

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - REGULAR MEETING
May 28, 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 minutes from April 23, 2013 regular meeting.

IV. REGULAR ITEMS

- A. Review and accept the KEDC Financial Report for Mar 2013.

V. STAFF ANNOUNCEMENTS/REPORTS

- A. Updates and information from Orasi Development.
1. TownCenter Update and sign application
 2. Tax Increment Refinancing Zone Update
 3. Oak Crest Development and Link Street Update
 4. TXDOT/RTR Project updates
 5. Village Creek Status
 6. Review Business 287 Corridor plan report from UTA capstone group

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 120 Industrial Dr.
4. Review and discuss incentives for medical facility at 405 W. Kennedale Parkway.
5. Review and discuss incentives for a skate facility at 1020 Bowman Springs Rd.

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 Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the May 28, 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. Cirno, City Secretary



Date: May 28, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from April 23, 2013 regular meeting.

II. Originated by:

Bob Hart, City Manager

III. Summary:

please see the attached minutes.

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	minutes	04.23.2013 EDC Minutes.doc
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ECONOMIC DEVELOPMENT CORPORATION
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
April 23, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

President Mundy called the meeting to order at 7:17 PM.

II. ROLL CALL

Present Robert Mundy, Mark Yeary, Rebecca Mowell, Donnie Graham, and Pat Turner

Absent: Darrell Erwin and Beverly Hayes

III. MINUTES APPROVAL

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

Motion To approve the minutes as presented. **Action** Approve, **Moved By** Pat Turner, **Seconded By** Donnie Graham.

Votes:

Aye: Robert Mundy, Mark Yeary, Rebecca Mowell, and Pat Turner

Nay: none

Abstentions: Donnie Graham

IV. REGULAR ITEMS

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

Sakura Moten-Dedrick presented the report.

Motion To approve the February 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 Orasi Development.

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

Executive Director Bob Hart gave an update on these topics, noting that the replacement of the TownCenter sign was underway and that the city would be presenting information on the Tax Reinvestment Zone Number One to Tarrant County College on June 20, 2013. He also noted that the welcome to Kennedale sign on Kennedale Parkway had been approved and that the development of Link Street was underway. The TXDOT/RTR contract has been completed, and the next step is to complete the environmental impact study and RFQ for engineering services.

The board recessed into executive session at 7:46 PM.

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

No action was necessary.

VIII. ADJOURNMENT

Motion Adjourn. **Action** Adjourn, **Moved By** Rebecca Mowell. **Seconded By** Pat Turner. The motion passed unanimously.

The meeting was adjourned at 8:44 PM.

ATTEST: _____
Amethyst G. Cirimo, City Secretary

APPROVED: _____
President Robert Mundy



Date: May 28, 2013

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Review and accept the KEDC Financial Report for Mar 2013.

II. Originated by:

Sakura Moten-Dedrick, Director of Finance & IT

III. Summary:

IV. Recommendation:

Approve

V. Alternative Actions:

VI. Attachments:

1.	EDC Financials March 2013	20130528 EDC Mar 13 Financials.pdf
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MAR 2013 ECONOMIC DEVELOPMENT CORPORATION FINANCIALS

Budget/Amendment

No changes.

Year-To-Date

- Ad Valorem Tax: Decrease in comparison over this time last year. All MMD taxpayers have been billed accordingly for this fiscal year, but revenue is based solely on when they send in assessments.
- Sales/Beverage Tax: Decrease in comparison over this time last year (see Monthly Graph, 3-Year Historical Graph, 10-Year Historical Data). Please note, sales tax receipts run two months in arrears.
- Investment Earnings: No significant change.
- Miscellaneous Income: Increase in comparison over this time last year. We received approximately \$84,000 in Feb for the sale of 601 East Kennedale Parkway.
- Surplus Sales/Rentals: Decrease in comparison over this time last year. Due to subsidy agreement with Cypress Properties, monthly rental amounts have decreased.
- Transfers: No significant change.
- Personnel: No significant change.
- Supplies: Decrease in comparison over this time last year.
- Maintenance: Slight decrease in comparison over this time last year.
- Sundry: Decrease in comparison over this time last year.
- Debt: Decrease in comparison over this time last year. Based on bond payment due dates. Last fiscal year included large principal amount that was sent back to state per board's direction and approval.
- Transfers: Slight decrease in comparison over this time last year.
- Capital: Decrease in comparison over this time last year.

Estimate

We anticipate a FY12/13 ending fund balance of \$167,902 (\$1943 operations / \$46,047 capital bond project / \$119,912 reserve bond).

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

INCOME STATEMENT

15: EDC4B FUND

INCOME STATEMENT	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE
OPERATING REVENUES	1,328,404	1,328,404	255,616	650,197	1,066,682	1,066,682	305,715	1,022,810	(261,722)
OPERATING EXPENDITURES	(2,840,624)	(2,840,624)	(1,749,019)	(2,059,659)	(942,275)	(942,275)	(590,437)	(905,574)	609,421
OPERATING INCOME/(LOSS)	(1,512,220)	(1,512,220)	(1,493,402)	(1,409,462)	124,407	124,407	(284,722)	117,236	347,699
NONOPERATING REVENUES/(EXPENSES)									
INTEREST EARNINGS	250	250	585	967	250	250	353	400	-
TRANSFERS IN	-	-	-	-	-	-	-	-	-
(TRANSFER OUT)	(153,119)	(153,119)	(39,059)	(153,119)	(151,619)	(151,619)	(38,309)	(151,619)	(1,500)
NET OPERATING INCOME/(LOSS)	(1,665,088)	(1,665,088)	(1,531,877)	(1,561,614)	(26,962)	(26,962)	(322,678)	(33,983)	346,199
 BEGINNING FUND BALANCE	 \$ 1,873,131	 \$ 1,597,540	 \$ 1,597,540	 \$ 1,597,540	 \$ 26,452	 \$ 35,926	 \$ 35,926	 \$ 35,926	 \$ 323,848
ENDING FUND BALANCE (EXCLUDING OTHER FUNDS)	\$ 208,043	\$ (67,548)	\$ 65,664	\$ 35,926	\$ (510)	\$ 8,964	\$ (286,752)	\$ 1,943	\$ -
95: EDC4B RESERVE FUND	\$ 120,007	\$ 120,006	\$ 119,810	\$ 119,862	\$ 120,066	\$ 120,062	\$ 119,890	\$ 119,912	\$ 120,066
19: EDC4B CAPITAL BOND FUND	\$ 51,705	\$ 119,383	\$ 122,899	\$ 46,182	\$ -	\$ 46,182	\$ 45,088	\$ 46,047	\$ -
ENDING FUND BALANCE (INCLUDING OTHER FUNDS)	\$ 379,755	\$ 171,841	\$ 308,373	\$ 201,970	\$ 119,556	\$ 175,208	\$ (121,774)	\$ 167,902	\$ 120,066

