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Kennedale Economic
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ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
April 23, 2013
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 regular meeting minutes from March 26, 2013.

IV. REGULAR ITEMS

A. Review and accept the KEDC Financial Report for Feb 2013.

V. STAFF ANNOUNCEMENTS/REPORTS

A. Updates and information from Orasi Development.

1. TownCenter Update
2. Tax Increment Refinancing Zone Update
3. Oak Crest Development Update
4. TXDOT/RTR Project updates

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 the Link Street Extension.
2. Review and discuss incentives for the proposed urgent care clinic at 1298 W. Kennedale Parkway.
3. Review and discuss incentives for industrial development on Industrial Dr.

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. Discuss the sale of Oak Crest pad sites on Kennedale Parkway.

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 April 23, 2013, 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: April 23, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:
Consider approval of regular meeting minutes from March 26, 2013.

II. Originated by:

Bob Hart, City Manager

III. Summary:
Please see the attached minutes.

IV. Recommendation:
Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	03.26.2013 EDC Minutes.doc

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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
March 26, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

President Mundy called the meeting to order at 7:18PM.

II. ROLL CALL

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

III. MINUTES APPROVAL

A. Consider approval of minutes from the February 26, 2013 regular meeting.

Motion To approve the minutes as presented. **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Mark Yeary. The motion passed unanimously.

IV. REGULAR ITEMS

A. Discuss and consider action for approval of Independent Auditor's Report for year ending September 30, 2012.

Greg Shropshire from Patillo, Brown, & Hill, LLP gave a breakdown of the Auditor's Report year ending September 30, 2012.

Motion To accept the Independent Auditor's Report for year ending September 30, 2012. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Rebecca Mowell. The motion passed unanimously.

B. Review and accept the KEDC Financial Report for January 2013.

Jack Thompson with Orasi Development presented the most recent financial information to the board.

Motion To approve the January 2013 financial report as presented. **Action** Approve, **Moved By** Rebecca Mowell, **Seconded By** Mark Yeary. The motion passed unanimously.

V. STAFF ANNOUNCEMENTS/REPORTS

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

1. TownCenter update

2. Tax Increment Refinancing Zone status
3. Sale of property at 601 E. Kennedale Parkway
4. Oak Crest Development update

Jack Thompson with Orasi Development presented updates on items 1-4 noting that Fuzzy's Tacos is a possibility for TownCenter.

The board recessed into executive session at 7:40PM.

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 the Link Street Extension. Review and discuss incentive for the proposed urgent care clinic at 1298 W. Kennedale Parkway.
2. Review and discuss incentives for the Pier Skatepark, including the sale of land on Bowman Springs Road.

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

The board reopened into regular session at 9:22 PM.

No action pursuant to executive session was necessary.

VIII. ADJOURNMENT

Motion Adjourn. **Action** Adjourn, **Moved By** Pat Turner **Seconded By** Mark Yeary. The motion passed unanimously.

The meeting was adjourned at 9:25 PM.

ATTEST: ___________________________________
Amethyst G. Cirmo, City Secretary

APPROVED: ________________________________
President Robert Mundy

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Staff Report to the Board of Directors

Date: April 23, 2013

Agenda Item No: REGULAR ITEMS - A.

I. Subject:
Review and accept the KEDC Financial Report for Feb 2013.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:
Information on this item will be distributed at the meeting.

IV. Recommendation:
Approve

V. Alternative Actions:

VI. Attachments:

Staff Report to the Board of Directors

Date: April 23, 2013

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:
Updates and information from Orasi Development.

1. TownCenter Update
2. Tax Increment Refinancing Zone Update
3. Oak Crest Development Update
4. TXDOT/RTR Project updates

II. Originated by:

Bob Hart, City Manager

III. Summary:
Updates on these items will be presented by Jack Thompson.

IV. Recommendation:
None

V. Alternative Actions:

VI. Attachments:

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Staff Report to the Board of Directors

Date: April 23, 2013

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 the Link Street Extension.
2. Review and discuss incentives for the proposed urgent care clinic at 1298 W. Kennedale Parkway.
3. Review and discuss incentives for industrial development on Industrial Dr.

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:

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Staff Report to the Board of Directors

Date: April 23, 2013

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. Discuss the sale of Oak Crest pad sites on 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: