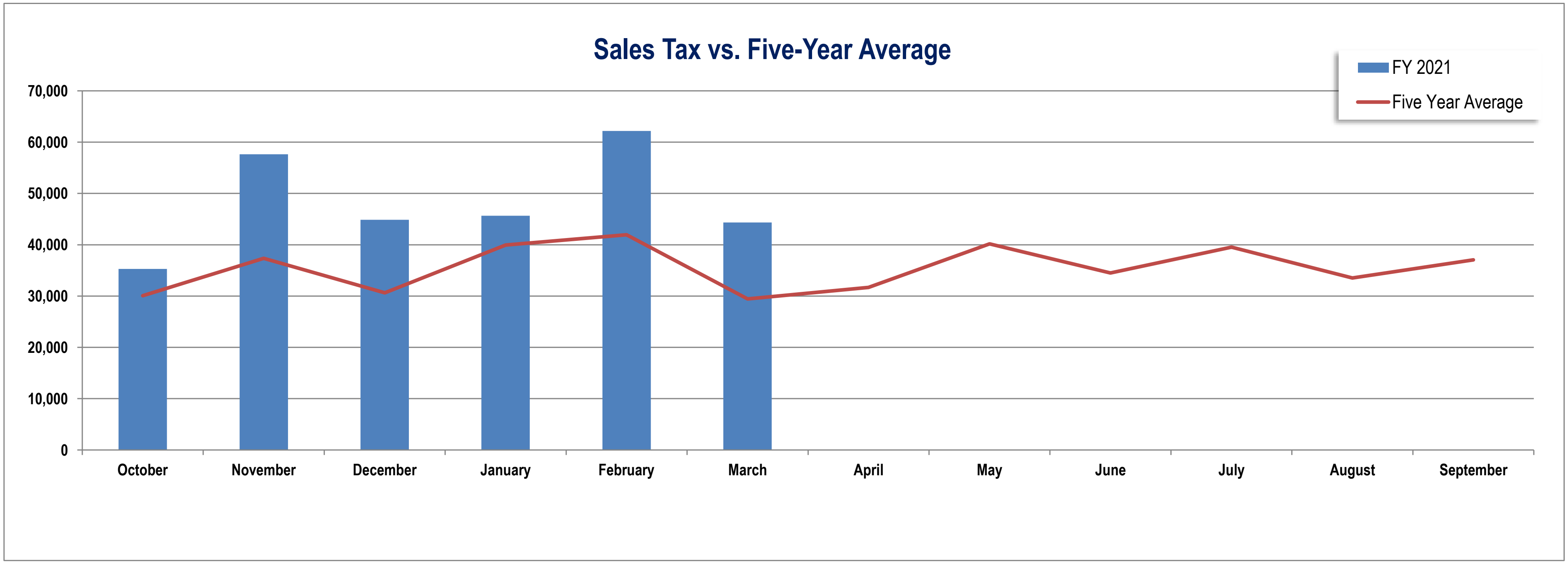
EXPENDITURES	CURRENT FISCAL YEAR BUDGET FY 2020-21 Original Budget	CURRENT FISCAL YEAR ACTUAL MONTH Mar-21	CURRENT FISCAL YEAR ACTUAL Y-T-D Mar-21	CURRENT FISCAL YEAR ACTUAL Y-T-D % Budget	PRIOR FISCAL YEAR BUDGET FY 2019-20 Original Budget	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 MONTH Mar-20	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 Y-T-D Mar-20	PRIOR FISCAL YEAR FY ACTUAL FY 2019-20 Y-T-D % Budget
ENGINEERING SERVICES	$ -	$ -	$ -				$ -	
CONSTRUCTION	-		-			-	-	
TOTAL EDC TOWNCENTER REDEVELOPMENT EXPENDITURES	**$ -**	**$ -**	**$ -**		**$ -**	**$ -**	**$ -**	

REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED MARCH 31, 2021

EDC BOND RESERVE FUND	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-2020	FY 2019-2020		
REVENUES	Original Budget	Mar-21	Mar-21	% Budget	Original Budget	MONTH Mar-20	Y-T-D Mar-20	Y-T-D % Budget
INVESTMENT INCOME	500	2	$ 46		2,000	102	$ 917	
TOTAL REVENUES	**$ 500**	**$ 2**	**$ 46**		**$ 2,000**	**$ 102**	**$ 917**	
EXPENDITURES								
ADMINISTRATION	$ -	-	-			-	-	
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**		**$ -**	**$ -**	**$ -**	
Total Revenues Over (Under) Exp	**$ 500**	**$ 2**	**$ 46**		**$ 2,000**	**$ 102**	**$ 917**	
Net Change in Fund Balance	**$ 500**			**$ -**	**$ 2,000**			
Fund Balance Oct 1	128,586				$ 126,586			
Ending Fund Balance	**$ 129,086**				**$ 128,586**			

EDC Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total	
FY2021	35,291	57,626	44,861	45,645	62,176	44,334							$	**289,933**
FY2020	45,962	39,056	45,450	36,037	64,105	42,654	37,725	49,804	44,467	40,078	45,748	49,172	$	**540,258**
FY2019	31,048	38,679	39,362	88,360	45,433	36,033	34,603	46,432	38,783	43,510	36,757	47,143	$	**526,144**
FY2018	34,607	38,169	28,985	31,808	54,501	31,672	41,253	43,121	36,295	41,089	39,590	29,697	$	**450,787**
FY2017	29,583	38,719	27,285	29,652	35,265	26,215	29,043	33,374	26,747	33,648	16,530	28,850	$	**354,908**
FY2016	31,046	39,712	32,662	25,293	38,669	29,196	26,505	38,181	27,906	28,195	29,231	30,459	$	**377,055**
FY2015	23,985	31,479	27,515	24,594	35,857	24,104	27,064	39,783	42,821	55,252	48,766	59,232	$	**440,453**
FY2014	21,990	29,867	31,661	22,458	32,594	23,228	26,412	31,319	25,832	23,976	28,866	22,659	$	**320,861**
FY2013	33,617	31,297	23,446	20,135	30,003	20,791	20,318	32,020	21,136	22,435	27,973	26,025	$	**309,197**



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: May 25, 2021

Agenda Item No: REGULAR ITEMS - D.

I. Subject:
Review and accept the KEDC Financial Report for April 2021

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

1.	2021_04 EDC Monthly Financials	2021_04 EDC Monthly Financials.pdf
2.	04_2021 Sales Tax Update-EDC	04_2021 Sales Tax Update-EDC.pdf

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION
ANNUAL PROGRAM OF SERVICES
APRIL 2021

MONTHLY INFORMATION

1. $30,071 in Sales Tax Revenue

Rental Fees, MMD Tax and Rental Insurance are reported on the Accrual Basis of Accounting, while all other revenues and expenditures are reported on the Cash Basis.

Lakeita Sutton

FINANCE DIRECTOR LAKEITA SUTTON

ADDITIONAL INFORMATION

FUND 15 - OPERATING FUND (EDC INVOICES AND REVENUE ARE RECEIVED IN THIS FUND)
FUND 19 - CAPITAL BOND FUND (CLOSED IN FY 18)
FUND 95 - RESERVE FUND FOR DEBT REQUIREMENTS

CASH POSITION

CATEGORY	DESCRIPTION	YTD
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	$ 854,539
BEGINNING CASH BALANCE - FUND 95	(Required Reserves)	$ 125,715
		980,254
BEGINNING AVAILABLE CASH - TOTAL		**854,539**
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		$ (66,327)
ENDING CASH BALANCE - FUND 15	(Operating Cash)	$ 801,728
ENDING CASH BALANCE - FUND 95	(Required Reserves)	$ 125,668
ENDING CASH BALANCE - TOTAL		**$ 927,396**
UNAVAILABLE CASH - EARMARKED		
RESERVES FOR LEVERAGE NOTE	(Required Reserves)	$ 125,668
TOTAL UNAVAILABLE CASH		**$ 125,668**
AVAILABLE CASH		**$ 801,728**

**Due to prior period adjustments, beginning cash balance plus monthly income will not always be an exact match for ending cash balance*

REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED APRIL 30, 2021

	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-2020	FY 2019-2020		
REVENUES	Original Budget	Apr-21	Apr-21	% Budget	Original Budget	MONTH Apr-20	Y-T-D Apr-20	Y-T-D % Budget
MMD TAX CURRENT YEAR	$ 35,000	$ -	$ -		$ 35,000	$ -	$ -	
SALES TAX	420,148	30,071	227,449	54.1%	400,141	37,726	226,343	56.6%
INVESTMENT INCOME FUND 15	2,000	9	301	15.1%	4,000	218	3,312	82.8%
INVESTMENT INCOME FUND 95	500	1	47		2,000	45	961	
MISCELLANEOUS INCOME	30,000	3,304	20,379	67.9%	30,120	464	12,983	43.1%
INSURANCE REIMBURSEMENT	-	-	-				-	
LAND PROCEEDS		-	-		150,368			
RENTAL FEES - SHOPPING CTR	236,792	19,543	146,151	61.7%	180,000	10,480	130,452	72.5%
RENTAL INSURANCE	-	-	-		-	-	-	
SALES OF ASSETS	-	-	-			-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-			-	-	
TOTAL REVENUES	**$ 724,440**	**$ 52,928**	**$ 394,327**	**54.4%**	**$ 801,629**	**$ 48,933**	**$ 374,051**	**46.7%**
EXPENDITURES								
ADMINISTRATION	218,387	20,516	103,849	**47.6%**	169,377	9,769	87,830	**51.9%**
DEBT SERVICE	306,132	95,679	271,800	**88.8%**	323,570	184,964	268,799	**83.1%**
TOWN SHOPPING CENTER	82,495	3,060	39,888	**48.4%**	79,651	6,146	46,916	**58.9%**
TOWN CENTER REDEVELOPMENT	-	-	-		-	-	-	
TOTAL EXPENDITURES	**$ 607,014**	**$ 119,255**	**$ 415,537**	**68.5%**	**$ 572,598**	**$ 200,879**	**$ 403,545**	**70%**
Total Revenues Over (Under) Exp	**$ 117,426**	**$ (66,327)**	**$ (21,210)**		**$ 229,031**	**$ (151,946)**	**$ (29,494)**	
Other Financing Sources (Uses):								
Operating Transfer to/from General Fund	-	-	-		-	-	-	
Total Other Financing Sources (Uses):	-	-	-		-	-	-	
Net Change in Fund Balance	**$ 117,426**				**$ 229,031**			
Fund Balance Oct 1	898,805				$ 669,774			
Ending Fund Balance	**$ 1,016,231**				**$ 898,805**			
AVERAGE DAILY EXPENDITURES	**$ 1,663**				**$ 1,569**			
Number of Days In Reserve	611				573			
Fund Balance as a % of Expenditures	167%				157%			

REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED APRIL 30, 2021

	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-2020	FY 2019-2020		
REVENUES	Original Budget	Apr-21	Apr-21	% Budget	Original Budget	MONTH Apr-20	Y-T-D Apr-20	Y-T-D % Budget
MMD TAX CURRENT YEAR	$ 35,000	$ -	$ -		$ 35,000	$ -	$ -	
SALES TAX	420,148	30,071	227,449	54.1%	400,141	$ 37,726	226,343	56.6%
INVESTMENT INCOME	2,000	9	301	15.1%	4,000	218	3,312	82.8%
MISCELLANEOUS INCOME	30,000	3,304	20,379	67.9%	30,120	464	12,983	43.1%
INSURANCE REIMBURSEMENT		-	-			-	-	
LAND PROCEEDS	-	-	-		150,368	-	150,368	
RENTAL FEES - SHOPPING CTR	236,792	19,543	146,151	61.7%	180,000	10,480	130,452	72.5%
RENTAL INSURANCE		-	-		-	-	-	
SALES OF ASSETS	-	-	-			-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-			-	-	
TOTAL REVENUES	**$ 723,940**	**$ 52,927**	**$ 394,280**	**54.5%**	**$ 799,629**	**$ 48,888**	**$ 523,458**	**65.5%**
EXPENDITURES								
ADMINISTRATION	218,387	20,516	103,849	47.6%	169,377	9,769	87,830	51.9%
DEBT SERVICE	306,132	95,679	271,800	88.8%	323,570	184,964	268,799	83.1%
TOWN SHOPPING CENTER	82,495	3,060	39,888	48.4%	79,651	6,146	46,916	58.9%
TOWN CENTER REDEVELOPMENT	$ -	-	-		-	-	-	
TOTAL EXPENDITURES	**$ 607,014**	**$ 119,255**	**$ 415,537**	**68.5%**	**$ 572,598**	**$ 200,879**	**$ 403,545**	**70.5%**
Total Revenues Over (Under) Exp	**$ 116,926**	**$ (66,328)**	**$ (21,257)**		**$ 227,031**	**$ (151,991)**	**$ 119,913**	
Other Financing Sources (Uses):								
Operating Transfer to / from General Fund	-	-	-		-	-	-	
Total Other Financing Sources (Uses):	-	-	-		-	-	-	
Net Change in Fund Balance	**$ 116,926**				**$ 227,031**			
Fund Balance Oct 1	770,219				$ 543,188			
Ending Fund Balance	**$ 887,145**				**$ 770,219**			
AVERAGE DAILY EXPENDITURES	**$ 1,663**				**$ 1,569**			
Number of Days In Reserve	533				491			
Fund Balance as a % of Expenditures	146%				135%			