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

15: EDC48 FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	\$ 1,873,131	\$ 1,597,540	\$ 1,597,540	\$ 1,597,540	\$ 26,452	\$ 35,926	\$ 35,926	\$ 35,926	\$ 323,848		
AD VALOREM TAXES	42,466	42,466	26,709	54,216	42,466	42,466	16,434	58,668	-	62.9%	38.7%
SALES/BEVERAGE TAXES	352,666	352,666	124,341	387,796	397,660	397,660	94,973	333,110	44,994	35.3%	23.9%
INVESTMENT EARNINGS	250	250	585	967	250	250	353	400	-	234.1%	141.4%
MISCELLANEOUS INCOME	684,000	684,000	-	5,250	395,000	395,000	94,226	395,000	(289,000)	0.0%	23.9%
SURPLUS SALES/RENTALS	249,272	249,272	104,566	202,935	231,556	231,556	100,083	236,032	(17,716)	41.9%	43.2%
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
TOTAL REVENUES	\$ 1,328,654	\$ 1,328,654	\$ 256,201	\$ 651,164	\$ 1,066,932	\$ 1,066,932	\$ 306,069	\$ 1,023,210	\$ (261,722)	19.3%	28.7%
PERSONNEL	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUPPLIES	21,344	21,344	12,686	17,044	17,344	17,344	2,912	17,344	(4,000)	59.4%	16.8%
MAINTENANCE	22,856	22,856	17,790	35,397	22,856	22,856	16,042	22,856	-	77.8%	70.2%
SUNDRY	269,206	269,206	155,594	331,483	265,771	265,771	149,651	304,361	(3,435)	57.8%	56.3%
DEBT	313,243	313,243	1,150,400	1,254,674	165,757	165,757	64,310	171,757	(130,486)	367.3%	38.8%
TRANSFERS	153,119	153,119	39,059	153,119	151,619	151,619	38,309	151,619	(1,500)	25.5%	25.3%
CAPITAL	2,213,975	2,213,975	412,549	421,062	470,548	470,548	357,523	389,257	(470,000)	18.6%	76.0%
TOTAL EXPENDITURES	\$ 2,993,742	\$ 2,993,742	\$ 1,788,078	\$ 2,212,778	\$ 1,093,894	\$ 1,093,894	\$ 628,747	\$ 1,057,193	\$ (609,421)	59.7%	57.5%
REVENUES OVER EXPENDITURES	\$(1,665,088)	\$(1,665,088)	\$(1,531,877)	\$(1,561,614)	\$ (26,962)	\$ (26,962)	\$ (322,678)	\$ (33,983)			
ENDING FUND BALANCE	\$ 208,043	\$ (67,548)	\$ 65,664	\$ 35,926	\$ (510)	\$ 8,964	\$ (286,752)	\$ 1,943			
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	6.9%	-2.3%	3.7%	1.6%	0.0%	0.8%	-45.6%	0.2%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 208,043	\$ (67,548)	\$ 65,664	\$ 35,926	\$ (510)	\$ 8,964	\$ (286,752)	\$ 1,943	\$ -		

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

REVENUE LINE ITEM SUMMARY

15: EDC48 FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4001-00-00	PROPERTY TAX-CURRENT YEAR	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4002-00-00	M M D TAX-CURRENT YEAR	42,466	42,466	26,709	54,216	42,466	42,466	16,434	58,668	-	62.9%	38.7%
	AD VALOREM TAXES	\$ 42,466	\$ 42,466	\$ 26,709	\$ 54,216	\$ 42,466	\$ 42,466	\$ 16,434	\$ 58,668	\$ -	62.9%	38.7%
4081-00-00	SALES TAX	352,666	352,666	124,341	387,796	397,660	397,660	94,973	333,110	44,994	35.3%	23.9%
4082-00-00	MIXED BEVERAGE TAX	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	SALES/BEVERAGE TAXES	\$ 352,666	\$ 352,666	\$ 124,341	\$ 387,796	\$ 397,660	\$ 397,660	\$ 94,973	\$ 333,110	\$ 44,994	35.3%	23.9%
4401-00-00	INVESTMENT INCOME	250	250	585	967	250	250	353	400	-	234.1%	141.4%
	INVESTMENT EARNINGS	\$ 250	\$ 250	\$ 585	\$ 967	\$ 250	\$ 250	\$ 353	\$ 400	\$ -	234.1%	141.4%
4409-00-00	MISCELLANEOUS INCOME	684,000	684,000	-	5,250	395,000	395,000	94,226	395,000	(289,000)	0.0%	23.9%
4411-00-00	TEXAS LEVERAGE FUND PROGRAM	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4415-00-00	INSURANCE REIMBURSEMENTS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MISCELLANEOUS INCOME	\$ 684,000	\$ 684,000	\$ -	\$ 5,250	\$ 395,000	\$ 395,000	\$ 94,226	\$ 395,000	\$(289,000)	0.0%	23.9%
4805-00-00	RENTAL FEES-SHOPPING CENTER	245,272	245,272	104,364	201,256	227,556	227,556	99,961	227,556	(17,716)	42.6%	43.9%
4806-00-00	RENTAL INSURANCE	4,000	4,000	202	1,679	4,000	4,000	122	8,476	-	5.0%	3.0%
	SURPLUS SALES/RENTALS	\$ 249,272	\$ 249,272	\$ 104,566	\$ 202,935	\$ 231,556	\$ 231,556	\$ 100,083	\$ 236,032	\$ (17,716)	41.9%	43.2%
4902-00-00	PROCEEDS - DEBT/LOAN/LEASE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 1,328,654	\$ 1,328,654	\$ 256,201	\$ 651,164	\$ 1,066,932	\$ 1,066,932	\$ 306,069	\$ 1,023,210	\$(261,722)	19.3%	28.7%
	TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)	\$ 1,328,404	\$ 1,328,404	\$ 255,616	\$ 650,197	\$ 1,066,682	\$ 1,066,682	\$ 305,715	\$ 1,022,810	\$(261,722)		
	10% ADMIN CHARGE-GENERAL FUND	132,840	132,840	33,952	65,020	106,668	106,668	30,572	102,281	(26,172)		

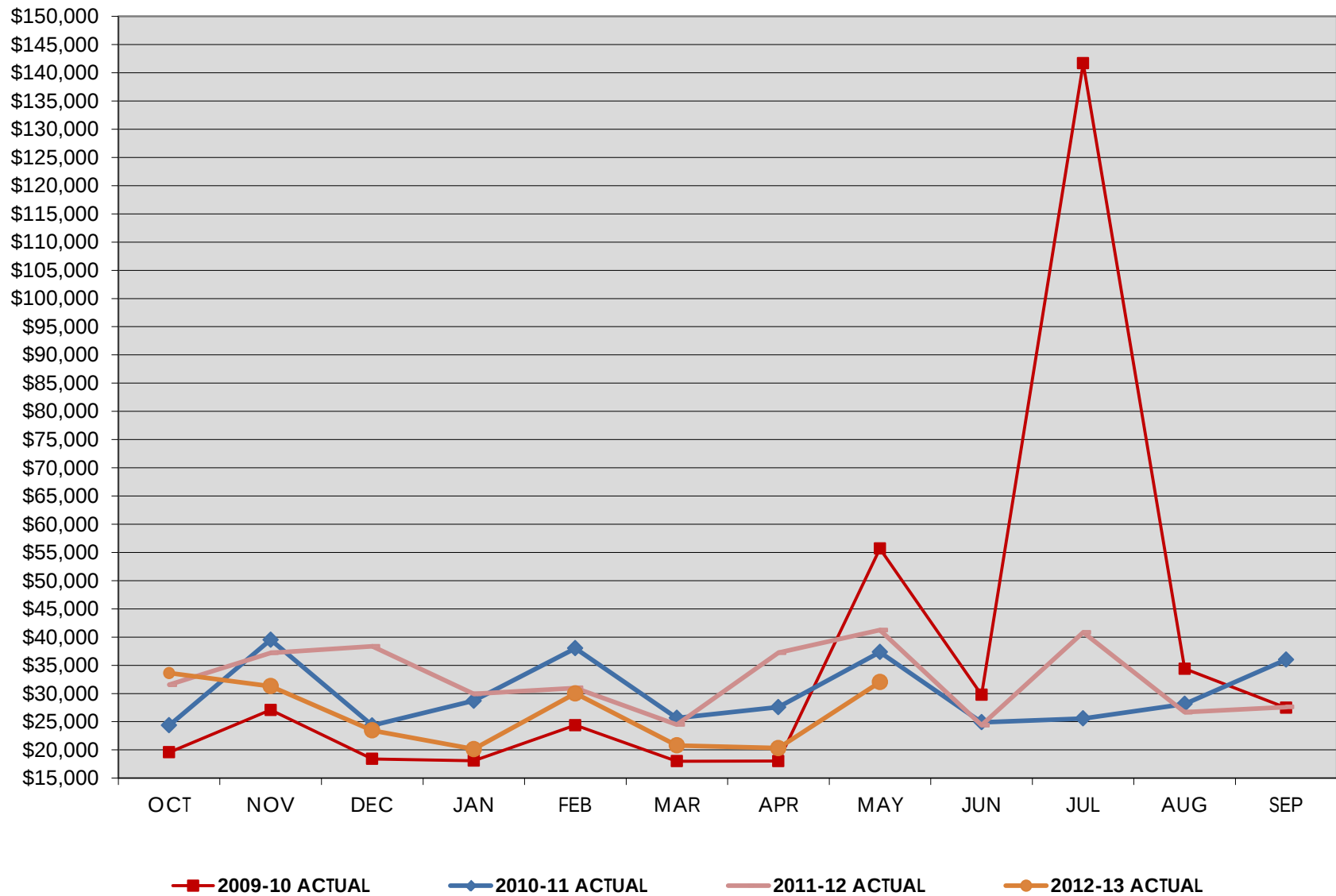
Sales Tax Collections

ECONOMIC DEVELOPMENT CORPORATION 4B
SALES TAX - \$0.005

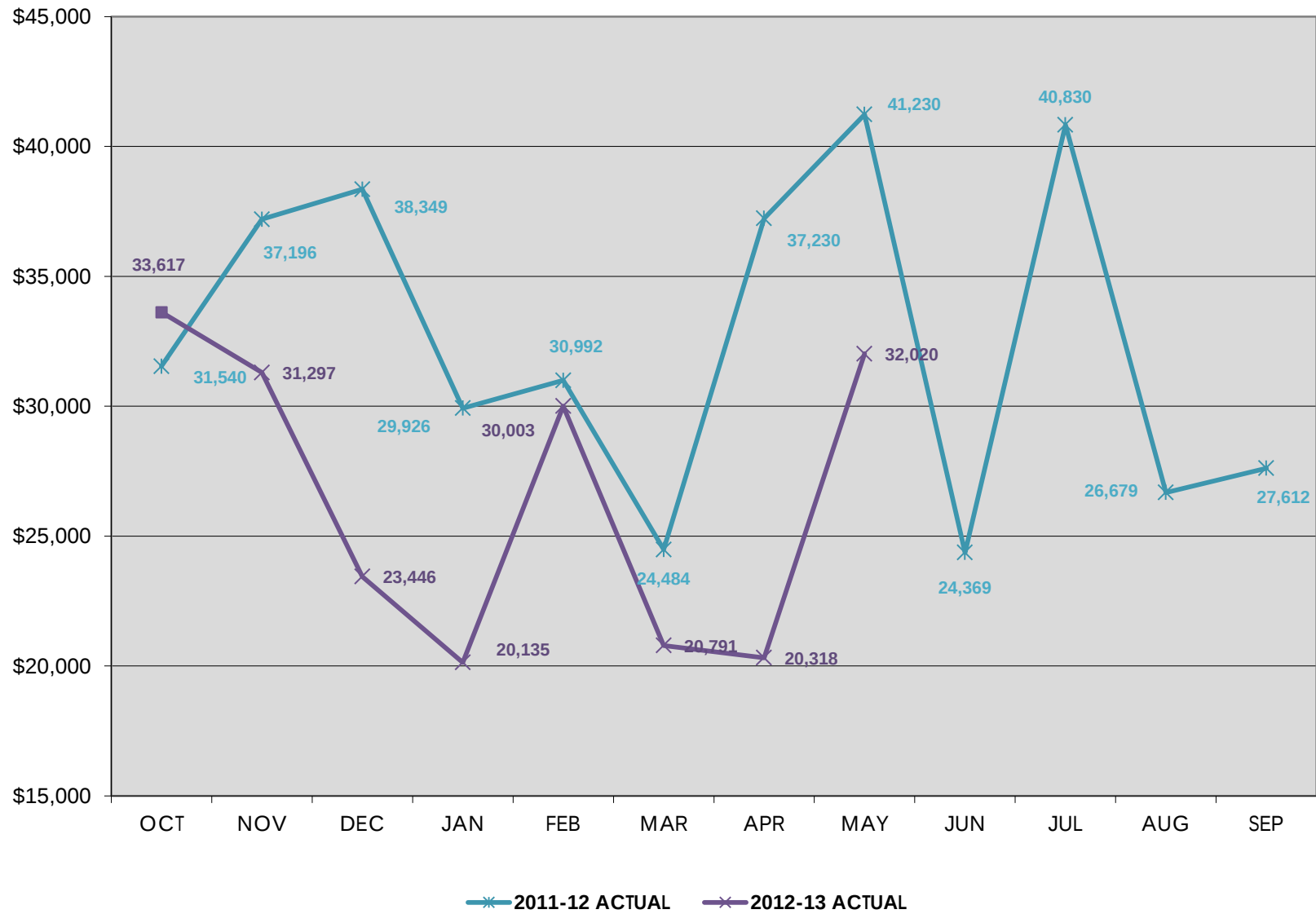
	2003-04 ACTUAL	2004-05 ACTUAL	2005-06 ACTUAL	2006-07 ACTUAL	2007-08 ACTUAL	2008-09 ACTUAL	2009-10 ACTUAL	2010-11 ACTUAL	2011-12 ACTUAL	2012-13 BUDGET	2012-13 ACTUAL	2012-13 YTD	GAIN/ LOSS	GAIN/ LOSS	YTD CUM	2012-13 ESTIMATE
OCT	26,737	27,574	30,493	26,719	21,880	22,001	19,568	24,368	31,540	33,287	33,617	33,617	329	6.6%	6.6%	33,617
NOV	33,807	28,806	33,284	41,109	30,548	33,732	27,081	39,515	37,196	37,693	31,297	64,913	(6,397)	-15.9%	-5.6%	31,297
DEC	26,428	23,373	24,372	23,107	23,438	30,093	18,417	24,331	38,349	38,847	23,446	88,359	(15,401)	-38.9%	-17.5%	23,446
JAN	21,991	22,728	23,443	26,331	22,677	19,433	18,102	28,700	29,926	30,424	20,135	108,495	(10,288)	-32.7%	-20.8%	20,135
FEB	35,744	33,862	35,625	29,751	29,839	33,556	24,379	38,020	30,992	31,490	30,003	138,498	(1,487)	-3.2%	-17.6%	30,003
MAR	22,465	21,345	24,975	16,997	21,830	17,063	18,010	25,672	24,484	24,982	20,791	159,289	(4,190)	-15.1%	-17.2%	20,791
APR	23,465	21,936	24,036	25,672	24,231	22,636	18,030	27,583	37,230	37,727	20,318	179,608	(17,409)	-45.4%	-21.8%	20,318
MAY	36,121	36,355	35,851	32,194	31,278	30,806	55,683	37,335	41,230	41,728	32,020	211,628	(9,708)	-22.3%	-21.9%	32,020
JUN	33,889	24,011	27,616	26,993	24,985	21,608	29,762	24,899	24,369	24,866	24,866	236,494	-	2.0%	-19.9%	24,866
JUL	25,928	25,987	24,299	27,477	30,517	17,906	141,681	25,572	40,830	41,327	41,327	277,821	-	1.2%	-17.4%	41,327
AUG	30,767	34,222	35,983	28,340	38,499	33,664	34,381	28,137	26,679	27,177	27,177	304,998	-	1.9%	-15.9%	27,177
SEP	25,710	22,677	27,368	30,430	23,534	24,245	27,457	36,010	27,612	28,112	28,112	333,110	-	1.8%	-14.7%	28,112
	343,051	322,876	347,346	335,121	323,256	306,744	432,550	360,141	390,438	397,660	333,110		(64,550)			333,110
	5.41%	-5.88%	7.58%	-3.52%	-3.54%	-5.11%	41.01%	-16.74%	8.41%	1.85%	-14.68%					-14.68%

Economic Development Corporation Sales Tax Revenue

Three Year History



Economic Development Corporation Sales Tax Revenue Monthly History



**CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2012-2013**

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	\$ 16,059.92	\$ 16,059.92	\$ 16,059.92	\$ 16,059.92	\$ 15,637.00	\$ 15,637.00	\$ 15,637.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,150.68
Tax Escrows	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ 2,738.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,172.65
Insurance Escrows	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170.59
CAM Escrows	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,160.12
Security Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 19,560.40	\$ 19,560.40	\$ 19,560.40	\$ 19,560.40	\$ 19,137.48	\$ 19,137.48	\$ 19,137.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,654.04
EXPENSES													
General & Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Mgmt	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00
Office Expenses	\$ -	\$ 46.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46.31
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 142.05	\$ 391.20	\$ 493.36	\$ 493.36	\$ 885.72	\$ 429.18	\$ 414.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,249.75
Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Porter service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	\$ 638.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638.28
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 767.50	\$ 1,075.26	\$ 841.11	\$ 272.78	\$ 100.76	\$ 210.69	\$ 129.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,397.62
Landscape Materials	\$ -	\$ 1,165.35	\$ 1,165.00	\$ 1,165.35	\$ 1,165.35	\$ 1,165.35	\$ 1,165.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,991.75
Maintenance/Construction	\$ 550.00	\$ 2,776.18	\$ 475.00	\$ 706.43	\$ 985.00	\$ 275.00	\$ 275.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,042.61
Roofing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 2,747.83	\$ 5,954.30	\$ 3,474.47	\$ 3,137.92	\$ 3,636.83	\$ 2,580.22	\$ 2,634.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,166.32
ADJUSTMENTS													
Operating Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET PROFIT/(LOSS) - CHECK	\$ 16,812.57	\$ 13,606.10	\$ 16,085.93	\$ 16,422.48	\$ 15,500.65	\$ 16,557.26	\$ 16,502.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,487.72
Total Rental Income Posted	\$ 16,797.08	\$ 16,797.08	\$ 16,797.08	\$ 16,797.08	\$ 16,374.16	\$ 16,374.16	\$ 16,374.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,310.80

**CYPRESS HISTORY FOR KENNEDALE TOWN SHOPPING CENTER
FY2011-2012**

ACCOUNT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
INCOME													
Rental Income	\$ 17,468.00	\$ 17,468.00	\$ 17,468.00	\$ 17,468.00	\$ 14,668.00	\$ 15,090.92	\$ 15,090.92	\$ 15,090.92	\$ 6,690.92	\$ 23,490.92	\$ 16,059.92	\$ 16,059.92	\$ 192,114.44
Tax Escrows	\$ 3,224.02	\$ 11,399.98	\$ 3,224.02	\$ 3,224.02	\$ 2,898.37	\$ 2,738.95	\$ 13,812.15	\$ 2,738.95	\$ 393.26	\$ 5,084.64	\$ 2,738.95	\$ 2,738.95	\$ 54,216.26
Insurance Escrows	\$ 38.37	\$ 38.37	\$ 38.37	\$ 38.37	\$ 23.95	\$ 24.37	\$ 1,355.60	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 24.37	\$ 1,679.25
CAM Escrows	\$ 814.70	\$ 814.70	\$ 814.70	\$ 814.70	\$ 737.16	\$ 737.16	\$ 722.69	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 737.16	\$ 9,141.61
Security Deposit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 21,545.09	\$ 29,721.05	\$ 21,545.09	\$ 21,545.09	\$ 18,327.48	\$ 18,591.40	\$ 30,981.36	\$ 18,591.40	\$ 7,845.71	\$ 29,337.09	\$ 19,560.40	\$ 19,560.40	\$ 257,151.56
EXPENSES													
General & Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Mgmt	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Office Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Commissions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 329.26	\$ 361.84	\$ 384.35	\$ 458.41	\$ -	\$ -	\$ 749.37	\$ -	\$ 325.66	\$ 363.76	\$ 375.06	\$ 310.85	\$ 3,658.56
Sweeping	\$ 326.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326.00
Porter service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape	\$ 638.28	\$ 638.28	\$ 638.28	\$ 1,442.68	\$ 638.00	\$ 638.28	\$ 638.28	\$ 638.28	\$ 638.28	\$ -	\$ 638.28	\$ 638.28	\$ 7,825.20
Fire Sprinkler/Alarm	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ -	\$ 150.00	\$ -	\$ 200.24	\$ 800.24
Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,217.90	\$ 104.42	\$ 385.56	\$ 2,707.88
Landscape Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,603.28	\$ -	\$ -	\$ 1,603.28
Maintenance/Construction	\$ 3,299.60	\$ 5,132.36	\$ -	\$ 1,650.00	\$ 607.58	\$ 1,065.00	\$ 1,902.23	\$ -	\$ 1,327.34	\$ 5,050.00	\$ 275.00	\$ 1,050.00	\$ 21,359.11
Roofing Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ 5,243.14	\$ 6,632.48	\$ 1,522.63	\$ 4,201.09	\$ 1,745.58	\$ 2,203.28	\$ 3,939.88	\$ 1,138.28	\$ 2,791.28	\$ 9,884.94	\$ 1,892.76	\$ 3,084.93	\$ 44,280.27
ADJUSTMENTS													
Operating Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET PROFIT/(LOSS) - CHECK	\$ 16,301.95	\$ 23,088.57	\$ 20,022.46	\$ 17,344.00	\$ 16,581.90	\$ 16,388.12	\$ 27,041.48	\$ 17,453.12	\$ 5,054.43	\$ 19,452.15	\$ 17,667.64	\$ 16,475.47	\$ 212,871.29
Total Rental Income Posted	\$ 18,282.70	\$ 18,282.70	\$ 18,282.70	\$ 18,282.70	\$ 15,405.16	\$ 15,828.08	\$ 15,813.61	\$ 15,828.08	\$ 7,428.08	\$ 24,228.08	\$ 16,797.08	\$ 16,797.08	\$ 201,256.05

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

EXPENDITURE LINE ITEM SUMMARY

**15: EDC48 FUND
01: ADMINISTRATION**

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5101-01-00	SALARIES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5107-01-00	OVERTIME	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5111-01-00	AUTO ALLOWANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5114-01-00	LONGEVITY	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5115-01-00	RETIREMENT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5116-01-00	UNEMPLOYMENT INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5117-01-00	FICA	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5118-01-00	MEDICAL INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5120-01-00	LIFE INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5121-01-00	DENTAL INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5122-01-00	VISION INSURANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5190-01-00	VACATION/SICK/TERM/LEAVE ADJ	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5220-01-00	UNIFORMS	300	300	-	-	300	300	-	300	-	0.0%	0.0%
5240-01-00	PRINTED SUPPLIES	16,544	16,544	4,447	9,305	16,544	16,544	2,912	16,544	-	93.8%	20.3%
5260-01-00	GENERAL OFFICE SUPPLIES	250	250	-	-	250	250	-	250	-	30.9%	4.7%
5261-01-00	POSTAGE	250	250	58	58	250	250	-	250	-	0.0%	11.8%
5280-01-00	MINOR EQUIP/SMALL TOOLS<\$5K	-	-	-	-	-	-	-	-	-	#DIV/0!	0.0%
5290-01-00	EXPENDABLE SUPPLIES	4,000	4,000	8,181	7,681	-	-	-	-	(4,000)	1.2%	444.4%
	SUPPLIES	\$ 21,344	\$ 21,344	\$ 12,686	\$ 17,044	\$ 17,344	\$ 17,344	\$ 2,912	\$ 17,344	\$ (4,000)	86.5%	82.5%
5403-01-00	BUILDING MAINTENANCE	-	-	775	775	-	-	-	-	-	#DIV/0!	0.0%
5440-01-00	OFFICE EQUIP/SOFTWARE MAINT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	\$ -	\$ -	\$ 775	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	0.0%
5501-01-00	ADVERTISING	5,000	5,000	2,871	2,871	5,000	5,000	5,131	5,131	-	40.2%	28.7%
5510-01-00	ASSOC DUES/PUBLICATIONS	2,350	2,350	3,349	7,334	9,775	9,775	2,593	9,775	7,425	1737.5%	72.9%
5512-01-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	1,000	1,000	-	395	1,000	1,000	270	1,000	-	0.0%	0.0%
5565-01-00	LEGAL SERVICES	10,000	10,000	3,914	40,249	16,000	16,000	100	16,000	6,000	63.3%	30.3%
5567-01-00	AUDIT SERVICES	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	37.5%	100.0%
5569-01-00	IT SUPPORT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	61,036	61,036	48,782	95,805	49,036	49,036	42,373	49,036	(12,000)	157.3%	132.7%
5575-01-00	EQUIPMENT RENTAL	-	-	-	-	-	-	-	-	-	#DIV/0!	0.0%
5578-01-00	TRAVEL	700	700	-	-	700	700	164	700	-	17.4%	3.2%
5580-01-00	ENGINEERING SERVICES	-	-	53,794	84,330	50,000	50,000	18,999	50,000	50,000	0.0%	0.0%
5585-01-00	TELEPHONE SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5595-01-00	ADMIN CHARGE-GENERAL FUND	132,840	132,840	25,562	61,890	106,668	106,668	30,572	106,668	(26,172)	125.2%	96.2%
	SUNDRY	\$ 214,426	\$ 214,426	\$ 139,771	\$ 294,374	\$ 239,679	\$ 239,679	\$ 101,701	\$ 239,810	\$ 25,253	126.3%	102.8%
5610-01-00	VISUAL GRANT	-	-	-	-	-	-	6,000	6,000	-	0.0%	0.0%
5615-01-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5625-01-00	ISSUANCE COST	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	DEBT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ -	0.0%	0.0%
5701-01-00	TRANSFER OUT-GENERAL FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5714-01-00	TRANSFER OUT-DEDICATION FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5795-01-00	TRANSFER OUT-EDC RESERVE FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5800-01-00	LAND	325,000	325,000	160,854	164,582	-	-	1,662	1,662	(325,000)	49.5%	#DIV/0!
5813-01-00	KENNEDALE ENTRANCE SIGN	45,000	45,000	-	-	45,000	45,000	-	-	-	0.0%	0.0%
5820-01-00	BUILDING IMPROVEMENT	15,000	15,000	39,209	39,209	-	-	-	-	(15,000)	261.4%	0.0%
5875-01-00	CONSTRUCTION	-	-	88,463	83,138	-	-	-	-	-	#DIV/0!	0.0%
	CAPITAL	\$ 385,000	\$ 385,000	\$ 288,526	\$ 286,928	\$ 45,000	\$ 45,000	\$ 1,662	\$ 1,662	\$ (340,000)	74.9%	3.7%
	TOTAL EXPENDITURES	\$ 620,770	\$ 620,770	\$ 441,758	\$ 599,121	\$ 302,022	\$ 302,022	\$ 112,275	\$ 264,815	\$ (318,747)	71.2%	37.2%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
01: ADMINISTRATION
03: DEBT SERVICE

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5620-01-03	ISSUANCE COSTS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5621-01-03	PAYING AGENT FEES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	74,365	74,365	37,021	74,210	71,585	71,585	35,738	71,585	(2,780)	49.8%	49.9%
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	40,000	40,000	-	40,000	40,000	40,000	-	40,000	-	0.0%	0.0%
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	50,479	50,479	18,504	28,594	19,359	19,359	8,164	19,359	(31,120)	36.7%	42.2%
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI DEBT	131,399	131,399	1,077,875	1,094,870	34,813	34,813	14,407	34,813	(96,586)	820.3%	41.4%
		\$ 296,243	\$ 296,243	\$ 1,133,400	\$ 1,237,674	\$ 165,757	\$ 165,757	\$ 58,310	\$ 165,757	\$ (130,486)	382.6%	35.2%
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND TRANSFER	153,119	153,119	39,059	153,119	151,619	151,619	38,309	151,619	(1,500)	25.5%	25.3%
		\$ 153,119	\$ 153,119	\$ 39,059	\$ 153,119	\$ 151,619	\$ 151,619	\$ 38,309	\$ 151,619	\$ (1,500)	25.5%	25.3%
	TOTAL EXPENDITURES	\$ 449,362	\$ 449,362	\$ 1,172,459	\$ 1,390,793	\$ 317,376	\$ 317,376	\$ 96,619	\$ 317,376	\$ (131,986)	260.9%	30.4%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
02: TOWN SHOPPING CENTER

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5280-02-00	MINOR EQUIP/SMALL TOOLS<\$5K	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5403-02-00	BUILDING MAINTENANCE	22,856	22,856	17,014	34,622	22,856	22,856	16,042	22,856	-	74.4%	70.2%
	MAINTENANCE	\$ 22,856	\$ 22,856	\$ 17,014	\$ 34,622	\$ 22,856	\$ 22,856	\$ 16,042	\$ 22,856	\$ -	74.4%	70.2%
5501-02-00	ADVERTISING	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5510-02-00	ASSOC DUES/PUBLICATIONS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5512-02-00	CONTRACTUAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5530-02-00	ELECTRIC SERVICES	4,200	4,200	1,534	3,659	4,200	4,200	2,444	4,200	-	36.5%	58.2%
5545-02-00	INSURANCE-PROPERTY	4,000	4,000	5,881	5,881	4,000	4,000	8,476	8,476	-	147.0%	211.9%
5565-02-00	LEGAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-02-00	SPECIAL SERVICES	36,580	36,580	8,408	19,052	17,892	17,892	3,046	17,892	(18,688)	23.0%	17.0%
	SUNDRY	\$ 44,780	\$ 44,780	\$ 15,823	\$ 28,592	\$ 26,092	\$ 26,092	\$ 13,966	\$ 30,568	\$ (18,688)	35.3%	53.5%
	TOTAL EXPENDITURES	\$ 67,636	\$ 67,636	\$ 32,837	\$ 63,214	\$ 48,948	\$ 48,948	\$ 30,008	\$ 53,424	\$ (18,688)	48.5%	61.3%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES
EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5570-03-00	SPECIAL SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5579-03-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5580-03-00	ENGINEERING SERVICES	10,000	10,000	-	8,516	-	-	-	-	(10,000)	0.0%	0.0%
	SUNDRY	\$ 10,000	\$ 10,000	\$ -	\$ 8,516	\$ -	\$ -	\$ -	\$ -	\$ (10,000)	0.0%	0.0%
5800-03-00	LAND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5847-03-00	CONSTRUCTION	160,000	160,000	124,024	134,134	30,000	30,000	(1,734)	30,000	(130,000)	77.5%	-5.8%
	CAPITAL	\$ 160,000	\$ 160,000	\$ 124,024	\$ 134,134	\$ 30,000	\$ 30,000	\$ (1,734)	\$ 30,000	\$ (130,000)	77.5%	-5.8%
		\$ 170,000	\$ 170,000	\$ 124,024	\$ 142,650	\$ 30,000	\$ 30,000	\$ (1,734)	\$ 30,000	\$ (140,000)	73.0%	-5.8%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

EXPENDITURE LINE ITEM SUMMARY

15: EDC48 FUND
04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5580-03-00	ENGINEERING SERVICES	-	-	-	-	-	-	33,983	33,983	-	0.0%	#DIV/0!
	SUNDRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,983	\$ 33,983	\$ -	0.0%	#DIV/0!
5615-04-00	FUNCTIONAL GRANT	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5620-04-00	ISSUANCE COSTS	17,000	17,000	17,000	17,000	-	-	-	-	(17,000)	100.0%	0.0%
	DEBT	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ (17,000)	100.0%	0.0%
5800-04-00	LAND	-	-	-	-	-	-	357,595	357,595	-	0.0%	#DIV/0!
5847-04-00	CONSTRUCTION	1,668,975	1,668,975	-	-	395,548	395,548	-	-	(1,273,427)	0.0%	0.0%
	CAPITAL	\$ 1,668,975	\$ 1,668,975	\$ -	\$ -	\$ 395,548	\$ 395,548	\$ 357,595	\$ 357,595	\$ (1,273,427)	0.0%	90.4%
		\$ 1,685,975	\$ 1,685,975	\$ 17,000	\$ 17,000	\$ 395,548	\$ 395,548	\$ 391,578	\$ 391,578	\$ (1,290,427)	1.0%	99.0%

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	\$ 396,455	\$ 464,133	\$ 464,133	\$ 464,133	\$ -	\$ 46,182	\$ 46,182	\$ 46,182			
INVESTMENT EARNINGS	250	250	161	268	-	-	72	100	(250)	64.3%	#DIV/0!
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 250	\$ 250	\$ 161	\$ 268	\$ -	\$ -	\$ 72	\$ 100	\$ (250)	64.3%	#DIV/0!
MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
SUNDRY	250,000	250,000	23,220	32,507	-	-	-	-	(250,000)	9.3%	0.0%
CAPITAL	95,000	95,000	318,174	385,711	-	-	1,166	234	(95,000)	334.9%	#DIV/0!
TOTAL EXPENDITURES	\$ 345,000	\$ 345,000	\$ 341,394	\$ 418,218	\$ -	\$ -	\$ 1,166	\$ 234	\$ (345,000)	99.0%	#DIV/0!
REVENUES OVER EXPENDITURES	\$ (344,750)	\$ (344,750)	\$ (341,233)	\$ (417,951)	\$ -	\$ -	\$ (1,094)	\$ (134)	\$ 344,750		
ENDING FUND BALANCE	\$ 51,705	\$ 119,383	\$ 122,899	\$ 46,182	\$ -	\$ 46,182	\$ 45,088	\$ 46,047	\$ 344,750		
ADJUSTMENTS											
FUND BALANCE AS % OF EXP	15.0%	34.6%	36.0%	11.0%	N/A	N/A	3867.5%	19661.6%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 51,705	\$ 119,383	\$ 122,899	\$ 46,182	\$ -	\$ 46,182	\$ 45,088	\$ 46,047			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4401-00-00	INVESTMENT INCOME	250	250	161	268	-	-	72	100	(250)	64.3%	#DIV/0!
	INVESTMENT EARNINGS	\$ 250	\$ 250	\$ 161	\$ 268	\$ -	\$ -	\$ 72	\$ 100	\$ (250)	64.3%	#DIV/0!
4913-00-00	TRANSFER IN-CAPITAL BOND FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 250	\$ 250	\$ 161	\$ 268	\$ -	\$ -	\$ 72	\$ 100	\$ (250)	64.3%	#DIV/0!

19: EDC4B CAPITAL BOND FUND
01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
5403-01-00	BUILDING MAINTENANCE	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
5525-01-00	TRAINING/SEMINARS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5570-01-00	SPECIAL SERVICES	240,000	240,000	13,750	13,750	-	-	-	-	(240,000)	5.7%	0.0%
5579-01-00	ARCHITECT/DESIGN SERVICES	-	-	-	-	-	-	-	-	-	0.0%	0.0%
5580-01-00	ENGINEERING SERVICES	10,000	10,000	9,470	18,757	-	-	-	-	(10,000)	94.7%	0.0%
	SUNDRY	\$ 250,000	\$ 250,000	\$ 23,220	\$ 32,507	\$ -	\$ -	\$ -	\$ -	\$ (250,000)	9.3%	0.0%
5800-01-00	LAND	25,000	25,000	-	-	-	-	-	-	(25,000)	0.0%	0.0%
5847-01-00	CONSTRUCTION	70,000	70,000	318,174	385,711	-	-	1,166	234	(70,000)	454.5%	#DIV/0!
	CAPITAL	\$ 95,000	\$ 95,000	\$ 318,174	\$ 385,711	\$ -	\$ -	\$ 1,166	\$ 234	\$ (95,000)	334.9%	#DIV/0!
	TOTAL EXPENDITURES	\$ 345,000	\$ 345,000	\$ 341,394	\$ 418,218	\$ -	\$ -	\$ 1,166	\$ 234	\$ (345,000)	99.0%	#DIV/0!

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

FUND SUMMARY BY CATEGORY

95: EDC4B RESERVE FUND

CATEGORY	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
BEGINNING FUND BALANCE	\$ 119,767	\$ 119,766	\$ 119,766	\$ 119,766	\$ 119,866	\$ 119,862	\$ 119,862	\$ 119,862			
INVESTMENT EARNINGS	240	240	44	96	200	200	28	50	(40)	18.5%	14.1%
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL REVENUES	\$ 240	\$ 240	\$ 44	\$ 96	\$ 200	\$ 200	\$ 28	\$ 50	\$ (40)	18.5%	14.1%
TRANSFERS	-	-	-	-	-	-	-	-	-	0.0%	0.0%
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
REVENUES OVER EXPENDITURES	\$ 240	\$ 240	\$ 44	\$ 96	\$ 200	\$ 200	\$ 28	\$ 50	\$ (40)		
ENDING FUND BALANCE	\$ 120,007	\$ 120,006	\$ 119,810	\$ 119,862	\$ 120,066	\$ 120,062	\$ 119,890	\$ 119,912	\$ (40)		
ADJUSTMENTS						-	-	-			
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			
RESERVE (\$112,606 REQUIREMENT)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606			
RESERVE SURPLUS/(SHORTFALL)	\$ 7,401	\$ 7,400	\$ 7,204	\$ 7,256	\$ 7,460	\$ 7,456	\$ 7,284	\$ 7,306			

CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES

REVENUE/EXPENDITURE LINE ITEM SUMMARY

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY12-13 PROPOSED	FY12-13 AMENDED	FY12-13 YTD MAR	FY12-13 ESTIMATE	CY - PY CHANGE	FY11-12 YTD %	FY12-13 YTD %
4401-00-00	INVESTMENT INCOME	240	240	44	96	200	200	28	50	(40)	18.5%	14.1%
	INVESTMENT EARNINGS	\$ 240	\$ 240	\$ 44	\$ 96	\$ 200	\$ 200	\$ 28	\$ 50	\$ (40)	18.5%	14.1%
4915-00-00	TRANSFER IN-EDC FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
4920-00-00	TRANSFER IN	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	OTHER AGENCY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL REVENUES	\$ 240	\$ 240	\$ 44	\$ 96	\$ 200	\$ 200	\$ 28	\$ 50	\$ (40)	18.5%	14.1%

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY11-12 BUDGET	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ACTUAL	FY11-12 PROPOSED	FY11-12 AMENDED	FY11-12 YTD MAR	FY11-12 ESTIMATE	CY - PY CHANGE	FY09-10 YTD %	FY10-11 YTD %
5715-00-00	TRANSFER OUT-EDC FUND	-	-	-	-	-	-	-	-	-	0.0%	0.0%
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%



Date: May 28, 2013

Agenda Item No: STAFF ANNOUNCEMENTS/REPORTS - A.

I. Subject:

Updates and information from Orasi Development.

1. TownCenter Update and sign application
2. Tax Increment Refinancing Zone Update
3. Oak Crest Development and Link Street Update
4. TXDOT/RTR Project updates
5. Village Creek Status
6. Review Business 287 Corridor plan report from UTA capstone group

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:



Date: May 28, 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 120 Industrial Dr.
4. Review and discuss incentives for medical facility at 405 W. Kennedale Parkway.
5. Review and discuss incentives for a skate facility at 1020 Bowman Springs Rd.

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:



Date: May 28, 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: