

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | SEPTEMBER 27, 2022 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. VISITOR AND CITIZEN FORUM

- A. *At this time, any person may address the Kennedale Economic Development Corporation Board of Directors about items not on the agenda. Rules and procedures for addressing the Kennedale Economic Development Corporation Board of Directors are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale Economic Development Corporation Board of Directors considers that item.*

III. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Updates from members of the Kennedale Economic Development Corporation Board of Directors
2. Updates from Staff
3. Updates from or regarding the Chamber of Commerce
4. Update on Kennedale TownCenter by Craig Hughes

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the August 23, 2022 regular meeting
2. Financial Reports for the EDC

IV. EXECUTIVE SESSION

The Kennedale Economic Development Corporation Board of Directors reserves the right to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

- A. **PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City 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:*

B. PURSUANT TO §551.074 — *Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee; and the following:*

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

1. Discussion on EDC Properties

D. 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:*

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

VI. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE SEPTEMBER 27, 2022 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS 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.

_____

DAVID J. GREEN, 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.



MEETING DATE: SEPTEMBER 27, 2022

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.1.

SUBJECT

Updates from members of the Kennedale Economic Development Corporation Board of Directors

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 27, 2022

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.

SUBJECT

Updates from Staff

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 27, 2022

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.4.

SUBJECT

Update on Kennedale TownCenter by Craig Hughes

ORIGINATED BY

SUMMARY

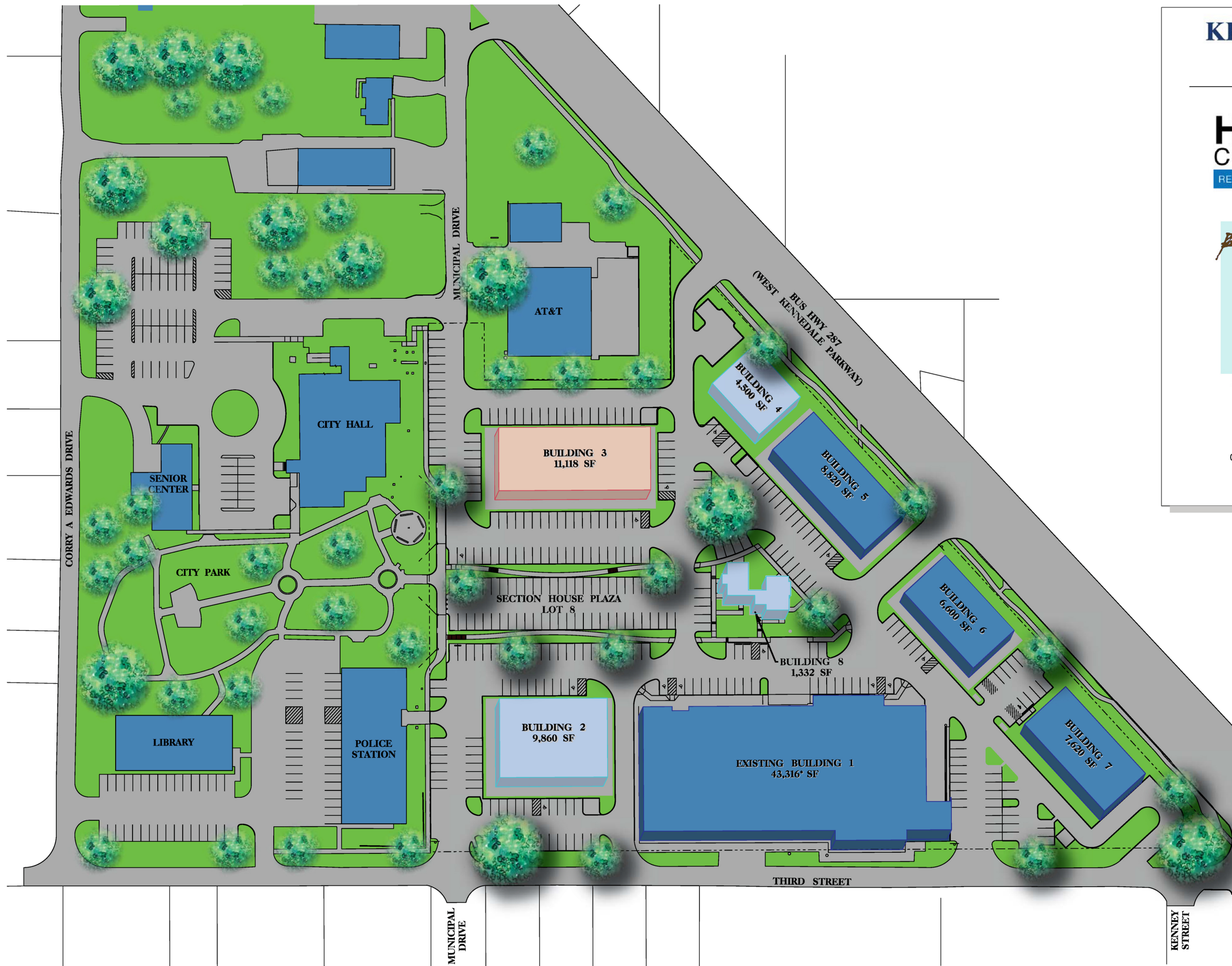
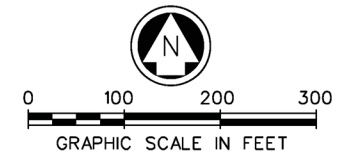
RECOMMENDATION

ATTACHMENTS

1.	A - KTC Master Plan 2022-08-08	A - KTC Master Plan 2022-08-08.pdf
2.	22016_Kennedale Bld 3_A52_Ext Elev_v6	22016_Kennedale Bld 3_A52_Ext Elev_v6.pdf
3.	22016_Kennedale Bld 3_A51_Ext Elev_v6	22016_Kennedale Bld 3_A51_Ext Elev_v6.pdf
4.	22016_Kennedale Bld 3_A21_Floor Plan_v3	22016_Kennedale Bld 3_A21_Floor Plan_v3.pdf

KENNEDALE
TownCenter

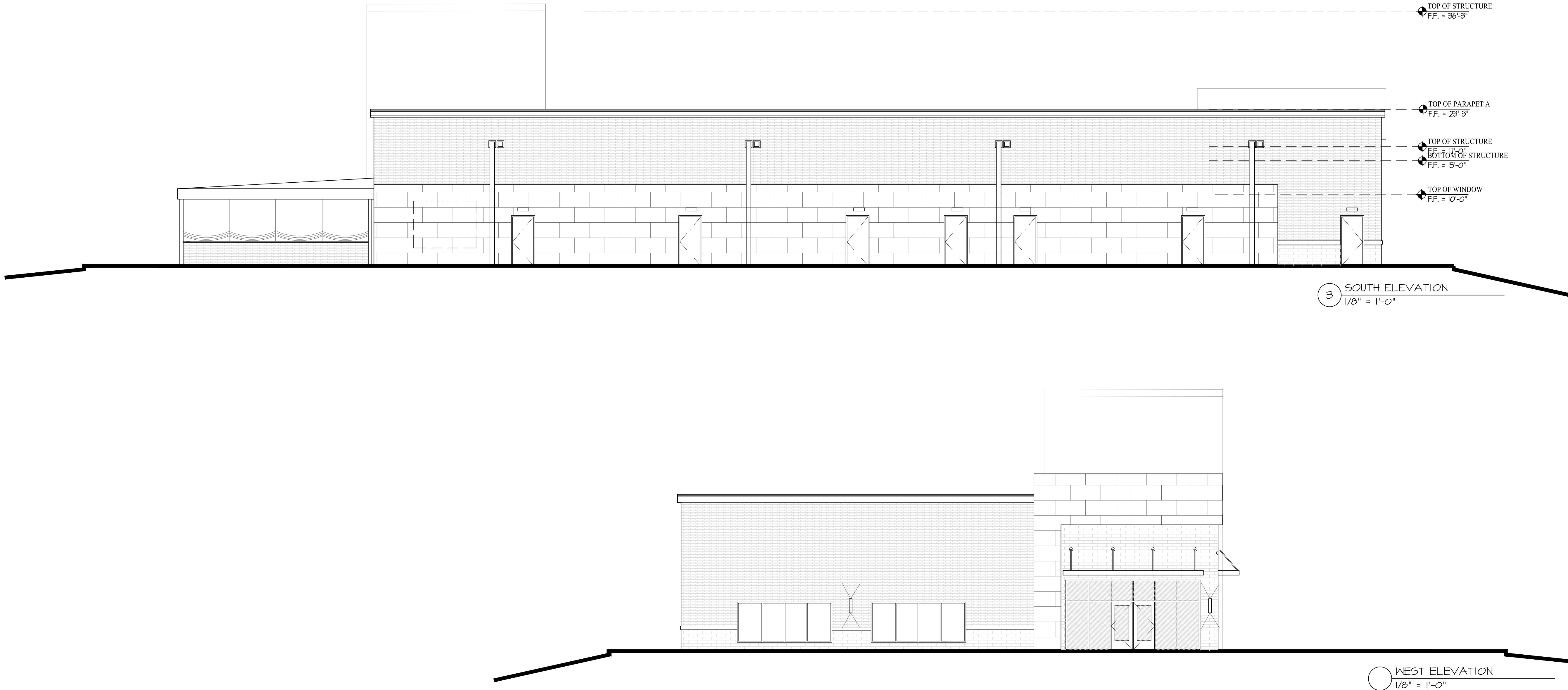
HUGHES
COMMERCIAL
REAL ESTATE & DEVELOPMENT



MATERIALS LEGEND		
BRICK 1 NOTED: BR-1 MANUF.: EXIST STYLE: EXISTING COLOR: Paint, Med. grey	BRICK 2 NOTED: BR-2 MANUF.: TBD STYLE: King Size (Thin-Brick or composite brick) Light weight. COLOR: Dark grey	TILE 1 NOTED: TL-1 MANUF.: TBD STYLE: King Size (Thin-Brick or composite brick) Light weight. COLOR: Dark grey

