KENNEDALE
Kennedale Economic
Development Corporation
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ECONOMIC DEVELOPMENT CORPORATION

AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
November 27, 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 October 30, 2012 regular meeting.

IV. REGULAR ITEMS

V. STAFF ANNOUNCEMENTS/REPORTS

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

1. Chamber update
2. TownCenter (parking lot, lease, and sign status, etc)
3. Tax Increment Reinvestment Zone status
4. Transportation enhancement application
5. Cooper's Corner update
6. ICSC update
7. Sale of property at 621 E. Kennedale Parkway

VI. EXECUTIVE SESSION

A. 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 incentives for hotel development, including Oak Crest development.
2. Review and discuss incentives for business at 698 E Kennedale Parkway

B. 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 property at 6704 Lindale Rd.

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

VIII. ADJOURNMENT

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

CERTIFICATION

I certify that a copy of the November 27, 2012, Kennedale Economic Development Corporation agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

Amethyst G. Cirmo

Amethyst G. Cirmo, City Secretary

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Staff Report to the Board of Directors

Date: November 27, 2012

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:
Consider approval of minutes from October 30, 2012 regular meeting.

II. Originated by:

Amethyst G. Cirmo, City Secretary and Communications Coordinator

III. Summary:
Please see the attached minutes.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	minutes	10.30.2012 EDC Minutes.doc

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ECONOMIC DEVELOPMENT CORPORATION

MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
October 30, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

President Mundy called the meeting to order at 7:20 PM.

II. ROLL CALL

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

III. MINUTES APPROVAL

A. Consider approval of minutes from September 25, 2012 meeting.

Motion To approve the minutes with a correction to item IV-A, changing the motion to read "To authorize no more than $6,000 in improvements and conveyance of the electronic sign from the City." **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Donnie Graham
Motion Passed Unanimously

IV. REGULAR ITEMS

A. Consider renewing lease agreement with the Chamber of Commerce for the use of 205 W Kennedale Parkway (the Section House).

Motion To renew the lease agreement with the Chamber of Commerce **Action** Approve, **Moved By** Donnie Graham, **Seconded By** Rebecca Mowell
Motion Passed Unanimously

B. Consider electing an EDC President and Vice President for 2012-2013.

Motion To nominate the incumbents (Robert Mundy, President, and Donnie Graham, Vice President) to serve again for the 2012-2013 term. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Rebecca Mowell
Motion Passed Unanimously

C. Review and accept the KEDC Financial Report for Sep 2012.

Bob Hart presented the financial report, noting that there were no significant changes. He also noted that sales tax related to the sale of alcohol at Red's Roadhouse had not yet been reported.

Motion To approve the financial report as presented. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Donnie Graham.
Motion Passed Unanimously

D. 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.

Bob Hart noted that both parties had neglected to complete this contract and that the amendment would correct the missed information related to potential taxation by the Tarrant Appraisal District.

Motion To authorize the city attorney to prepare a contract amendment between the Economic Development Corporation and the TownCenter Development District relative to the waiver of taxes as presented. **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Donnie Graham.
Motion Passed Unanimously

V. STAFF ANNOUNCEMENTS/REPORTS

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

1. Chamber update
   None.
2. TownCenter (parking lot, lease, and sign status, etc)
   Bob Hart noted that the parking lot was complete.
3. Tax Increment Reinvestment Zone status
   Bob Hart noted that the first TIRZ meeting was held on October 29, and that all parties were very positive about the project.
4. RTR/NCTCOG sidewalk grant
   Bob Hart noted that the sidewalk project related to the RTR grant will likely be completed in the fall of 2013.
5. Cooper's Corner update
   Bob Hart noted that improvements to the shopping center were well underway.
6. ICSC update
   Jack Thompson of Orasi Development noted that they were ready for the ICSC conference, will be held next week.

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 property at 600 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

It was noted that the above address (600 W Kennedale Parkway) was incorrect and has been corrected to 698 E Kennedale Parkway.

Motion To authorize the Economic Development Corporation to proceed with negotiations and a deal related to the sale of 698 E Kennedale Parkway. **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Pat Turner.
Motion Passed Unanimously

The next meeting will be held on November 27th at 7:15 PM.

VIII. ADJOURNMENT

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

The meeting was adjourned at 8:30 PM.

APPROVED: ___________________________________
President Robert Mundy

ATTEST: ______________________________________
City Secretary, Amethyst G. Cirmo

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Staff Report to the Board of Directors

Date: November 27, 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 update
2. TownCenter (parking lot, lease, and sign status, etc)
3. Tax Increment Reinvestment Zone status
4. Transportation enhancement application
5. Cooper's Corner update
6. ICSC update
7. Sale of property at 621 E. Kennedale Parkway

II. Originated by:

Bob Hart, City Manager

III. Summary:
Updates will be given on all of the above topics.

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

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Staff Report to the Board of Directors

Date: November 27, 2012

Agenda Item No: EXECUTIVE SESSION - A.

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 incentives for hotel development, including Oak Crest development.
2. Review and discuss incentives for business at 698 E Kennedale Parkway

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

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Staff Report to the Board of Directors

Date: November 27, 2012

Agenda Item No: EXECUTIVE SESSION - B.

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 property at 6704 Lindale Rd.

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