EDC ADMIN

	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21		Y-T-D	Y-T-D	FY 2019-20	FY 2019-2020		
EXPENDITURES	Original Budget	Apr-21	Apr-21	% Budget	Original Budget	MONTH Apr-20	Y-T-D Apr-20	Y-T-D % Budget
PRINTED SUPPLIES	$ 2,000	$ -	$ -	0.0%	$ 2,000	$ -	-	0.0%
GENERAL OFFICE SUPPLIES	50	-	-	0.0%	50	-	-	0.0%
POSTAGE	50	-	-	0.0%	50	-	-	0.0%
SUPPLIES TOTAL	**2,100**	-	-	0.0%	**2,100**	**-**		0.0%
ADVERTISING	1,200	-	-		1,200	-	-	
ASSOCIATION DUES/PUBLICATIONS	3,500	-	1,170	33.4%	3,395	-	1,125	33.1%
TRANING/SEMINARS	250	-	-	0.0%	250	-	-	0.0%
LEGAL SERVICES	15,000	1,105	9,095	60.6%	14,925	-	3,850	25.8%
AUDIT SERVICES	4,250	-	4,250	100.0%	4,250	-	4,250	100.0%
SPECIAL SERVICES	42,838	1,141	4,365	10.2%	975	76	222	22.8%
FILING FEES	-							
ENGINEERING SERVICES						-	-	
TRAVEL	100	-	-		100			0.0%
ENGINEERING SERVICES	-	-	-		-			
ADMIN CHARGE-GENERAL FUND	116,318	9,693	67,852	58.3%	116,318	9,693	67,852	58.3%
FUNCTIONAL GRANT	32,831	8,577	17,117	52.1%	25,864	-	10,531	40.7%
LAND	-							
SUNDRY TOTAL	**216,287**	20,516	103,849	48.0%	**167,277**	9,769	87,830	52.5%
TOTAL EDC ADMIN EXPENDITURES	**$ 218,387**	**$ 20,516**	**$ 103,849**	47.55%	**$ 169,377**	**$ 9,769**	**$ 87,830**	51.9%

EDC DEBT SERVICE

	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-20	FY 2019-20		
EXPENDITURES	Original Budget	Apr-21	Apr-21	% Budget	Original Budget	MONTH Apr-20	Y-T-D Apr-20	Y-T-D % Budget
2007 $1.2M TAX BOND INTEREST	$ 42,048	$ 21,023	$ 42,047	100.0%	$ 46,566	$ 23,283	$ 46,496	99.8%
2007 $1.2M TAX BOND PRINCIPAL	70,000	70,000	70,000	100.0%	65,000	65,000	65,000	100.0%
2011 $1.7M TX LEVERAGE INT	9,196	761	5,549	60.3%	18,122	1,294	9,649	53.2%
2011 $17.M TX LEVERAGE PRIN	46,680	3,895	27,045	57.9%	41,982	3,587	24,904	59.3%
2020 $1.26M GO REFUNDING PRIN	115,000	-	115,000	100.0%				
2020 $1.26M GO REFUNDING INT	23,208	-	12,159	52.4%				
TRANSFER OUT-DEBT SERV FUND	-	-	-		151,900	91,800	122,750	80.8%
TOTAL EDC DEBT EXPENDITURES	**$ 306,132**	**$ 95,679**	**$ 271,800**	**88.8%**	**$ 323,570**	**$ 184,964**	**$ 268,799**	**83.1%**

EDC TOWNCENTER SHOPPING CENTER

	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-20	FY 2019-20		
EXPENDITURES	Original Budget	Apr-21	Apr-21	% Budget	Original Budget	MONTH Apr-20	Y-T-D Apr-20	Y-T-D % Budget
BUILDING MAINTENANCE	$ 54,195	$ 1,864	$ 21,312	39.3%	$ 54,951	$ 4,910	$ 30,487	55.5%
ELECTRIC SERVICES	5,700	414	2,751	48.3%	5,700	736	2,925	51.3%
INSURANCE - PROPERTY	13,000	-	9,979	76.8%	13,000	-	9,976	76.7%
SPECIAL SERVICES	9,600	782	5,846	60.9%	6,000	500	3,528	58.8%
TOTAL EDC TOWNCENTER EXPENDITURES	**$ 82,495**	**$ 3,060**	**$ 39,888**	**48.4%**	**$ 79,651**	**$ 6,146**	**$ 46,916**	**58.9%**

EDC TOWNCENTER REDEVELOPMENT

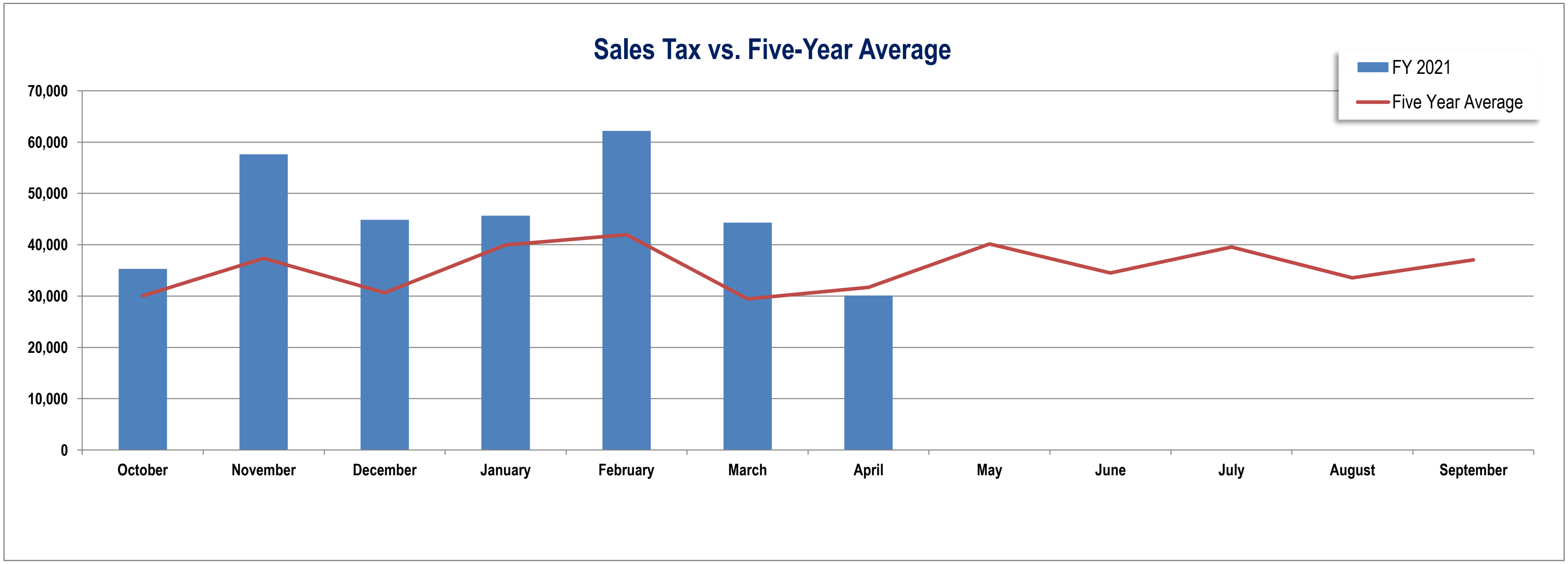
	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-20	FY 2019-20		
EXPENDITURES	Original Budget	Apr-21	Apr-21	% Budget	Original Budget	MONTH Apr-20	Y-T-D Apr-20	Y-T-D % Budget
ENGINEERING SERVICES	$ -	$ -	$ -				$ -	
CONSTRUCTION	-		-			-	-	
TOTAL EDC TOWNCENTER REDEVELOPMENT EXPENDITURES	**$ -**	**$ -**	**$ -**		**$ -**	**$ -**	**$ -**	

REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED APRIL 30, 2021

EDC BOND RESERVE FUND	CURRENT FISCAL YEAR				PRIOR FISCAL YEAR			
	BUDGET	ACTUAL			BUDGET	FY ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D	FY 2019-2020	FY 2019-2020		
REVENUES	Original Budget	Apr-21	Apr-21	% Budget	Original Budget	MONTH Apr-20	Y-T-D Apr-20	Y-T-D % Budget
INVESTMENT INCOME	500	1	$ 47		2,000	45	$ 961	
TOTAL REVENUES	**$ 500**	**$ 1**	**$ 47**		**$ 2,000**	**$ 45**	**$ 961**	
EXPENDITURES								
ADMINISTRATION	$ -	-	-			-	-	
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**		**$ -**	**$ -**	**$ -**	
Total Revenues Over (Under) Exp	**$ 500**	**$ 1**	**$ 47**		**$ 2,000**	**$ 45**	**$ 961**	
Net Change in Fund Balance	**$ 500**			**$ -**	**$ 2,000**			
Fund Balance Oct 1	128,586				$ 126,586			
Ending Fund Balance	**$ 129,086**				**$ 128,586**			

EDC Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total	
FY2021	35,291	57,626	44,861	45,645	62,176	44,334	30,071						$	**320,004**
FY2020	45,962	39,056	45,450	36,037	64,105	42,654	37,725	49,804	44,467	40,078	45,748	49,172	$	**540,258**
FY2019	31,048	38,679	39,362	88,360	45,433	36,033	34,603	46,432	38,783	43,510	36,757	47,143	$	**526,144**
FY2018	34,607	38,169	28,985	31,808	54,501	31,672	41,253	43,121	36,295	41,089	39,590	29,697	$	**450,787**
FY2017	29,583	38,719	27,285	29,652	35,265	26,215	29,043	33,374	26,747	33,648	16,530	28,850	$	**354,908**
FY2016	31,046	39,712	32,662	25,293	38,669	29,196	26,505	38,181	27,906	28,195	29,231	30,459	$	**377,055**
FY2015	23,985	31,479	27,515	24,594	35,857	24,104	27,064	39,783	42,821	55,252	48,766	59,232	$	**440,453**
FY2014	21,990	29,867	31,661	22,458	32,594	23,228	26,412	31,319	25,832	23,976	28,866	22,659	$	**320,861**
FY2013	33,617	31,297	23,446	20,135	30,003	20,791	20,318	32,020	21,136	22,435	27,973	26,025	$	**309,197**



STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM VI.E.

SUBJECT
Discuss and consider approval of lease extension for Red's Roadhouse 1170 E. Kennedale Parkway

ORIGINATED BY
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
The current lease of Red's Roadhouse located at 1170 E. Kennedale Parkway expired on November 30, 2020, pursuant to the Fourth Amendment to the lease agreement approved by the Board on November 18, 2019. The current tenant, the Pennington Family Limited Partnership (Red's Roadhouse) has requested that the Board extend the lease by 12 months. The request is, therefore, to extend the lease to November 30, 2021. The Fifth Amendment extending the lease for Board consideration has been prepared and is attached hereto.

The Executive Director is satisfied that the extension of the lease arrangements continues to meet the intent of the use of the property for economic development purposes as identified in the deed from the Bloxom Foundation and the Purchase and Sale and Lease agreements with the Pennington Family Limited Partnership. The amount of the lease was increased in 2018 to $2,500 per month and no increase in rent is proposed as a condition of this extension.

Neither the original Purchase and Sale Agreement nor the Lease Purchase Agreement have been attached to this report but are available in the City Manager's office should any Board member wish to review or discuss those documents.

An Executive Session item for the discussion of this lease of 1170 E. Kennedale Parkway has also been posted on the agenda should there be a desire to discuss the terms of the lease in closed session.

Board discussion and consideration is respectfully requested.

RECOMMENDATION
Approve

ATTACHMENTS

1.	Reds Fifth Amendment	Reds Fifth Amendment.docx

FIFITH AMENDMENT TO LEASE PURCHASE AGREEMENT

This Fifth Amendment to Lease Purchase Agreement ("**Amendment**") is made and entered into as of the______day of_________________, 2021, by and between the **KENNEDALE ECONOMIC DEVELOPMENT CORPORATION, a** Texas corporation ("**Landlord**"), and **PENNINGTON FAMILY LIMITED PARTNERSHIP** and/or its assigns ("**Tenant**").

WHEREAS, Landlord and Tenant entered into that certain Lease Purchase Agreement effective November 1, 2011 (the "**Agreement**"), for the lease of certain real property in the City of Kennedale, Tarrant County, Texas (the "**Premises**", as defined in the Agreement); and

WHEREAS, Landlord and Tenant previously entered into an Amendment to Agreement of Lease Purchase Agreement ("**First Amendment**") which extended the Term of the Agreement to November 30, 2017, raised the rent and late fee charge, and provided that all other terms of the Agreement remained in full force and effect; and

WHEREAS, Landlord and Tenant previously entered into a Second Amendment to Lease Purchase Agreement ("**Second Amendment**") which extended the Term of the Agreement to November 30, 2018, raised the rent, made the Tenant liable for ad valorem taxes, and provided that all other terms of the Agreement remained in full force and effect; and

WHEREAS, Landlord and Tenant previously entered into a Third Amendment to Agreement of Lease Purchase Agreement ("**Third Amendment**") which extended the Term of the Agreement to November 30, 2019, raised the rent, and provided that all other terms of the Agreement remained in full force and effect; and

WHEREAS, Landlord and Tenant previously entered into a Fourth Amendment to Agreement of Lease Purchase Agreement ("**Fourth Amendment**") which extended the Term of the Agreement to November 30, 2020, raised the rent, and provided that all other terms of the Agreement remained in full force and effect; and

WHEREAS, the parties desire to further amend the Agreement as provided below.

NOW, THEREFORE, in consideration of the mutual rights and obligations set forth below and in the Agreement, Landlord and Tenant hereby agree as follows:

1. **Extension of the Term.** Section 2(a) of the Agreement is hereby amended by extending the Term to November 30, 2021.

2. **Effect of Amendment**. All other terms and conditions of the Agreement, First Amendment, Second Amendment, and Third Amendment and Fourth Amendment, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

3. **Effective Date**. This Amendment is effective as of December 1, 2020.

[Signature Page Follows]

LANDLORD:

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

By: ______________________________
Mark Yeary, President

TENANT:

PENNINGTON FAMILY LIMITED PARTNERSHIP, a Texas limited partnership

By: **Pennington Family, LP, Inc.,**
a Texas corporation, its General Partner

By: ______________________________
Adlai Pennington, President

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM VI.F.

SUBJECT
Authorize the Executive Director to make an application for the rezoning of the 13-acre EDC on Linda Road, known as Lot 1A2, Block 1 of the Harris Corporation Addition, from Industrial (I) to Neighborhood Village (NV)

ORIGINATED BY
Melissa Dailey, Director of Planning & Economic Development

SUMMARY
The 13-acre property on Linda Road owned by the Kennedale Economic Development Corporation (KEDC) is currently zoned Industrial (I). The property is surrounded on three sides by residential uses; and a light industrial use is located to the west of the property. City staff has been in communications with a potential developer that is proposing a development consistent with Neighborhood Village (NV) zoning.

The NV district is established to provide an area with a mix of uses to fulfill the daily needs of residents within a short walking distance of the surrounding neighborhoods. Staff believes that a development consistent with NV zoning would result in a development that is more compatible with the surrounding neighborhoods than the current industrial zoning. NV zoning will also facilitate a quality development that results in the property generating property and sales tax revenue.

RECOMMENDATION
Approve

ATTACHMENTS

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STAFF REPORT TO THE BOARD OF DIRECTORS

MEETING DATE: MAY 25, 2021

AGENDA ITEM NUMBER: REGULAR SESSION ITEM VI.G.

SUBJECT
Authorize the Executive Director to negotiate, finalize and execute a lease agreement with Etron, Inc. for the lease of 201 W Kennedale Parkway, Building 1 in TownCenter, and forward the same to City Council for its approval

ORIGINATED BY
Melissa Dailey, Director of Planning & Economic Development

SUMMARY

RECOMMENDATION

ATTACHMENTS

405 Municipal Drive, Kennedale, TX 76060 | Telephone: 817-985-2100 | Fax: 817-478-7169