ELEVATION KEYNOTES	
1	

GENERAL NOTES			
NO.	DESCRIPTION	NO.	DESCRIPTION
A.	Consult Architect upon the investigation of any condition inconsistent to the intent of these drawings.	J.	Paint all equipment panels, conduit, and piping on exterior to match adjacent surface color. Refer to Exterior Materials Package for paint colors.
B.	DO NOT SCALE DRAWINGS. Contact Architect for clarification for any missing or unclear dimension or note.	K.	REF: CIVIL for all Finish Floor Elevations.
C.	Provide vertical masonry expansion joints as shown and no more than 25' O.C. Noted with 'EJ' on plans.	L.	Coordinate all meter locations with civil, plumbing, and elec. drawings. Coordinate transformer pad locations with civil and elec. drawings.
E.	All exterior walls are Type EI, unless otherwise noted. All interior walls are Type A, unless otherwise noted. REF: AO series for Wall Types.	O.	Insulation materials, locations and ratings are listed in the project specifications.
G.	REF: AO series for Door & Window Schedules.		
H.	Refer to P series for plumbing fixture & accessory types.		



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PROFESSIONAL STAMPS:

LICENSE EXPIRES OCTOBER 2022

KEYPLAN:

REVISIONS:

JOB No.: 22016
DATE: 3/24/2022

EXTERIOR
ELEVATIONS

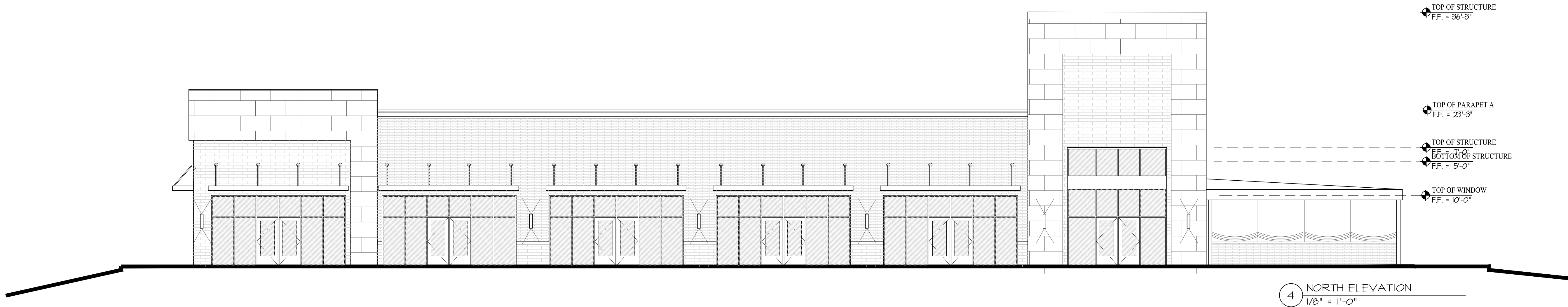
A5.2

BUILDING 3
KENNEDALE, TX

MATERIALS LEGEND		
BRICK 1 NOTED: BR-1 MANUF: EXIST STYLE: EXISTING COLOR: Paint, Med. grey	BRICK 2 NOTED: BR-2 MANUF: TBD STYLE: King Size (Thin-Brick or composite brick) Light weight. COLOR: Dark grey	TILE 1 NOTED: TL-1 MANUF: TBD STYLE: King Size (Thin-Brick or composite brick) Light weight. COLOR: Dark grey

ELEVATION KEYNOTES	
1	

GENERAL NOTES			
NO.	DESCRIPTION	NO.	DESCRIPTION
A.	Consult Architect upon the investigation of any condition inconsistent to the intent of these drawings.	J.	Paint all equipment panels, conduit, and piping on exterior to match adjacent surface color. Refer to Exterior Materials Package for paint colors.
B.	DO NOT SCALE DRAWINGS. Contact Architect for clarification for any missing or unclear dimension or note.	K.	REF: CIVIL for all Finish Floor Elevations.
C.	Provide vertical masonry expansion joints as shown and no more than 25' O.C. Noted with 'EJ' on plans.	L.	Coordinate all meter locations with civil, plumbing, and elec. drawings. Coordinate transformer pad locations with civil and elec. drawings.
E.	All exterior walls are Type EI unless otherwise noted. All interior walls are Type A, unless otherwise noted. REF: AO series for Wall Types.	O.	Insulation materials, locations and ratings are listed in the project specifications.
G.	REF: AO series for Door & Window Schedules.		
H.	Refer to P series for plumbing fixture & accessory types.		



BUILDING 3

KENNEDALE, TX



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PROFESSIONAL STAMPS:

LICENSE EXPIRES OCTOBER 2022

KEYPLAN:

REVISIONS:

JOB No.: 22016
DATE: 3/24/2022

EXTERIOR
ELEVATIONS

A5.1



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STAFF REPORT
to the Kennedale Economic Development Corporation Board of Directors

MEETING DATE: SEPTEMBER 27, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.B.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: SEPTEMBER 27, 2022

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.B.1.

SUBJECT

Approval of the minutes from the August 23, 2022 regular meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | AUGUST 23, 2022 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

President Yeary called the meeting to order at 6:01 p.m.

A. ROLL CALL

PRESENT: President Mark Yeary, Place 6; James Connor, Place 3; Darold Tippey, Place 4; Jerrod Reeves Place 5; David Dickinson-Cuniff Place 7, Place 1 vacant; **ABSENT:** Marcel Terry, Place 2 **Staff:** City Manager/Executive Director EDC Darrell Hull, James Cowey, Director Community Development and Public Works; Director of Finance Anne LaMere; Director of HR and Administrative Services Caroline Green.

II. EXECUTIVE SESSION

President Yeary recessed into Executive Session at 6:01 p.m.

A. **PURSUANT TO §551.071** — Consultation with the City Attorney pertaining to any matter in which the duty of the City 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:

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

1. Consider a recommendation by the EDC Board to repay the Water Fund \$171K for the purchase of property located at the intersection of Linda Road and Gail Drive.

2. Hotel Property

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. Repayment to the Fund EDC 15 for sales tax related to Walmart between 2008 - 2021

2. Consider approval of incentives to be granted to new businesses locating within Kennedale City Limits

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

President Yeary reconvened into Regular Session at 6:53 p.m.

No action was taken at this time.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Updates from members of the Kennedale Economic Development Corporation Board of Directors
None at this time

2. Updates from Staff
None at this time

3. Updates from the Chamber of Commerce

City Manager/EDC Executive Director gave a update on the Kennedale Chamber of Commerce Annual Clay shoot that was held on August 5th. A very good turn out with 11 teams; raising about \$9000.00 after paying expenses. It was an excellent way to promote the EDC and the City. We had lots of new members in attendance.

The next Chamber fundraiser event will be the Annual Golf Tournament that will be held at Terra Verde Golf Course in October.

B. VISITOR AND CITIZEN FORUM

No speakers at this time.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the July 26, 2022 Regular Meeting

Motion To Approve. **Action** Approve. Approve the minutes from the July 26, 2022 regular meeting **Moved By** Connor **Motion passes unanimously.**

2. Financial Reports for the EDC

Finance Director Anne LaMere gave an update on the financials and stated the EDC is financially healthy.

Motion To Approve **Action** Approve the Financial Reports for the EDC as presented. **Moved By** Connor. **Motion passes unanimously.**

V. ADJOURNMENT

Motion To Adjourn **Action** Adjourn. **Motion to adjourn Moved By** Connor. **Motion passes unanimously.**

President Yeary adjourned the meeting at 6:57 p.m.

APPROVE:

ATTEST:

EDC PRESIDENT MARK YEARY

ADMINISTRATIVE ASSISTANT ROSIE ERICSON



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STAFF REPORT **to the Kennedale Economic Development Corporation Board of Directors**

MEETING DATE: SEPTEMBER 27, 2022

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.B.2.

SUBJECT

Financial Reports for the EDC

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

Kennedale Economic Development Corporation Balance Sheet as of the Period Ended

Account	Description	9/30/2020	9/30/2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2021	March 2021	April 2022	May 2022	June 2022	July 2022	August 2022
Cash & Investments														
15-1010-00-00	INVEST IN CONSOLIDATED CASH	736,931	1,071,320	1,088,767	1,209,257	1,247,305	1,274,692	1,246,263	1,306,295	1,233,870	1,308,794	1,370,133	1,498,884	1,546,986
95-1010-00-00	INVEST IN CONSOLIDATED CASH	125,668	125,725	125,728	125,732	125,736	125,740	125,746	125,762	125,793	125,859	125,960	126,118	126,341
	Cash & Investments	862,599	1,197,045	1,214,495	1,334,989	1,373,040	1,400,432	1,372,009	1,432,057	1,359,664	1,434,653	1,496,092	1,625,002	1,673,327
Sales Tax Receivable														
15-1233-00-00	SALES TAX RECEIVABLE	92,918	121,687	70,216	0	0	0	0	0	0	0	0	0	0
Other Receivables														
15-1281-00-00	DUE FROM TOWN CENTER	17,996	17,706	19,568	40,153	41,333	63,865	23,367	25,705	25,316	27,382	21,565	24,758	20,167
15-1285-00-00	ACCRUED RECEIVABLE	183	74,623	74,507	106	0	0	0	0	0	0	0	0	0
	Other Receivables	18,179	92,329	94,075	40,259	41,333	63,865	23,367	25,705	25,316	27,382	21,565	24,758	20,167
Prepaid Expenses														
15-2040-00-00	BANK ESCROW-SHOPPING CENTER	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Total Current Assets	983,696	1,421,061	0	1,388,785	1,385,248	1,424,374	1,474,297	1,405,376	1,467,762	1,394,980	1,472,035	1,527,658	1,703,494
Capital Assets - Net														
03-1400-00-00	LAND	864,017	845,292	845,292	845,292	845,292	845,292	845,292	845,292	845,292	845,292	845,292	845,292	845,292
03-1410-00-00	BUILDING & BLDG COMPONENTS	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189
03-1420-00-00	IMPROVE OTHER THAN BLDG	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193
03-1490-00-00	INFRASTRUCTURE IMPROVE	209,707	209,707	209,707	209,707	209,707	209,707	209,707	209,707	209,707	209,707	209,707	209,707	209,707
03-1500-00-00	ACCUMULATED DEPRECIATION	(2,652,119)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)
	Capital Assets - Net	4,422,987	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998
Long Term Debt														
20-9004-00-00	DEBT - DUE <1 YEAR	105,594	117,134	117,134	117,134	117,134	117,134	117,134	117,134	117,134	117,134	117,134	117,134	117,134
20-9005-00-00	AMT TO BE PROVIDED-LTD	(1,032,517)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)	(800,836)
20-9007-00-00	ACCRUED INTEREST PAYABLE	19,377	19,377	19,377	19,377	19,377	19,377	19,377	19,377	19,377	19,377	19,377	19,377	19,377
20-9010-00-00	2007 SALES TAX BONDS PAYABLE	605,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000
20-9020-00-00	2011 TX LEVERAGE LOAN PAYABLE	302,546	254,326	254,326	254,326	254,326	254,326	254,326	254,326	254,326	254,326	254,326	254,326	254,326
20-9030-00-00	2020 GO REFUNDING BONDS PAYABL	0	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)	(120,000)
	Long Term Debt	0	1	0	0	0	0	0	0	0	0	0	0	0
	Non-Current Assets	4,422,987	4,099,999	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998
	Total Assets	5,406,683	5,521,060	5,488,783	5,485,246	5,524,371	5,574,295	5,505,374	5,567,760	5,494,977	5,572,032	5,627,655	5,759,758	5,803,492
Accounts Payable														
15-2190-00-00	ACCOUNTS PAYABLE	3,804	10,455	7,266	0	0	0	0	0	0	0	0	0	0
Security Deposit														
15-2041-00-00	SECURITY DEPOSIT-SHOPPING CNTR	28,188	33,188	33,188	33,188	33,188	33,188	33,188	33,188	33,899	33,899	33,899	33,899	33,899
	Current Liabilities	31,992	43,643	40,454	33,188	33,188	33,188	33,188	33,188	33,899	33,899	33,899	33,899	33,899
	Total Liabilities	31,992	43,643	40,454	33,188	33,188	33,188	33,188	33,188	33,899	33,899	33,899	33,899	33,899
Fund Balance														
03-3001-00-00	FUND BALANCE	4,422,986	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998
15-3001-00-00	FUND BALANCE	418,581	826,036	1,251,694	1,251,694	1,251,694	1,251,694	1,251,694	1,251,694	1,251,694	1,251,694	1,251,694	1,251,694	1,251,694
95-3001-00-00	FUND BALANCE	124,607	125,670	125,725	125,725	125,725	125,725	125,725	125,725	125,725	125,725	125,725	125,725	125,725
	Fund Balance Equity	4,966,174	5,051,704	5,477,416	5,477,416	5,477,416	5,477,416	5,477,416	5,477,416	5,477,416	5,477,416	5,477,416	5,477,416	5,477,416
	Net Income (Loss)	408,517	425,713	(29,087)	(25,358)	13,767	63,691	(5,230)	57,156	(16,338)	60,717	116,340	248,443	292,177
	Total Equity	5,374,691	5,477,417	5,448,329	5,452,058	5,491,183	5,541,107	5,472,186	5,534,572	5,461,078	5,538,133	5,593,756	5,725,859	5,769,593
	Total Liability and Equity	5,406,683	5,521,060	5,488,783	5,485,246	5,524,371	5,574,295	5,505,374	5,567,760	5,494,977	5,572,032	5,627,655	5,759,758	5,803,492

Kennedale Economic Development Corporation Statement of Revenue and Expense -- Cumulative as of the End Date Shown

Account	Description	9/30/2020	9/30/2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2021	March 2021	April 2022	May 2022	June 2022	July 2023	Budget 2022
Special Sales Tax														
15-4002-00-00	MMD TAX-CURRENT YEAR	0	74,283	0	0	0	0	0	0	0	0	0	0	35,000
15-4081-00-00	SALES TAX	548,709	612,809	190	381	44,202	86,945	143,718	195,947	232,553	306,746	355,874	494,596	515,000
	Special Sales Tax	548,709	687,092	190	381	44,202	86,945	143,718	195,947	232,553	306,746	355,874	494,596	550,000
Rental Income														
15-4805-00-00	RENTAL FEES-SHOPPING CTR	224,073	251,500	24,146	48,659	73,172	97,685	122,198	146,711	171,225	195,738	220,251	245,409	243,848
	Investment Earnings												0	
15-4401-00-00	INVESTMENT INCOME	3,809	370	29	64	100	140	201	370	682	1,341	2,416	4,215	2,000
95-4401-00-00	INVESTMENT INCOME	1,061	56	3	7	11	15	21	38	69	134	235	392.84	55
	Investment Earnings	4,870	426	33	71	111	155	222	407	751	1,475	2,651	4,608	2,055
Miscellaneous Income														
15-4409-00-00	MISCELLANEOUS INCOME	25,289	37,798	2,500	6,050	8,900	11,534	14,189	19,684	19,788	22,429	25,629	28,406	4,200
15-4412-00-00	LAND PROCEEDS	150,368	18,725	0	0	0	0	0	0	0	0	0	0	0
	Miscellaneous Income	175,657	56,523	2,500	6,050	8,900	11,534	14,189	19,684	19,788	22,429	25,629	28,406	4,200
	Total Revenues	953,309	995,541	26,868	55,160	126,385	196,318	280,328	362,750	424,316	526,388	604,406	773,018	800,103
Economic Development Expense														
15-5240-01-00	PRINTED SUPPLIES													2,000
15-5260-01-00	GENERAL OFFICE SUPPLIES													50
15-5261-01-00	POSTAGE													50
15-5403-02-00	BUILDING MAINTENANCE	49,602	35,921	3,897	6,411	8,325	8,864	12,250	12,837	14,165	15,168	19,094	19,625	32,616
15-5501-01-00	ADVERTISING	234	0	0	0	0	0	0	0	0	0	0	0	1,200
15-5510-01-00	ASSOC DUES/PUBLICATIONS	1,125	1,170	0	0	1,217	1,217	1,217	1,217	1,217	1,217	1,217	3,142	1,575
15-5525-01-00	TRAINING/SEMINARS	0	265	0	0	0	0	0	0	0	0	0	500	250
15-5530-02-00	ELECTRIC SERVICES	4,413	4,814	421	854	1,292	1,754	2,398	3,007	3,592	4,056	4,479	4,907	5,960
15-5545-02-00	INSURANCE-PROPERTY	9,976	9,979	14,287	14,287	14,287	14,287	14,287	14,287	14,287	14,287	14,287	14,287	0
15-5565-01-00	LEGAL SERVICES	8,854	24,236	0	0	8,639	8,806	8,865	8,865	9,923	9,923	10,099	10,128	18,000
15-5567-01-00	AUDIT SERVICES	4,250	4,250	0	0	0	0	0	0	4,250	4,250	4,250	4,250	4,250
15-5570-01-00	SPECIAL SERVICES	11,616	9,383	1,050	1,050	3,150	4,200	4,200	5,250	6,300	7,350	7,350	13,086	48,738
15-5570-02-00	SPECIAL SERVICES	7,282	18,195	966	1,946	2,927	3,907	4,888	5,868	6,849	7,830	8,810	9,816	13,000
15-5571-01-00	CHRISTMAS EVENT	0	0	0	0	0	0	0	0	0	0	0	0	25,000
15-5578-01-00	TRAVEL	0	0	0	0	0	0	0	0	0	0	0	0	100
15-5595-01-00	ADMIN CHARGE-GENERAL FUND	116,318	116,318	12,155	24,309	36,464	48,618	60,773	72,927	85,082	97,237	109,391	121,546	145,855
15-5595-02-00	LANDSCAPING -- CAM	0	0	0	0	0	0	0	0	2,700	2,700	2,700	2,700	9,600
15-5615-01-00	FUNCTIONAL GRANT	27,151	39,165	0	3,824	3,824	3,824	3,824	3,824	16,511	16,511	16,511	16,511	32,831
15-5621-02-00	BANK FEES	0	0	0	0	0	0	0	0	19	19	19	19	0
	Economic Development Expense	240,821	263,696	32,775	52,682	80,125	95,478	112,703	128,083	164,895	180,547	198,207	220,016	316,075
Debt Service Principal														
15-5644-01-03	2007 1.2M TAX BOND-PRINCIPAL	65,000	70,000	0	0	0	0	0	0	75,000	75,000	75,000	75,000	75,000
15-5646-01-03	2011 1.7M TX LEVERAGE-PRI	44,291	46,680	3,959	7,928	11,909	15,900	19,902	23,915	27,938	35,941	39,936	43,884	48,220
15-5667-01-03	2020 \$1.26M GO REFUNDING-PRIN	0	0	0	0	0	0	120,000	120,000	120,000	120,000	120,000	120,000	120,000
	Debt Service Principal	109,291	116,680	3,959	7,928	11,909	15,900	139,902	143,915	222,938	230,941	234,936	238,884	243,220
Debt Service Interest														
15-5643-01-03	2007 1.2M TAX BOND-INTEREST	46,496	42,048	18,524	18,524	18,524	18,524	18,524	18,524	37,115	37,115	37,115	37,115	37,182
15-5645-01-03	2011 1.7M TX LEVERAGE-INT	13,545	9,196	698	1,384	2,060	2,726	3,380	4,024	4,656	6,019	6,758	7,620	7,656
15-5668-01-03	2020 1.26M GO REFUNDING-INT	11,889	0	0	0	0	0	11,049	11,049	11,049	11,049	11,049	20,941	20,940
15-5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	122,750	138,208	0	0	0	0	0	0	0	0	0	0	0
	Debt Service Interest	194,680	189,452	19,221	19,908	20,584	21,249	32,953	33,597	52,821	54,183	54,922	65,675	65,595
	Total Expenses	544,792	569,828	55,955	80,518	112,618	132,627	285,558	305,594	440,654	465,671	488,066	524,575	625,073
	Net Income (Loss)	408,517	425,713	(29,087)	(25,358)	13,767	63,691	(5,230)	57,156	(16,338)	60,717	116,340	248,443	175,030



MEETING DATE: SEPTEMBER 27, 2022

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.C.1.

SUBJECT

Discussion on EDC Properties

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

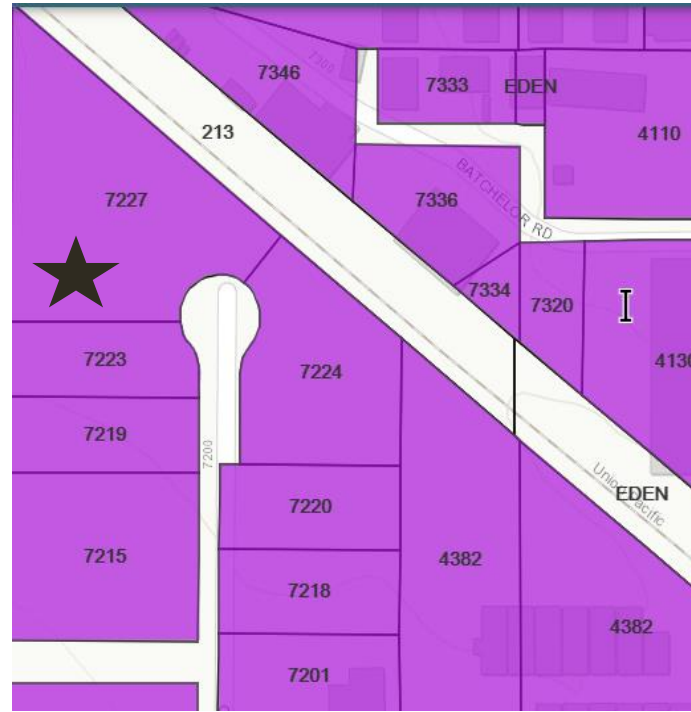
1.	EDC PROPERTIES 6.17.2022 Update (003)	EDC PROPERTIES 6.17.2022 Update (003).pdf
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EDC Properties

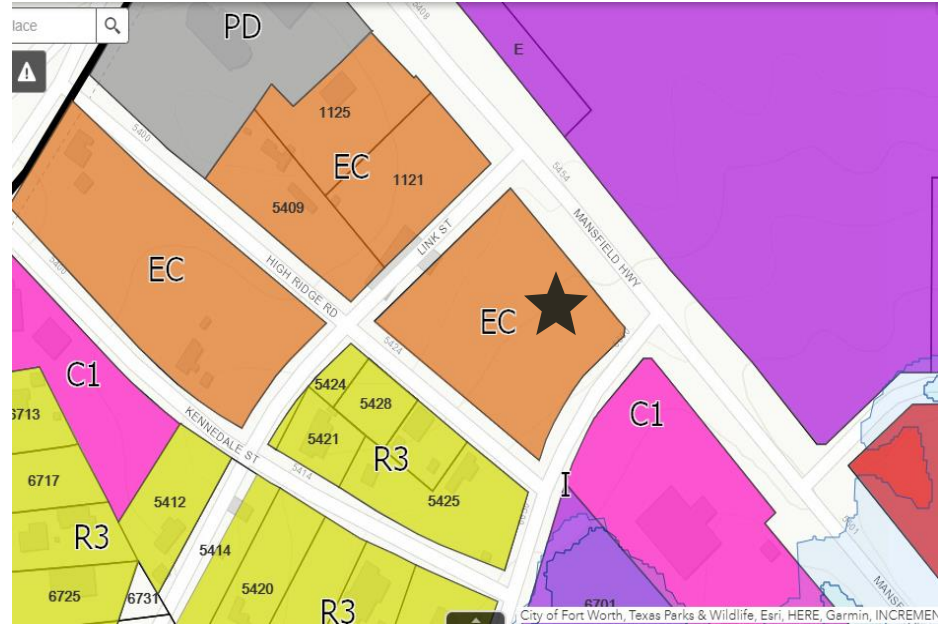
7227 Bloxom Park Rd

- 7227 utilized for drainage
- Vacant property
- Zoned I



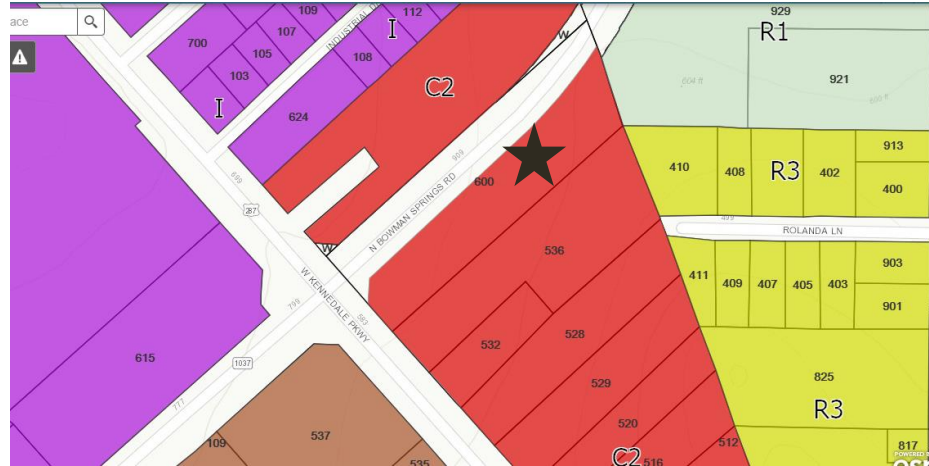
1109 W Kennedale Parkway

- 2 acres
- Vacant property
- Zoned EC



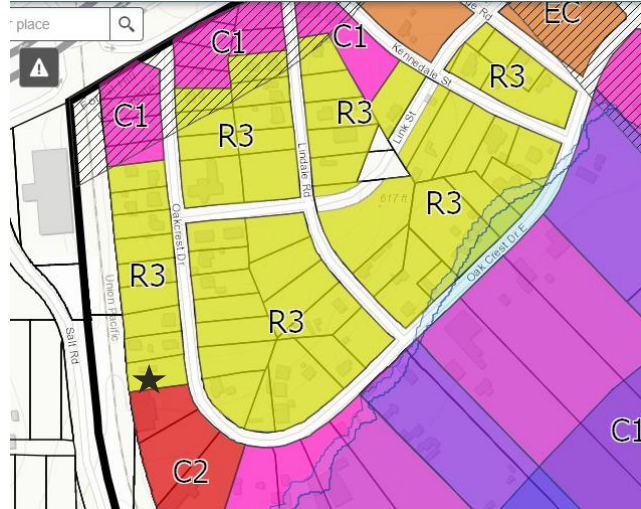
600 W Kennedale Parkway

- 1.7 acres
- Vacant property
- Zoned C2



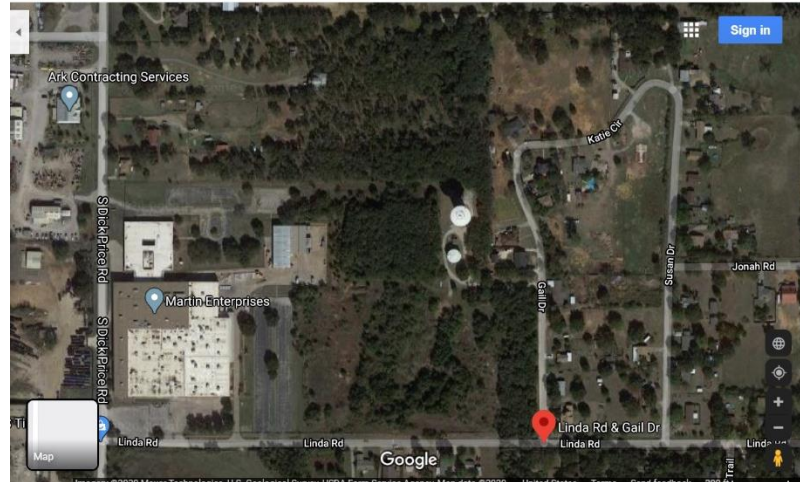
6820 Oak Crest Drive W

- .42 acre
- Vacant property
- Zoned NV



Linda Rd & Gail Drive

- 13 acres
- Vacant property
- Zoned I



201 E Kennedale Parkway

- Town Center
- Attract developer for remaining 2 acres for multi-story residential with possible retail on corners
- Create conceptual plan for Town Center and surrounding area for redevelopment, improved connectivity/walkability and sense of place

